



Stantec Consulting Ltd.
49 Frederick Street, Kitchener ON N2H 6M7

June 24, 2015
File: 160961023

Attention: Prachi Patel, Environmental Planner

City of Guelph
Planning, Engineering & Environmental Services
City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Patel,

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

This letter outlines the Terms of Reference (TOR) for an Environmental Implementation Report Study (EIR) Addendum for Phase 4 of the Kortright Subdivision, within the City of Guelph. We would appreciate a review of the TOR by the appropriate City staff in support of this study.

An Environmental Implementation Report (EIR) was prepared by Stantec Consulting and has already been approved by the City of Guelph for Phase 4. Correspondence from Adele Labbe dated April 10, 2014 indicated there were no concerns with the Plan of Subdivision as the development limits had been previously approved by the City and the agencies, although it is not yet draft approved. However, an EIR Addendum is required to support Phase 4 of the proposed development.

The Environmental Implementation Report (EIR) Addendum is to be based on a Terms of Reference approved by the City of Guelph. The following items are to be addressed in the EIR Addendum:

- wildlife corridors and crossings,
- tree management plan,
- pedestrian trails, and
- grading, drainage and erosion and sediment control plan

Comments from the Grand River Conservation Authority (GRCA) dated October 3, 2013 also indicate that an Addendum to the EIR is required as a condition of approval for Phase 4. The EIR Addendum should be completed to the satisfaction of the GRCA in consultation with the City of Guelph specific to trail development and connectivity with existing and proposed trails for the surrounding area.



June 24, 2015
Prachi Patel, Environmental Planner

Page 2 of 7

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

BACKGROUND

The subject lands are located within the Torrance Creek Subwatershed. The Kortright East Extension subdivision was comprehensively planned to include a mixed use and mixed density development that involved three separate landowners and covered over 86 hectares of land.

During the initial review of supporting technical documentation and public consultation associated with this development, the City adopted a "large scale subdivision" policy that precluded the draft plan approval of the entire subdivision. This new policy recommended partial approvals based on manageable phases.

An Environmental Impact Assessment (EIA) was completed for the whole Kortright Road East Extension Subdivision in accordance with the Impact Assessment Guidelines for the Torrance Creek Subwatershed. The EIA was accepted and approved by the City of Guelph Environmental Advisory Committee, City of Guelph staff and the Grand River Conservation Authority (April 2002).

In October of 2003, the City of Guelph granted draft plan approval to Phase 1 of the Kortright East Extension subdivision. This phase received final approval and was registered in April of 2005. An Environmental Implementation Report was prepared and approved for Phase 1, as well as a portion of Phase 2, prior to final approval and registration of this phase (Stantec Consulting Ltd., Braun Consulting Engineers Ltd., Black Shoemaker Robinson and Donaldson Ltd., March 2004).

Phase 2 of this subdivision was identified in September of 2005 with a request to move forward to Council for draft plan approval of the 34-hectare portion of the site. This phase of the subdivision was granted draft plan approval in December 2005.

As part of the technical documentation required in conjunction with the final approval and registration of Phase 2, an Environmental Implementation Report was required. During the preparation of the Terms of Reference for the EIR, it was determined that the report should address the remainder of the lands contained within the entire original draft plan submission. In other words, the EIR should include not only the Phase 2 draft approved lands, but also the land that had not yet received draft plan approval (Phases 3 and 4) as the relationship and functions of the natural features are interrelated. This second EIR covering the additional lands was completed by Stantec Consulting in 2008.

Phase 3 of the draft plan was approved and is currently moving forward with clearance of draft plan conditions. An application for draft plan approval was submitted to the City in 2014 for the Phase 4 lands, and is the subject of this EIR Addendum Terms of Reference.



June 24, 2015
Prachi Patel, Environmental Planner

Page 3 of 7

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

ENVIRONMENTAL IMPLEMENTATION REPORT

The intent of the EIR Addendum is to update the potential impacts of the proposed development as identified in the EIS and elaborate on how the design of the development will mitigate impacts to the natural heritage features located adjacent to the proposed development.

No development will occur within the boundary of the significant woodland and significant wetlands within the subject lands as identified in the approved EIA and the 2008 EIR. Erosion and sediment control measures will be incorporated into the grading design in order to prevent damage to the preserved natural areas.

Proposed Outline of the Report

1.0 Introduction

The introduction will define the purpose of the EIR Addendum, provide an overview of the proposed development and summarize the EIS and 2008 EIR environmental recommendations.

2.0 Existing Physical and Natural Environment

The EIR will include a summary of existing conditions with respect to terrain setting, landscape ecology and natural heritage system components. It will also include a summary of the existing vegetation, wildlife and wetland features based on the data contained in the EIS and the 2008 EIR.

3.0 Conservation and Management Measures

The EIR Addendum will provide updated details on the recommendations contained within the EIS and the 2008 EIR, specifically related to the following:

- An updated landscape strategy will be developed as part of the EIR Addendum. This strategy will include the following:
 - Living fences and property demarcation will be required where private lots abut public open space. The EIR Addendum will contain an updated detailed plan illustrating the proposed living fence and location of demarcation markers;
 - Updated detailed tree inventory / landscape plan which will identify trees to be removed and retained, including their species, DBH and health;



June 24, 2015
Prachi Patel, Environmental Planner

Page 4 of 7

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

- An updated Tree Conservation Plan to outline compensation plantings and enhancement opportunities.
- Updated landscape plans and planting recommendations that consider compensation plantings of native species for trees being removed will be prepared. The use of local genetic stock will be specified on the appropriate plans as part of the EIR.
- The location of a trail corridor through the proposed development;
- Updated detailed grading Plans;
- Updated Erosion and Sediment Control Plan will be provided. The Erosion and Sediment Control Plan will be provided in accordance with the “Erosion and Sediment Control (ESC) Guideline for Urban Construction (2006)”;
- Design of wildlife corridors and crossings.

4.0 Conclusions

- This section will provide a brief summary of the net impacts on the functions or features of the natural heritage system following the implementation of the recommendations included in the EIR Addendum.

The following is the proposed Table of Contents for the EIR Addendum:

- 1.0 INTRODUCTION
 - 1.1 PURPOSE
 - 1.2 LOCATION
 - 1.3 PROPOSED DEVELOPMENT OVERVIEW
 - 1.4 ENVIRONMENTAL STUDY BACKGROUND
 - 1.5 SUMMARY OF ENVIRONMENTAL RECOMMENDATIONS

- 2.0 EXISTING PHYSICAL AND NATURAL CONDITIONS
 - 2.1 DESIGNATED NATURAL FEATURES
 - 2.2 TERRAIN SETTING



June 24, 2015
Prachi Patel, Environmental Planner

Page 5 of 7

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

- 2.3 HYDROGEOLOGY
- 2.4 TERRESTRIAL RESOURCES
 - 2.4.1 Wetlands
 - 2.4.2 Woodlands
 - 2.4.3 Vegetation
 - 2.4.4 Wildlife and Wildlife Habitat
- 2.5 SUMMARY OF NATURAL HERITAGE CONSTRAINTS
- 3.0 PROPOSED DEVELOPMENT
 - 3.1 SITE DESIGN
 - 3.3 SITE GRADING
 - 3.4 TRAILS
- 4.0 MITIGATION OF POTENTIAL IMPACTS
 - 4.1 BUFFERS AND SETBACKS
 - 4.3 ACCESS CONTROL/FENCING
 - 4.5 EROSION AND SEDIMENT CONTROL PLAN
 - 4.6 TREE INVENTORY AND CONSERVATION PLAN
 - 4.7 LANDSCAPE PLAN
 - 4.8 CONSTRUCTION BEST MANAGEMENT PRACTICES
 - 4.8.1 Timing of Construction and Site Alteration
 - 4.8.2 Vehicle Maintenance and Refueling
 - 4.8.3 Storage of Equipment, Materials or Fill
 - 4.9 INVASIVE SPECIES MANAGEMENT
- 5.0 CONCLUSIONS
 - 6.1 POLICY COMPLIANCE
 - 6.2 RECOMMENDATIONS



June 24, 2015
Prachi Patel, Environmental Planner

Page 6 of 7

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

6.0 REFERENCES

LIST OF FIGURES (Appendix A)

- Figure 1 Subject Property
- Figure 2 Confirmed Wetland Boundary and ELC
- Figure 3 Natural Heritage Inventory

LIST OF APPENDICES

- Appendix A Figures
- Appendix B EIR Terms of Reference and Correspondence
- Appendix C Tree Preservation Plan
- Appendix E Grading Plan
- Appendix G Erosion and Sediment Control Plan
- Appendix I Restoration, Enhancement and Landscape Management Plan

We trust the above noted TOR meets the study and reporting requirements of the City of Guelph. We look forward to receiving your comments. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

STANTEC CONSULTING LTD.

Shari Muscat, B.A., B.E.S.
Project Manager, Environmental Planner
Phone: (519) 575-4116
Fax: (519) 579-4239
shari.muscat@stantec.com



June 24, 2015
Prachi Patel, Environmental Planner

Page 7 of 7

**Reference: Kortright Subdivision Phase 4 – Terms of Reference
Environmental Implementation Report**

Attachment: Memo from Adele Labbe dated February 10, 2014
GRCA comments dated October 3, 2013
Draft Plan of Proposed Subdivision

INTERNAL MEMO



DATE February 10th, 2014
TO **Al Hearne**
FROM Adèle Labbé
DIVISION PBEE
DEPARTMENT Planning
SUBJECT Kortright East Phase 4 (1023 Victoria Rd S)

Hello Al,

I have no major concerns for this Plan of Subdivision because the EIR was completed and approved in 2007/08. As such, the limits of development have been previously approved by the City and agencies.

As such, I would recommend the following condition of approval be included:

Prior to any grading, tree removal or site alteration:

- a) The developer will complete and EIR Addendum to update the EIR prepared by Stantec Consulting and dated 2007/08 to the satisfaction of the General Manager of Planning. The EIR will provide details with respect to the wildlife corridors and crossings, tree management plan, pedestrian trails, stormwater management plan as well as grading, drainage and erosion and sediment control plan within the Phase 4 lands.
- b) The developer shall complete a Tree Inventory, Preservation and Compensation Plan, satisfactory to the General Manager of Planning Services and in accordance with the City of Guelph Bylaw (2010)-19058 prior to any grading, tree removal or construction on the site.



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

RECEIVED

OCT 07 2013

PBEE

October 3rd, 2013

City of Guelph, Planning
City Hall
59 Carden Street
Guelph, Ontario N1H 3A1

Attention: Allan C. Hearne

**Re: Proposed Draft Plan of Subdivision and Zoning By-law Amendment
1023 Victoria Road South (Phase 4 of Kortright Road East Subdivision)
File: 23T-01508/ZC1306**

Based on the information submitted we have no objection to the proposed rezoning and to the plan receiving draft approval subject to the following conditions.

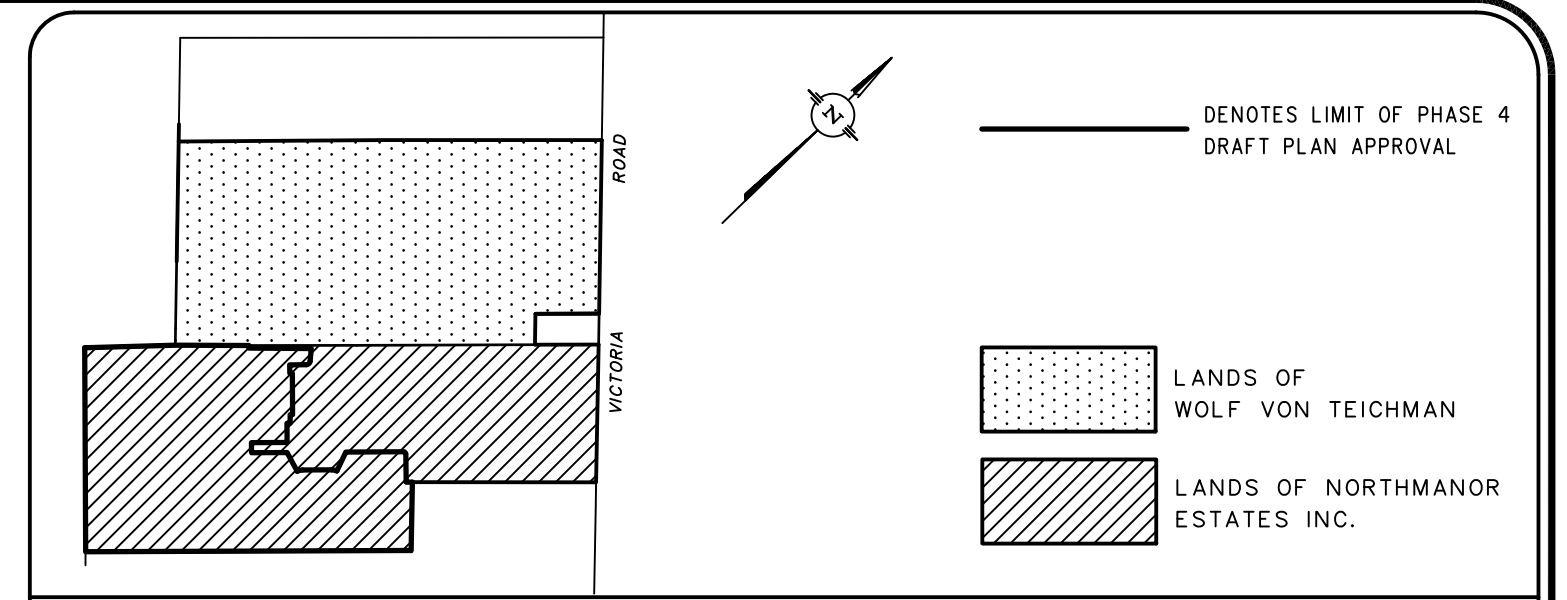
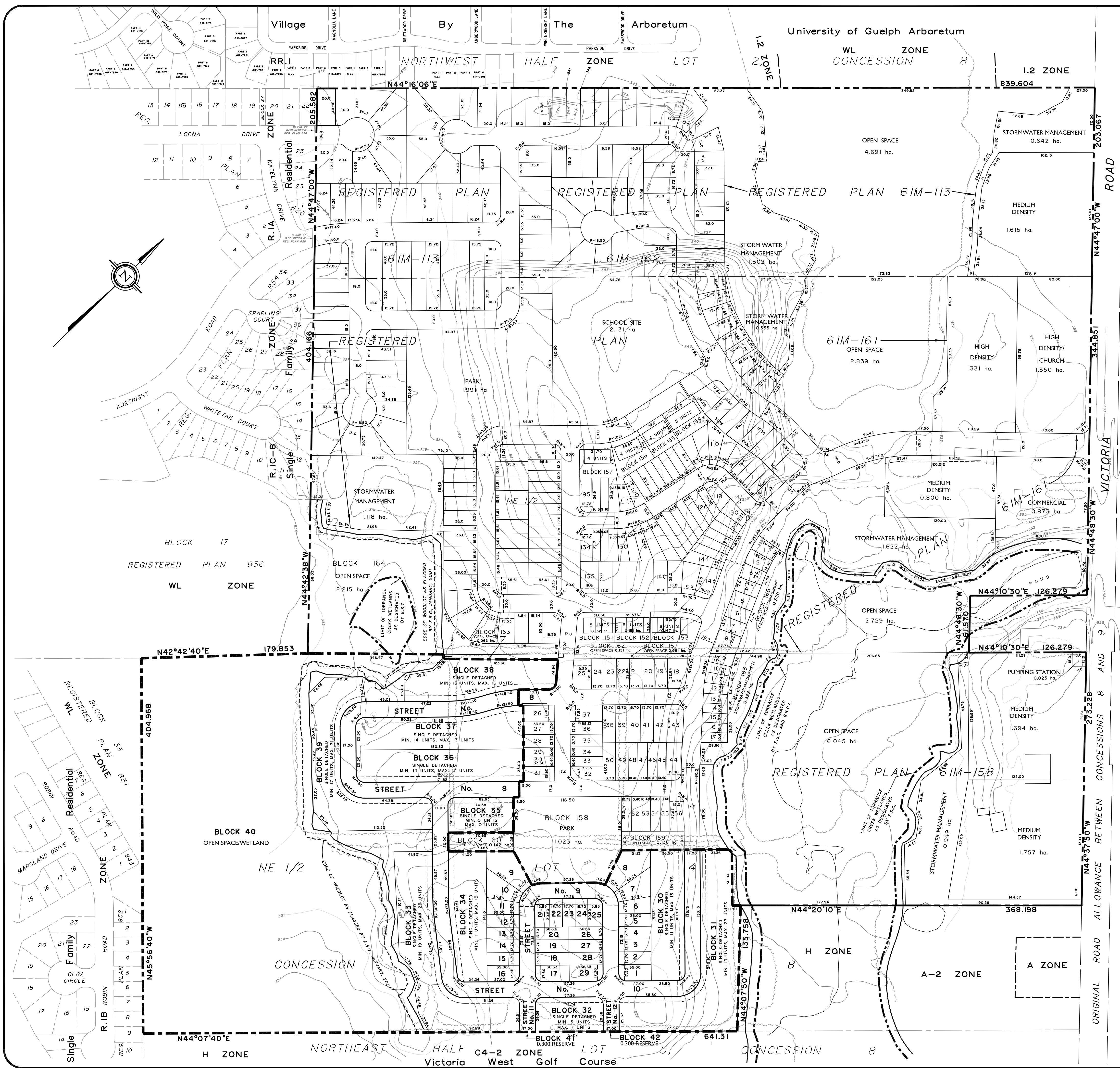
1. Prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority:
 - a) A final stormwater management report in accordance with the Preliminary Site Servicing and Stormwater Management Design report;
 - b) An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction.
 - c) Detailed lot grading and drainage plans.
 - d) The approval and issuance of a Permit from the GRCA for any development within the regulated areas on the subject lands pursuant to Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).
 - e) Addendum to the "2007 Kortright East Extension Subdivision – Remaining Lands Environmental Implementation Report (EIR)" to the satisfaction of the Grand River Conservation Authority in consultation with the City of Guelph specific to trail development and connectivity with existing and proposed trails for the surrounding area.

Yours truly,

A handwritten signature in black ink, appearing to read "Nathan Garland".

Nathan Garland
Resource Planner
Grand River Conservation Authority

cc: Nancy Shoemaker, BSRD



KEY PLAN SCALE 1:15000

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

51 (17) (a) - (c) AS SHOWN
 (d) SEE SCHEDULE
 (e) - (g) AS SHOWN
 (h) MUNICIPAL WATER SUPPLY
 (i) PORT STANLEY TILL, WENTWORTH TILL, LACUSTRINE SILT, SAND, GRAVEL, PEAT, MARL
 (j) AS SHOWN
 (k) MUNICIPAL STORM AND SANITARY SEWERS
 (l) NONE KNOWN

OWNERS CERTIFICATE

WE HEREBY AUTHORIZE BLACK, SHOEMAKER, ROBINSON, AND DONALDSON LIMITED, ONTARIO LAND SURVEYORS, URBAN AND RURAL PLANNERS TO SUBMIT THIS DRAFT PLAN OF PROPOSED SUBDIVISION.

DATE _____ NORTHMANOR ESTATES INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ KERRY F. HILLIS
 ONTARIO LAND SURVEYOR

RELEVANT INFORMATION - OVERALL CONCEPT

LOTS/BLOCKS	LAND USE	UNITS	AREAS (ha)
LOTS 1-29	SEMI-DETACHED RESIDENTIAL	58	6.537
BLOCKS 30-39	SINGLE-DETACHED RESIDENTIAL	128-157	1.686
BLOCK 40	OPEN SPACE/WETLAND		10.184
BLOCKS 41 and 42	0.300 RESERVES		0.001
STREETS	ROADS		2.384
TOTAL		186-215	20.792 ha.

DRAFT PLAN OF PROPOSED SUBDIVISION

EXTENSION OF KORTRIGHT ROAD EAST PHASE 4

BEING PART OF
NORTHEAST HALF LOT 4 CONCESSION 8
 (Geographic Township of Puslinch)
CITY OF GUELPH
 COUNTY OF WELLINGTON

SCALE 1:2000

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
 Ontario Land Surveyors
 Urban and Rural Planners

351 Speedvale Avenue West
 Guelph, Ontario N1H 1C6
 FAX: (519) 822-1220
 TEL: (519) 822-4031
 WWW.BSRD.COM

DATE: APRIL 15, 2013
 DRAWN BY: KS
 PROJECT NO: 12-9247-2

Lands
Agricultural
Course
Golf
East
Victoria