

# **ENVIRONMENTAL ADVISORY COMMITTEE MEETING**

**FEBRUARY 10, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET**

## **A G E N D A**

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentation
  - (1) Guelph Draft Natural Heritage Strategy
    - o Presentation from the City of Guelph
    - o Questions & Answers
    - o Feedback Form
- 6) Correspondence & Information
  - (1) Downtown Directions Workshop
- 7) Adoption of Minutes from Previous Meeting(s)
  - December 9, 2009
  - January 13, 2009
- 8) Other Business
  - Planning 101
  - Upcoming Items
- 9) Next Meeting
  - March 10, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, FEBRUARY 10, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:**

P. Smith (Chair)	E. Allen
S. Barnhart	J. Tivy
K. McCormack	M. Gillen
J. Suke	R. Johnson
L. McDonnell	G. Drewitt

**Regrets:**

**Staff:** J. McEachren, V. Laur, S. Young

**External Groups :**

**1. PRESENTATION – Guelph Draft Natural Heritage Strategy**

S. Young, Environmental Planner with the City of Guelph, gave a presentation on the Guelph Draft Natural Heritage Strategy.

The purpose of the presentation was to:

- Provide an update on the Draft Natural Heritage Strategy
- Present the Draft Policies
- Receive preliminary feedback
- Receive written comments from EAC by February, 24, 2010
- Incorporate feedback into the Draft Official Plan Update

The presentation outline included:

- Rationale for the meeting
- Study Rationale
- Provincial Policy Statement (2006)
- Phase 2 & 3 of the Natural Heritage Strategy
- Recommended Natural Heritage System (NHS)
- Feedback and Comments

S. Young informed Committee members that the next steps in Phase 3 include further consultation and the finalization of the Natural Heritage Policies and integration into the Official Plan Update.

General discussion took place and the following items were noted:

- EAC felt the objectives at the front needed to be more general
- EAC supported the minimum buffer widths – however, there were some concerns with regard to permitted uses within buffers. EAC wanted the City to specify what is permitted within buffers
- Trails – asphalt – doesn't migrate – less maintenance
- If trails aren't put in the natural areas, they will be created
- Trails often require tree cutting. Need to be aware of the full impact of tree removal for trails
- Need to consider more permissive trail policies
- Need to balance tree planting with meadow habitat
- No net loss to wetlands – methodology – investigate with GRCA policies
- Members felt the 0.2 ha wetland threshold was much too low, others felt all wetlands must be protected
- Include definition of “maintained open meadow” in the glossary
- Reconsider the low value placed on Plantations
- Put plantations back in the Natural Heritage Strategy
- Values vs. science
- ‘Significant Ecological Function’ – need to define
- More tree compensation (i.e. basal area) should be considered
- Supported the wildlife crossings. Some specific wording was recommended

The floor was opened to delegations.

***Delegation:***

Hugh Whitely provided the following comments on the Natural Heritage Policies:

- Add buffers to the landform criteria and valley features (none are provided now)
- Strengthen the aesthetic justifications for the policy, adding reference to pertinent sections of the existing Official Plan.
- Strengthen the scientific justification for landform by adding other elements beyond water to the list of purposes fulfilled – should apply to 15% slopes not 20% slopes.
- Reconsider the low value placed on features that has been modified by human intervention (specifically plantations); there is human induced disturbance in nearly every natural feature in the City.
- Need to reconsider Kortright Road – reduce to 2 lanes due to wildlife crossing impacts. MTO has moraine specific policies which should be used.

Further discussion took place and EAC members were advised to forward their comments to P. Smith by February 15, 2010, to be collated and sent to S. Young as a collective Environmental Advisory Committee submission.

**2. Correspondence and Information**

Downtown Directions Workshop:

There are two evening sessions February 17 and 18, 6:30-9:30 p.m. and an environmental section on February 18th from 9:30 – 11:30am.

**3. Approval of Minutes from December 09, 2009**

Moved by R. Johnson and seconded by S. Barnhart –

“To accept the minutes with the following amendments:

- Under item #2, (1291 Gordon Street – Environmental Impact Study) - General Discussion paragraph - first bullet point – move to the Motion and change to read as “That the current owner consider conveying the wetland and buffers into public ownership.”
- Under item #2, (1291 Gordon Street – Environmental Impact Study) - Motion - sixth bullet point – change to read as “That compensation will be assessed based on the number of living trees in the removal area at the 10cm DBH value regardless of condition (i.e. trees in poor health will be compensated for using 10cm DBH).”

**Motion Carried  
-Unanimous-**

**Approval of Minutes from January 13, 2010**

Deferred to the next meeting.

**4. Other Business:**

- Planning 101:

The River Systems Advisory Committee wishes to attend a Planning 101 session as well. It may be possible to meet together in on session.

- Upcoming Items:

Hanlon Creek Terms of Reference for Phase 3.

**5. Next Meeting**

Next meeting will be March 10, 2010.  
The meeting was adjourned at 10:00 p.m.

---

**CHAIRMAN**

# **ENVIRONMENTAL ADVISORY COMMITTEE MEETING**

**MARCH 10, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET**

## **A G E N D A**

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentations
  - (1) Hanlon Creek Business Park Phase III– Terms of Reference
    - o Presentation from Natural Resource Solutions Inc. & AECOM
    - o Hearing of Delegation(s)
    - o In Committee Discussion - Motion
- 6) Correspondence & Information
- 7) Adoption of Minutes from Previous Meeting(s)
  - January 13, 2010
  - February 10, 2010
- 8) Other Business
  - Planning 101 – April Dates?
  - Upcoming Submissions
- 9) Next Meeting
  - April 14, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, MARCH 10, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** S. Barnhart (Chair) E. Allen  
J. Tivy G. Drewitt  
M. Gillen J. Suke

**Regrets:** P. Smith, R. Johnson, L. McDonnell, K. McCormack

**Staff:** J. McEachren, V. Laur, S. Hannah, P. Cartwright

**External Groups:** Astrid Clos, Astrid J. Clos Planning Consultants  
Tara Brenton, Natural Resource Solutions Inc.  
David Stephenson, Natural Resource Solutions Inc.  
Ray Tufgar, AECOM  
Rick Clement, AECOM

**1. Hanlon Creek Business Park Phase III – Terms of Reference**

Astrid Clos, from Astrid J. Clos Planning Consultants provided a brief overview on the Hanlon Creek Business Park Phase III – Terms of Reference. Astrid advised that the GRCA reviewed the Terms of Reference and supported the document.

David Stephenson, from Natural Resource Solutions Inc. spoke to the environmental work being done in comparison to the first two phases. David advised that Phase 3 is the final part of the Business Park and has fewer environmental features compared to Phases 1 and 2.

Ray Tufgar, from AECOM spoke to servicing and advised it is addressed in the report. He noted it is not conventional and addresses the following four areas:

- Compatibility with features
- Water balance and hydrogeology on site
- Water quality targets
- Temperature control

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the background of the Hanlon Creek Business Park. Jessica identified conditions by EAC from the April 08, 2009 EAC meeting that need to be carried forward through Phase 3.

General discussion took place and the consultants responded to questions from EAC.

Moved by G. Drewitt and seconded by J. Suke

“Staff recommends that the Environmental Advisory Committee support the Terms of Reference prepared by AECOM and Natural Resource Solutions Inc. for the Hanlon Creek Business Park, Phase III, with the following considerations:

- That the EIR should detail how the proposal for this phase of development addresses the Hanlon Creek Watershed Study, the Hanlon Creek State-of-the-Watershed Study and will conform to the Draft Natural Heritage Strategy;
- That the tree inventory and preservation plan include the identification of replacement/compensation plantings and a plan to identify where replacement plantings will occur on site;
- That use of Low Impact Development be outlined in the Site Plan checklist and should be implemented wherever possible;
- That the EIR discuss the retention of small wetlands within Phase III in detail including details on how wetlands will be retained or removed;
- That the wildlife movement discussion in the EIR will address how wildlife crossings will be dealt with upon the closure of the existing Laird Rd;
- That the EIR include details regarding how the salamander monitoring program relates specifically to Phase III;
- That the EIR include details of the proposed environmental inspections;
- That the EIR should identify how the proposed edge restoration of the woodlot impacted by the realignment of Road D (new Laird Rd.) will address and mitigate potential edge effects and/or impacts to the interior of the woodlot;
- That the use of local genetic stock for compensation plantings be specified for areas adjacent to natural features;
- That the EIR identify where there is overlap between Phases I and II with Phase III, for example, when pertaining to the trail plan, and;
- That the EIR should address the outstanding issue previously identified by EAC. The contingency measures should be discussed in Phase III.”

**Motion Carried  
-Unanimous-**

## 2. Approval of Minutes from January 13, 2010

Moved by M. Gillen and seconded by J. Suke –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**



**Approval of Minutes from February 10, 2010**

Moved by M. Gillen and seconded by J. Suke –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**3. Other Business:**

- EAC inquired as to whether there was a standard list of conditions the City requests at various stages of development, and if so, whether they could receive a copy. Jessica to provide the draft list to the committee.

- Planning 101:

J. McEachren to email potential dates in April for a ‘Planning 101’ session with the River Systems Advisory Committee.

- Upcoming Submissions:

1291 Gordon Street.

**4. Next Meeting**

Next meeting will be April 14, 2010.

The meeting was adjourned at 8:15 p.m.

---

**CHAIRMAN**

# **ENVIRONMENTAL ADVISORY COMMITTEE MEETING**

**APRIL 14, 2010**

**7:00 P.M.**

**MEETING ROOM 'C'**

**CITY OF GUELPH –CITY HALL**

**1 CARDEN STREET**

## **A G E N D A**

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentations
  - (1) 1291 Gordon St. – Environmental Impact Assessment
    - o Presentation from Stantec Consulting & GSP Group.
    - o Hearing of Delegation(s)
    - o In Committee Discussion - Motion
- 6) Correspondence & Information
  - o August 11<sup>th</sup> meeting - reschedule
- 7) Adoption of Minutes from Previous Meeting(s)
  - March 10, 2010
- 8) Other Business
  - Planning 101 – April 21<sup>st</sup>
  - Upcoming Submissions
- 9) Next Meeting
  - May 12, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, APRIL 14, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) R. Johnson  
S. Barnhart J. Tivy  
K. McCormack M. Gillen

**Regrets:** J. Suke, G. Drewitt, L. McDonnell

**Staff:** J. McEachren, V. Laur

**External Groups:** Gwendolyn Weeks, Stantec  
Joe Harris, Stantec  
Hugh Handy, GSP Group  
Caroline Baker, GSP Group  
Ajay Kaushik, Gordon Creek  
Paul Aneja, Gordon Creek

**1. 1291 Gordon Street – Environmental Impact Assessment**

J. McEachren, Environmental Planner with the City of Guelph, introduced the 1291 Gordon Street – Environmental Impact Assessment.

Gwendolyn Weeks, from Stantec spoke to changes in the EIS since the last submission and was available to respond to questions.

Joe Harris, from Stantec spoke to changes regarding stormwater management noting the below:

- Infiltration galleries will be under the surface parking
- Building is to be raised to match the grade before the buffer. This way there is no disturbance of the buffer.
- Distributed cross sections previously requested by the committee

General discussion took place and the following items were noted:

- Concern for bird species on site –for example, rose-breasted grosbeak
- Infiltration galleries – how will they be maintained?
- Access to the amenity space
- Impacts to the wetland edge

The floor was opened to delegations.

***Delegation:***

Hugh Whitely provided the following comments on 1291 Gordon Street - Environmental Impact Assessment:

- the water table should be part of the comments
- amenity area accessed only from Gordon Street
- land ownership issues
- monitoring of water quality within the infiltration gallery will be necessary to be included in the site plan agreement

***Delegation:***

Laura Murr provided the following comments on 1291 Gordon Street - Environmental Impact Assessment:

- concerned about the die back of plantation area
- wetland stormwater management issues
- potential problems with underground parking (i.e. loss of wetland form and function etc.)
- source water protection needs to be addressed
- effect of lights on birds, amphibians etc. needs to be addressed
- habitat assessment needs to be completed
- wetland buffers are inadequate
- believes that the State of the Watershed study should be revisited

Further discussion took place and the Environmental Advisory Committee noted the following concerns:

- need for physical barrier separating the corridor from the site
- deer corridor issues
- fencing options for the wildlife corridor and wetland
- infiltration issue – impact to the wetland
- habitat/species concerns

Moved by S. Barnhart and seconded by K. McCormack

“Staff recommends that the Environmental Advisory Committee support the Environmental Impact Study prepared by Stantec Consulting for 1291 Gordon Street with the following conditions:

- That habitat for species of conservation concern be assessed prior to commencing works on the property and appropriate timing for vegetation removals or associated activities should take place outside of breeding seasons;

- That the wetland and its associated buffer, where present on site, be conveyed, with permission, to the GRCA;
- That the EIS identifies options for access to amenity space;
- That the use of local genetic stock for compensation plantings be specified on all appropriate plans;
- That the EIR will elaborate on the impact, appropriateness and alternatives to the dewatering activities proposed for the parking garage, including the functionality of the structure considering the high water table;
- That details for the implementation of infiltration galleries proposed underneath the underground parking garage are provided in the EIR;
- That details for the proposed new location of the SWM facility are provided to demonstrate it is an acceptable location while maintaining the intended design, capacity and function to the satisfaction of the City as well as the GRCA;
- That the EIR address alternatives to fencing options in and around the deer corridor and present the best option;
- That a detailed Tree Inventory/Compensation plan is required in conjunction with the EIR;
- Include a discussion of the extent of fill and a cross section for the grading activities proposed up to the edge of the buffer;
- That invasive species on site be identified and further investigation done to identify any potential mitigation measures, as previously requested by EAC;
- That the EIR identifies all ‘Induced Impacts’ associated with trail implementation and the proposed tree inventory make recommendations to hazard tree removal and management, if any;
- That the EIR assess and address the impact of the changed flow of surface and groundwater to the wetland;
- Monitoring of water quality needs to be included in the site plan agreement.”

**Motion Carried  
-Unanimous-**

## 2. Correspondence and Information

- August 11 Meeting – Reschedule
  - Deferred to next meeting

## 3. Approval of Minutes from March 10, 2010

Moved by S. Barnhart and seconded by M. Gillen –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**4. Other Business:**

- Planning 101:

A Planning 101 session is scheduled with RSAC for April 21<sup>st</sup>.

**5. Next Meeting**

Next meeting will be May 12, 2010.

The meeting was adjourned at 10:20 p.m.

---

**CHAIRMAN**

# ENVIRONMENTAL ADVISORY COMMITTEE MEETING

MAY 12, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET

## A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentations
  - (1) City of Guelph Official Plan Update
    - o Presentation from City of Guelph staff
    - o Opportunity for questions and answers
- 6) Correspondence & Information
  - o August 11<sup>th</sup> meeting - reschedule
- 7) Adoption of Minutes from Previous Meeting(s)
  - April 14, 2010
- 8) Other Business
  - OP comments – to the City by May 20<sup>th</sup>
  - Storm water Management Technical Advisory Committee
  - Upcoming Submissions
- 9) Next Meeting
  - June 9, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, MAY 12, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) J. Suke  
S. Barnhart J. Tivy  
K. McCormack M. Gillen

**Regrets:** G. Drewitt, L. McDonnell, R. Johnson

**Staff:** J. McEachren, V. Laur, M. Plaunt, S. Young

**External Groups:**

**1. PRESENTATION - City of Guelph Official Plan Update**

M. Plaunt, Manager of Policy Planning and Urban Design with the City of Guelph, provided a brief overview on the Envision Guelph Draft Official Plan Update and noted that the document is a comprehensive update to Guelph's Official Plan in accordance with the Planning Act to:

- Set out the vision for sustainable growth to the year 2031.
- Ensure consistency with the Provincial Policy Statement.
- Establish a new Natural Heritage System and policies.
- Integrate community energy planning with land use and transportation planning.
- Provide a focus on high quality urban design.
- Implement the growth management framework adopted as part of Official Plan Amendment No. 39.
- Integrate changes to legislation, Master Plans and Studies recently adopted by Council.

M. Plaunt advised that a Statutory Public Meeting is scheduled for May 20, 2010 and the purpose of the meeting is to provide a formal opportunity for the public to provide verbal and/or written comments to Council on the Draft Official Plan Update. No decision will be made on the contents of the Draft Official Plan at this Statutory Public Meeting. The draft Official Plan has been available for public review since April 19<sup>th</sup> and a series of Public Open Houses were held on April 20, 21, and 22.

M. Plaunt outlined the next steps in the public process:

- The Natural Heritage System policies (i.e. Section 4.1) will be brought back to Council for consideration for adoption on July 27, 2010.
- An additional public meeting before Council will be scheduled in late 2010 to receive additional comments on the balance of the draft Official Plan. The



balance of the Draft Official Plan Update will be deferred to provide more time for public review and input.

- The balance of the draft Official Plan will be brought back to Council for consideration early in 2011.

M. Plaunt distributed a “Detailed Summary of Draft Official Plan Update Changes” as well as changes/updates to the Draft Official Plan Mapping for EAC’s review and provided a summary of the proposed changes including the following:

- Separate residential policies for the Built Up Area and the Greenfield Area to provide greater certainty within the Built Up Area and allow flexibility within the Greenfield area.
- Added a few more Commercial Service Areas and indicated that residential uses are no longer permitted in Commercial Service designations.
- Created a new Regeneration Area designation, which includes the former IMICO site and adjacent lands along York Road that will focus on the revitalization of this area.

General discussion took place and EAC noted the following items:

- EAC is interested to have the opportunity to view/comment on future heritage district plans.
- EAC would like to review proposals for the designation of heritage trees.

S. Young, Environmental Planner with the City of Guelph, provided an overview to the Natural Heritage section of the Draft Official Plan and reviewed the following proposed key changes:

- Replace the Core and Non-Core Greenlands designations and policies with Natural Heritage System designations and policies.
- Integrates the PPS (2005).
- Systems approach to recognizing and maintaining the ecological function and connectivity of the City’s NHS.
- Two Natural Heritage designations are identified on Schedule 2 (Significant Natural Areas and Natural Areas).
- Passive uses permitted within the entire Natural Heritage System, e.g., low impact scientific and education, fish and wildlife management.
- Minimum buffers are required for a number of features, e.g., 30 m from a Provincially Significant wetland.
- Minimum buffers to be established at the time of Environmental Impact Study(EIS), e.g., ANSI’s, Significant Valleylands, Significant Wildlife Habitat.
- Identifies the significant portions of the Paris Galt Moraine for protection based upon 20% slope concentrations and closed depressions.
- Identified for long term permanent protection.
- Essential transportation and linear utilities may be permitted in specific features or areas i.e., Ecological Linkages, Significant Landform, Significant Valleylands, and Surface Water and Fish Habitat.

- Stormwater management facilities permitted within certain buffers, Significant Valleylands, Ecological Linkages and Restoration Areas.
- Renewable energy systems permitted in Significant Valleylands.
- Includes Other Wetlands, Cultural Woodlands, and Habitat of Significant Species.
- Contains features and functions that require detailed study prior to consideration for development and site alteration.
- Development and site alteration may be permitted provided there is no negative impact to the natural features or their ecological functions.
- Requires protection of existing trees or Vegetation Compensation Plan required for removal of trees over 10 cm DBH and healthy native shrubs or cash-in-lieu.
- Requirement for tree and shrub inventory.
- Encourages protection of plantations, hedgerows, and individual trees which are not part of the Natural Heritage System.
- Establish urban tree canopy target of 40%.
- Vegetation Compensation Plan directs restoration predominantly to established buffers, Significant Valleylands, Significant Landform, Ecological Linkages and Restoration Areas.
- Stewardship and management policies added to address invasive species, deer, land stewardship, pollinator habitat and ecological monitoring.

General discussion took place and the following items were noted:

- J. McEachren to email the most recent set of comments the Committee had provided the City on the Natural Heritage Strategy to aid with their current review.
- S. Young to provide a word document for wordsmithing of the Natural Heritage Section.
- EAC members to provide P. Smith with draft comments on the Natural Heritage Strategy (Sections 4.1-4.2) by May 26, 2010. There is the potential for initiating a conference call if needed once the comments are in to Paul, otherwise time will be set aside at the next EAC meeting scheduled for June 9, 2010 to review the comments.

## **2. Correspondence and Information**

- August 11, 2010 Meeting – CANCELLED

## **3. Approval of Minutes from April 14, 2010**

Moved by S. Barnhart and seconded by K. McCormack –

“To accept the minutes with the following amendments to the resolution for 1291 Gordon Street:

- *Bullet point # 1 should read as follows* - That habitat for species of conservation concern be assessed prior to commencing works on the property and appropriate timing for vegetation removals or associated activities should take place outside of breeding seasons.
- *Bullet point # 2 should read as follows* - That the wetland and its associated buffer, where present on site, be conveyed, with permission, to the GRCA.
- *Bullet point # 10 should read as follows* - Include a discussion of the extent of fill and a cross section for the grading activities proposed up to the edge of the buffer.”

**Motion Carried  
-Unanimous-**

**4. Other Business:**

- Storm water Management Technical Advisory Committee
  - The City is extending an invitation to any EAC member who wishes to be involved. Please reply to Jessica if you are interested.
- Upcoming Submissions
  - Dallon Submission - Discussion of possible dates for a field trip to Dallon are either Tuesday, June 1 at 5:30pm or Wednesday, June 2 at 5:30pm. Please indicate to Jessica if any of these times work for you.
  - 246 Arkell Road EIS

**5. Next Meeting**

Next meeting will be June 09, 2010.

The meeting was adjourned at 10:15 p.m.

---

**CHAIRMAN**

# ENVIRONMENTAL ADVISORY COMMITTEE MEETING

JUNE 9, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET

## A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentation
  - (1) Dallan Subdivision – Environmental Impact Study (EIS)
    - o Presentation from Stantec Consulting
    - o Hearing of Delegation(s)
    - o In Committee Discussion - Motion
- 6) Correspondence & Information
  - o City of Guelph Tree By-law
- 7) Adoption of Minutes from Previous Meeting(s)
  - o May 12, 2010
- 8) Other Business
  - o Upcoming Items
  - o Tributary A Work
  - o HCBP Plant Rescue
- 9) Next Meeting
  - o July 14, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JUNE 09, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) G. Drewitt  
S. Barnhart J. Tivy  
J. Suke

**Regrets:** K. McCormack, L. McDonnell, M. Gillen, R. Johnson

**Staff:** J. McEachren, V. Laur, K. Nasswetter

**External Groups:** Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson  
Gwendolyn Weeks, Stantec Consulting Ltd.  
Grant Whitehead, Stantec Consulting Ltd.  
Ken Behm, K. J. Behm & Associates  
Gerry Armstrong, Victoria Wood  
Charles Cecile, Guelph Field Naturalists  
Melanie Allard, University of Guelph Student  
Judy Martin, Sierra Club  
Hugh Whitely

G. Drewitt declared a conflict of interest on the Dallan Subdivision - Environmental Impact Study (EIS) agenda item.

**1. Dallan Subdivision – Environmental Impact Study**

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the Environmental Impact Statement for the proposed Dallan Subdivision.

K. Nasswetter, Senior Development Planner with the City of Guelph, was available to respond to questions from the Environmental Advisory Committee.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson, spoke to the history of the application and its current status and was available to respond to questions.

Grant Whitehead, from Stantec Consulting Ltd., provided a brief summary of the Hydrogeology Study and noted the following:

- Groundwater galleries will be placed throughout the site.
- Surface water will be collected and directed to the stormwater ponds.

Ken Behm, from K. J. Behm & Associates responded to questions from the Environmental Advisory Committee in regards to water table levels and stormwater drainage issues.

S. Barnhart noted that staging of development was important and that there are opportunities at the site plan stage to include any additional controls.

Gwendolyn Weeks, from Stantec Consulting Ltd., spoke to the ecology of the site noting the mitigated measures and impacts to the wildlife and amphibians moving through the area.

The floor was opened to delegations.

***Delegation:***

Charles Cecile, from the Guelph Field Naturalists, provided the following comments on the Dallan Subdivision - Environmental Impact Study:

- concerned about the Provincially Significant Wetland located on the property adjacent to Clair Road and maintaining its linkage to the rest of Halls Pond complex south of the property
- concerned about the thriving frog population and how to sustain it for the long term
- corridor is too narrow for amphibians to get to the woodlot at the back of the property
- loss of migration and linkage corridor for amphibians
- post construction monitoring needs to be included in the plan

***Delegation:***

Melanie Allard, University of Guelph student, provided the following comments on the Dallan Subdivision - Environmental Impact Study:

- concerned about the amphibians and the preservation of their habitats
- noted the effectiveness of using minnow traps for salamander sampling purposes is questionable
- noted a more diagonal corridor is more effective as it's a more direct route
- need to ensure increases of water depth doesn't occur

***Delegation:***

Judy Martin, Sierra Club, provided the following comments on the Dallan Subdivision - Environmental Impact Study:

- wetland buffers are inadequate to protect the habitat function of the wetland
- monitoring is inadequate to determine if species at risk are present
- polluted stormwater could impact the provincially-significant wetland

- the subdivision plan violates GRCA and Environment Canada guidelines with regard to wetland protection
- the proposal does not comply with recommendations in the Hanlon Creek Watershed Plan, which has been adopted by Council
- the proposal is inconsistent with the proposed Natural Heritage Strategy
- the proposal is inconsistent with tree policies in the Official Plan and Strategic Plan
- lack of clarity in tree inventory
- believes tree and canopy loss will be dramatic

***Delegation:***

Hugh Whitely provided the following comments on the Dallan Subdivision - Environmental Impact Study:

- noted that future studies need to include a water quality impact assessment
- noted the need to keep natural vegetation
- concerned about road salt and the impact on the site - suggested the reuse of salt
- a hydroperiod assessment needs to be done and continuous monitoring of the SWM system
- noted visual aspects of the environment have been ignored

General discussion took place and Gwendolyn Weeks, from Stantec Consulting Ltd. spoke to the design of the corridor area and wetland pockets.

Moved by S. Barnhart and seconded by J. Tivy

“That the Environmental Advisory Committee support the Environmental Impact Study prepared by Stantec Consulting for the Dallan Subdivision, with the following conditions:

- That items identified in the EIS to be included in the forthcoming EIR must include the following:
  - a) Details with regards to the vegetated swale proposed for the conveyance of storm water runoff to the wetland area south of Clair Road;
  - b) Identification of associated induced impacts with trail implementation as well as details on the trail design;
  - c) Proposed timing for vegetation removals or associated activities. These activities must take place outside of associated breeding seasons;
  - d) A detailed tree preservation/compensation plan including number of trees to be removed and proposed compensation for the removals as well as species identified for transplant on site;
  - e) Details surrounding the proposed wildlife culvert located beneath Road 1.
- That, as it pertains to the Western Chorus frog:

- a) Protective buffers are maintained as no touch and associated mitigation measures must be implemented to ensure construction or related activities do not impede the species habit;
- b) That the document speaks to the adequacy of the buffers provided on the wetland and how it conforms to the 2008 COSEWIC Recovery Strategy for the species.
- That further explanation on the purpose, design and technical rationale and overall benefit of the amphibian stop over pond be provided;
- That the use of native species for compensation plantings should be specified on all appropriate plans due to the ecological sensitivity of the site;
- That buffers remain no touch areas;
- That the EIR identifies the locations of the relocated rock piles need to be identified, and prior to moving the rock piles, they should be assessed for potential species utilizing the habitats;
- That further detail, location, and planting plans for the proposed amphibian pond within the wildlife corridor must be identified in the EIR;
- That details surrounding the wildlife corridor, including any proposed planting plans, fencing options, staging and timing, and educational signage be outlined in the EIR;
- Establishment of a minimum 50 metre wide habitat corridor split between the Dallan property and the immediately adjacent property, designed to accommodate the needs of the target species found in the wetland adjacent to Clair Road, to be conveyed to the City;
- Address strategies to mitigate salt impacts on the wetlands;
- Implement best design practices to facilitate biological movement across Street #1 within the habitat corridor (e.g. culverts, speed bump, vegetation to the road verge, signs, reduced lighting etc.)
- Educational package for residents, include the Enviroguide.”

**Motion Carried  
Unanimous-**

## 2. Correspondence and Information

- City of Guelph Tree By-law
  - J. McEachren advised that comments are due to S. Young by June 18, 2010. The By-law will go to Council July 26, 2010.

## 3. Approval of Minutes from May 12, 2010

Moved by J. Suke and seconded by S. Barnhart –

“To accept the minutes as printed.”

**Motion Carried**



**-Unanimous-****4. Other Business:**

- Upcoming Items:
  - 246 Arkell Road – moved to September
  - Grangehill Phase 7 - Terms of Reference for an Environmental Implementation Report
  - Watson Creek Subdivision Phase 3 - Environmental Implementation Report
- Tributary A Work
  - J. McEachren advised that the City has partnered with Trout Unlimited to formalize our design to submit to the GRCA.
- HCBP Plant Rescue
  - J. McEachren advised that this initiative was started by Vicki Beard to work with the consultant to tag plants to be moved.
- Miscellaneous
  - J. McEachren advised that K. McCormack has resigned from the Committee. Her last meeting will be July 14, 2010.

**5. Next Meeting**

Next meeting will be July 14, 2010.

The meeting was adjourned at 10:10 p.m.

---

**CHAIRMAN**

# ENVIRONMENTAL ADVISORY COMMITTEE MEETING

JULY 14TH, 2010

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

## A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentation
  - (1) Grange Hill Phase 7 – Environmental Implementation Report Terms of Reference
    - o Presentation from Aboud & Associates
    - o Hearing of Delegation(s)
    - o In Committee Discussion – Motion
  - (2) Watson Creek Phase III – Environmental Implementation Report
    - o Presentation from Gambsy & Mannerow
    - o Hearing of Delegation(s)
    - o In Committee Discussion - Motion
- 6) Correspondence & Information
  - o City of Guelph Tree By-law
  - o Project Follow Up's
- 7) Adoption of Minutes from Previous Meeting(s)
  - June 9, 2010
- 8) Other Business
  - Upcoming Items
  - August Holidays
  - Committee Member Re-Appointments
- 9) Next Meeting
  - September 8, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JULY 14, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) G. Drewitt  
S. Barnhart J. Suke

**Regrets:** K. McCormack, L. McDonnell, M. Gillen, R. Johnson, J. Tivy

**Staff:** J. McEachren, V. Laur

**External Groups:** Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson  
Kevin Butt, Aboud & Associates Inc.  
Angela Kroetsch, Gamsby and Mannerow Ltd.  
Mirek Sharp, North-South Environmental Inc.  
Leah Lefler, North-South Environmental Inc.  
Brian Roth, RALA Inc.

**1. Grange Hill Phase 7 – Environmental Implementation Report Terms of Reference**

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the Environmental Implementation Report Terms of Reference for the proposed Grange Hill Phase 7 Subdivision.

Kevin Butt, from Aboud & Associates Inc., spoke to the application and reported on the following:

- The Developer was of the opinion that trail construction and educational signage was covered under the Development Charges. Concern was expressed about developing a subdivision that the City will eventually be connecting to.
- Tree compensation and enhancement measures are basically limited to cutting for the storm water management pond.
- The tree compensation plan will be completed in a few weeks and will be an appendix of the Environmental Implementation Report. The EIR will be prepared in the fall.
- Parks Planning expressed concerns about the location of the trail within the natural areas.

General discussion took place and the Environmental Advisory Committee expressed concern in regards to the topsoil removal and replacement.

Moved by S. Barnhart and seconded by J. Suke

“That the Environmental Advisory Committee support the Environmental Implementation Report Terms of Reference prepared by Aboud & Associates Inc. for the Grange Hill Phase 7 Subdivision., with the following conditions:

- That the use of native species for landscape/compensation plantings be specified on all appropriate plans and detailed within the report;
- That future lighting is directed away from natural features;
- That the EIR address potential edge effects cultural thicket removal could have on species utilizing the area;
- That the EIS specify how the proposed development is in conformance with appropriate City policies;
- That a Tree Conservation Plan be prepared and will include all trees 10cm or greater, as well as the size, species and health of the tree(s);
- That replacement/compensation and enhancement measures be detailed for vegetation being removed from the site;
- That the value and amount of the treated runoff proposed for dispersal into the wetland needs to be provided and the effects of the proposed runoff (rate of flow, seasonal fluctuations, temperature) into the wetland or other natural features be detailed;
- That the EIR identify whether or not the development will impact the natural hydroregime of the downstream features;
- That the EIR address how the development will mitigate or maintain habitat requirements for area sensitive species in the area;
- That the types of tree protection fencing proposed for any tree(s) being retained be identified within the EIR;
- That vegetation removal occurs outside of breeding bird season and these timelines be provided in detail;
- That details surrounding the 50m wetland setback and how that will be maintained and mitigated during the construction period be provided;
- That the environmental impacts associated with possible trail corridors, as well as park development, be detailed within the EIR;
- That the EIR include the proposed trail layout and grades associated with the trail development on the grading plan;
- That Low Impact Development measures be identified for implementation wherever possible;
- That educational signage for the stormwater management, trails, and adjacent wetland features be included and detailed;
- That the EIR investigate the opportunities for seed bank salvage from the 2.2 ha semi-natural vegetated area prior to disturbance/grading taking place on the site and,
- That educational material, such as the EnviroGuide, is provided to new homeowner.”

**Motion Carried  
Unanimous-**

## 2. **Watson Creek Phase III – Environmental Implementation Report**

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the Environmental Implementation Report for the proposed Watson Creek Phase III Subdivision.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson provided a brief overview on the history of the subdivision.

Mirek Sharp, from North-South Environmental Inc. spoke to the tree compensation plan and recapped what it contained. He noted that more ecological integrity has been incorporated into the plan.

Brian Roth, from RALA Inc. spoke to the plant list for the restoration and compensation plan. He noted that plants will be planted in groupings and that the trees in the stormwater management pond and living fence are in addition to the tree compensation planting plan.

General discussion took place and the Environmental Advisory Committee noted that a detailed scarring of soil within the planting process for trees needs to occur.

Moved by J. Suke and seconded by G. Drewitt

“That the Environmental Advisory Committee support the Environmental Implementation Report, and associated documents, prepared by Gambsy and Mannerow for the Watson Creek Phase III Subdivision., with the following conditions:

- That the EIR elaborate on the timing for breeding bird season occurs and the stipulations in place during this time.
- That the “tubex” stem protectors be reflected on the landscape plans as identified in the EIR;
- That the location of proposed tree protection be shown on the appropriate plans (Grading plans and landscape plans);
- That the EIR identify the proposed invasive removal technique to be utilized on site as well as the proposed timing for these removals;
- That the trail layout had be reflected on the grading plan;
- That the sediment control fencing shown on the sediment and erosion control plans be adjusted to accommodate the proposed trail;
- That the EIR identify the property demarcation bollards identified outlined on the landscape plans are in conformance with City policies and those identified on the landscape plans;
- That discrepancies on page 26 with blocks 88 and 89 be addressed;
- That the EIR include a timeline for proposed works;
- The use of native species for compensation/restoration plantings should be specified due to the ecological sensitivity of the site, and
- That educational material such as the EnviroGuide should be provided to new homeowner.

- That EAC supports the intent of horizontal boring for the installation of the sanitary trunk sewer beneath Watson Creek.”

**Motion Carried  
Unanimous-**

**3. Correspondence and Information**

- City of Guelph Tree By-law
  - The By-law will go to Council July 26, 2010.

**4. Approval of Minutes from June 9, 2010**

Moved by S. Barnhart and seconded by G. Drewitt –

“To accept the minutes with the following amendments:

- Under item #1 – (Dallan Subdivision – Environmental Impact Study) - Motion - Bullet point # 8 and 9 to read as:
  - “That details surrounding the wildlife corridor, including any proposed planting plans, fencing options, staging and timing, and educational signage be outlined in the EIR;
  - Establishment of a minimum 50 metre wide habitat corridor split between the Dallan property and the immediately adjacent property, designed to accommodate the needs of the target species found in the wetland adjacent to Clair Road, to be conveyed to the City;”

**Motion Carried  
-Unanimous-**

**5. Other Business:**

- Upcoming Items:
  - 246 Arkell Road – moved to September
  - There will not be an EAC meeting in August
  - Committee Member Re-Appointments – Kelly, Rob and Steve have resigned from the Committee. These vacancies will be advertised as soon as possible.

**6. Next Meeting**

Next meeting will be September 08, 2010.  
The meeting was adjourned at 9:45 p.m.

---

**CHAIRMAN**

# ENVIRONMENTAL ADVISORY COMMITTEE MEETING

SEPTEMBER 8, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET

## A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentation
  - (1) Arkell North – Environmental Impact Statement Terms of Reference
    - o Presentation from Natural Resource Solutions Inc.
    - o Hearing of Delegation(s)
    - o In Committee Discussion – Motion
- 6) Correspondence & Information
  - o Strategic Urban Forest Management Stakeholder Group
  - o Project Follow Up's
- 7) Adoption of Minutes from Previous Meeting(s)
  - July 14, 2010
- 8) Other Business
  - Upcoming Items
  - Committee Member Appointments
- 9) Next Meeting
  - October 13, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, SEPTEMBER 08, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) G. Drewitt  
L. McDonnel J. Suke  
M. Gillen J. Tivy

**Regrets:**

**Staff:** J. McEachren, V. Laur

**External Groups:** David Stephenson, Natural Resource Solutions Inc.

**1. Arkell North – Environmental Impact Statement Terms of Reference**

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the Arkell Road North development proposal.

David Stephenson, from Natural Resource Solutions Inc. spoke to the application and noted the following:

- Part of the site is located in the Hanlon Watershed.
- The wildlife corridor is in the Natural Heritage System and the Torrance Creek Subwatershed.

General discussion took place and the Environmental Advisory Committee noted that the Environmental Impact Statement needs to show preliminary trail configuration and assess its environmental impact.

Moved by G. Drewitt and seconded by M. Gillen

“That the Environmental Advisory Committee support the Environmental Impact Study Terms of Reference and associated documents, prepared by Natural Resource Solutions for the Arkell Road North proposed development with the following conditions:

- That the EIS detail how the proposal is in conformance with the Natural Heritage Strategy, the City’s Official Plan, the Torrance Creek Subwatershed Study and the Hanlon Creek Subwatershed Plan;
- That the Environmental Impact Study reflect:
  - The content requirements of the Official Plan Environmental Impact Studies Section.



- The Grand River Conservation Authority Environmental Impact Study Guidelines.
- Impact Assessment Guidelines for the Torrance Creek Subwatershed.
- Natural Heritage Reference Manual, 2<sup>nd</sup> Edition, Section 13.5
- That a description of the proposed development, the rationale for the development and a description of alternatives be provided;
- That findings from the hydrogeological investigations and the stormwater management report be incorporated into the EIS;
- That the EIS include details regarding the wildlife corridor, including size and location;
- That low impact development measures be incorporated into the design wherever possible;
- That short and long-term monitoring requirements be clearly articulated;
- That the use of native species for compensation/restoration plantings be specified;
- Educational materials such as the EnviroGuide should be provided to new homeowner, and
- That the EIS show preliminary trail configuration and assess its environmental impact.”

**Motion Carried  
Unanimous-**

## **2. Correspondence and Information**

- Strategic Urban Forest Management Stakeholder Group
  - An invitation has been extended to the Environmental Advisory Committee. The meeting is tentatively scheduled for Tuesday, September 21, 1:00-4:00 pm at City Hall.
- Project Follow-ups
  - J. McEachren advised that Fall will be intensive with numerous development applications coming to EAC.

## **3. Other Business:**

- Committee Member Appointments:
  - J. McEachren advised that we may have a full Committee for the next meeting.

## **4. Approval of Minutes from July 14, 2010**

Moved by J. Suke and seconded by G. Drewitt –

“To accept the minutes with the following amendment:

- Under item #1 – (Grange Hill Phase 7 – Environmental Implementation Report Terms of Reference) - Motion - Bullet point # 7 change the word affects to effects.”

**Motion Carried  
-Unanimous-**

**5. Next Meeting**

Next meeting will be October 13, 2010.

The meeting was adjourned at 8:05 p.m.

---

**CHAIRMAN**

# ENVIRONMENTAL ADVISORY COMMITTEE MEETING

OCTOBER 13, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET

## A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentation
  - (1) 1897 Gordon Street (Bird Property) – Environmental Impact Study & Tree Conservation Plan
    - o Presentation from Aboud & Associates Inc.
    - o Hearing of Delegation(s)
    - o In Committee Discussion – Motion
- 6) Correspondence & Information
  - o Project Follow Up's
- 7) Adoption of Minutes from Previous Meeting(s)
  - September 8, 2010
- 8) Other Business
  - Upcoming Items
  - Committee Member Appointments
- 9) Next Meeting
  - November 10, 2010
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, OCTOBER 13, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) G. Drewitt  
L. McDonell J. Suke  
M. Gillen J. Tivy

**Regrets:**

**Staff:** J. McEachren, V. Laur

**External Groups:** Astrid Clos, Astrid J. Clos Planning Consultants  
Steven Aboud, Aboud & Associates Inc.  
Angela Kroetsch, Gamsby and Mannerow Limited  
Bill Banks, Banks Groundwater Engineering  
Chris Sims, Gamsby & Mannerow Limited  
Katherine McLaughlin, Thomasfield Homes

**1. 1897 Gordon Street (Bird Property) – Environmental Impact Study and Tree Conservation Plan**

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the 1897 Gordon Street (Bird Property) development proposal. J. McEachren noted that this application was submitted prior to the Natural Heritage Strategy so the policies that apply to the application are those in place at the time of submission, and does not include the Natural Heritage Strategy.

Astrid Clos, from Astrid J. Clos Planning Consultants, spoke to the application and noted the following:

- The severance was added to the property
- The current plan has created a higher density than previously shown
- Grand River Conservation Authority are satisfied with the approach

Steven Aboud, from Aboud & Associates Inc. provided a brief overview on the updates to the second submission of the Environmental Impact Study and noted that in Section 5.4 (Page 41) – “Vegetation Loss and Compensation” - Correction to be made under “(f)” – Should read as “**300**” trees to be planted.

Steven Aboud explained how the numbers were calculated for the Canopy Cover and Re-Vegetation Concept Plan. He also noted that an application would be made to obtain an exemption from the Cosmetic Pesticide Act to apply pesticides for the benefit of protecting the natural heritage features.

General discussion took place and the Environmental Advisory Committee noted the need for additional groundwater monitoring wells to be installed and to include additional performance monitoring information in the Environmental Impact Study. Also noted was the inadequate tree cover or compensation, post development.

The floor was opened to delegations.

***Delegation:***

Hugh Whitely provided the following comments on 1897 Gordon Street (Bird Property) – Environmental Impact Study and Tree Conservation Plan:

- Inadequate consideration of the moraine feature on the site
- Inadequate consideration of the ecological value of plantations from considerations of both aesthetics and biodiversity

***Delegation:***

Judy Martin, Sierra Club, provided the following comments on 1897 Gordon Street (Bird Property) – Environmental Impact Study and Tree Conservation Plan:

- The property should be considered significant enough to be included in the Natural Heritage Strategy
- It is premature to approve the document since a Secondary Plan has not been approved for this area
- The proposal fails to comply with the Provincial Policy Statement in that it fails to protect significant wildlife habitat for the Savannah Sparrow, a species of conservation concern
- The proposal fails to give additional consideration to retaining the natural landscape/contours and portions of the existing plantations
- The proposal fails to accommodate the retention of a portion of the plantation/tree canopy to help address the linkage issue raised in the Hanlon Creek Watershed Plan
- The proposal fails to present a comprehensive tree compensation recommendation which considers plantings on and off site or cash-in-lieu to more adequately offset the loss of canopy cover
- The proposal fails to protect the entire catchment area for the wetlands
- The wetland buffer is not adequate to protect species found in and around the wetland, namely spring peepers, wood frogs, leopard frogs, green frogs
- Noted not all documents for proposals are offered digitally and would like applicants to make this option available to encourage public engagement

Moved by M. Gillen and seconded by J. Tivy

“Whereas the recently approved Natural Heritage Strategy (OPA #42) does not apply to this application, the Environmental Advisory Committee support the Environmental Impact Study prepared by Aboud & Associates Inc., based on the following conditions, some of which are still to be submitted and approved by City staff:

Required for the EIS

- That the EIS consider retaining even a portion of the habitat currently being used by the Savannah Sparrow, or provide detail in the EIR as to how the areas being restored (SWM block and wetland buffer) could emulate habitat required for this species;
- That the EIS address the true number of trees being removed from the site and discuss proposed compensation ratios and consider retention of meadow habitat;
- That the EIS elaborates on the pre and post development monitoring plan which studies the impacts to groundwater recharge, depth, flow and quality at the site. Consideration should be given to implementing/installing additional ground water monitoring wells.

Required for the EIR

- That the EIR considers and discusses opportunities for lower impact development on the site;
- That the EIR address fencing alternatives for Open Space block 27 and present the best option to allow species to access the feature;
- That the EIR addresses methodology for successful transplant of the Braun’s Wood Fern (i.e. Timing, follow up monitoring/watering as required etc) to ensure their continuing success in their transplant locations.
- That the buffer to the wetland be identified as a no touch zone and adequately protected on site throughout the process;
- That the EIR identify proposed timelines for vegetation removal, and that it conforms with associated breeding times;
- A detailed tree preservation/compensation plan be provided in the EIR;
- That the EIR please provide more detail on methods to be employed for invasive species removal, including timing for removals.”

**Motion Carried  
Unanimous-**

**2. Correspondence and Information**

- None to report

**3. Other Business:**

- Upcoming Items:
- Committee Member Appointments:
  - J. McEachren advised that three new members have been appointed to the Committee and will be attending the next meeting.

**4. Approval of Minutes from September 08, 2010**

Moved by J. Suke and seconded by G. Drewitt –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**5. Next Meeting**

Next meeting will be November 10, 2010.

The meeting was adjourned at 10:05 p.m.

---

**CHAIRMAN**

# **ENVIRONMENTAL ADVISORY COMMITTEE MEETING**

**NOVEMBER 10, 2010  
7:00 P.M.  
MEETING ROOM 'A'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET**

## **A G E N D A**

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) New Member Introductions
- 4) Correspondence & Information
  - Viewshed/viewscape analysis
  - Possibilities for electronic submissions
- 5) Adoption of Minutes from Previous Meeting
  - October 13, 2010
- 6) Other Business
  - Upcoming Items
    - (i) development applications
    - (ii) SWM Master Plan City Presentation
    - (iii) Downtown Secondary Plan Presentation
  - Committee Member Re-Appointments
- 7) Next Meeting
  - December 8, 2010
- 8) Adjourn



**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, NOVEMBER 10, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM B  
MINUTES**

**Present:** P. Smith (Chair) G. Najcler  
L. McDonell J. Suke  
M. Gillen B. Mungall  
C. Parent

**Regrets:** G. Drewitt, J. Tivy

**Staff:** J. McEachren, V. Laur

**External Groups:**

**1. New Member Introductions**

P. Smith introduced C. Parent, G. Najcler and B. Mungall as new members to the Environmental Advisory Committee.

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the role of the Environmental Advisory Committee and how the Committee functions.

**2. Correspondence and Information**

- Viewshed/Viewscape Analysis – Deferred
- Possibilities for Electronic Submissions - Deferred

**3. Other Business:**

- Upcoming Items:
  - SWM Master Plan City Presentation – Colin Baker to make a possible presentation to the Committee in the New Year.
  - Downtown Secondary Plan Presentation – David DeGroot to make a presentation to the Committee. Date to be determined.

- Committee Member Re-Appointments:
  - J. McEachren advised that members need to send in their re-appointment applications to Clerks Office by Friday, November 12, 2010.

#### 4. Approval of Minutes from October 13, 2010

Moved by M. Gillen and seconded by J. Suke –

“To accept the minutes with the following amendments:

- Under Item #1 – 1897 Gordon Street (Bird Property) – Environmental Impact Study and Tree Conservation Plan - Motion (include the word “are”) - ... some of which are still to be submitted and approved by City staff: ...
- Under Item #1 – 1897 Gordon Street (Bird Property) – Environmental Impact Study and Tree Conservation Plan - Motion – Required for the EIS section – Bullet Point # 1 - change the word will to could.”

**Motion Carried  
-Unanimous-**

#### 5. Next Meeting

Next meeting will be December 08, 2010.

The meeting was adjourned at 8:05 p.m.

---

**CHAIRMAN**

# **ENVIRONMENTAL ADVISORY COMMITTEE MEETING**

**DECEMBER 8, 2010  
7:00 P.M.  
MEETING ROOM 'C'  
CITY OF GUELPH –CITY HALL  
1 CARDEN STREET**

## **A G E N D A**

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Acknowledgement of Delegations
- 5) Presentations
  - (1) City of Guelph: Downtown Secondary Plan
    - Presentation from David deGroot – City of Guelph Urban Designer
    - Opportunity for questions and answers
- 6) Correspondence & Information
  - Follow up on committee member inquires
- 7) Adoption of Minutes from Previous Meeting(s)
  - November 10, 2010
- 8) Other Business
  - Re-Application update
  - Housekeeping reminders for next year
  - Meeting Dates for 2011
  - Upcoming Applications
  - Project Updates
- 9) Next Meeting
  - January 12, 2011
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, DECEMBER 08, 2010 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** P. Smith (Chair) G. Najcler  
J. Tivy J. Suke  
C. Parent B. Mungall

**Regrets:** L. McDonnell, G. Drewitt, M. Gillen

**Staff:** J. McEachren, V. Laur, D. DeGroot

**External Groups:**

**1. Presentation: City of Guelph Downtown Secondary Plan**

D. DeGroot, Urban Designer with the City of Guelph, gave a presentation on the City of Guelph Downtown Secondary Plan.

D. DeGroot advised on the following:

- Currently in the process of drafting the Downtown Secondary Plan
- The last updates to the Plan was in the late 1970's
- The goal of the Plan is to grow the downtown and be an attractive place to live and work
- The release of the Draft Plan is scheduled for January/February 2011
- Final Plan is to be completed in the 2<sup>nd</sup> Quarter 2011
- EAC can comment on the policy document when it comes out in January or February

General discussion took place and D. DeGroot responded to questions from the Environmental Advisory Committee.

**2. Correspondence and Information**

- Follow up on Committee member inquiries
  - J. McEachren advised that everyone has reapplied to the Committee.

- Possibilities for Electronic Submissions
  - J. McEachren advised that we cannot require the applicants to submit an electronic copy of the application, but we can ask for one. Those the City receives are posted online for the public.

### **3. Other Business:**

- Housekeeping reminders for next year:
  - Members can't miss more than three meetings a year.
- Meeting Dates for 2011:
  - EAC Meetings will continue to be scheduled the 2<sup>nd</sup> Wednesday of each month.
- Upcoming Applications:
  - Southgate – Draft in January 2011.
    - Information Presentation Only – No decisions to be made. Applicant to make a presentation to the Committee and allow for questions and answers.

### **4. Approval of Minutes from November 10, 2010**

Moved by C. Parent and seconded by J. Suke –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

### **5. Next Meeting**

Next meeting will be January 12, 2011.

The meeting was adjourned at 9:15 p.m.

---

**CHAIRMAN**