

Meeting Minutes



City of Guelph

Environmental Advisory Committee

September 12, 2018

City Hall, Meeting Room C

From 7:00 to 9:00 p.m.

Meeting Chair: Colin Oaks

Present: Angela Mason, Virginia Capmourteres, Lynette Renzetti, Adam Miller, Colin Oaks

Absent: Matt Wilson, Ash Baron, Amanjot Singh

Agenda Items

All were welcomed by the Chair.

Item 1, 2 and 3

Item 1, Roll call and certification of quorum

Item 2, Declaration of Conflict of Interest

No declarations of a conflict of interest.

Item 3, Minutes of June 13, 2018 approval

THAT the minutes of the June 13, 2018 meeting be approved.

Moved by: L. Renzetti

Seconded by: V. Capmourteres

Carried - unanimous

THAT the minutes of the July 11, 2018 meeting be approved.

Moved by: L. Renzetti

Seconded by: A. Miller

Carried – unanimous

Item 4

1242, 1250, and 1260 Gordon Street and 9 Valley Road EIS and TOR

Leah Lefler, Environmental Planner with the City of Guelph, reviewed the staff report and provided comments from an environmental planning perspective.

General Discussion:

- Need to strongly consider deer movement/crossings in this area.
- Stantec has completed all of the surveys.
- Discussion around deer movement - potential for wildlife cameras to watch for deer, however there has not been much movement due to the restrictions caused by prior development. Cameras should concentrate on edge habitats.
- Discussion around bat surveys - bat reviews identified bats, but not SAR bats.
- Frog surveys identified no vernal pooling near the site - closer to Torrance Creek.
- Discussion around wetland mapping - existing PSW line comes into area slightly.
- Will use municipal sewer and will implement LID where possible.
- Discussion around hydrogeological study.
- No targeted surveys for terrestrial crayfish - need to show mapping to indicate this.

Moved by: L. Renzetti

Seconded by: A. Mason

AMENDMENT

Moved by: A. Mason

Seconded by: V. Capmourteres

Carried – unanimous

THAT the Environmental Advisory Committee accept the 1242, 1250 and 1260 Gordon Street and 9 Valley Road Terms of Reference for an Environmental Impact Study prepared by Stantec (July 19, 2018) with the following condition:

THAT a revised EIS TOR is provided which addresses staff comments and at a minimum includes:

- **A study area map showing survey locations;**
- **A Tree Inventory and Preservation Plan;**
- **Clarification on surveys proposed for assessing significant wildlife habitat;**
- **Deer movement surveys using wildlife cameras;**
- **Commitment to utilize continuous data loggers to collect data to support a wetland water balance and a monthly analysis;**
- **Recommended mitigation measures for salt management; and**
- **Considerations for a future Environmental Implementation Report.**
- **A hydrogeological report that includes the following:**
 - **Infiltration testing using a Guelph Permeameter (or equivalent method) to support SWM planning;**
 - **Hydrographs that include high water table data including the spring freshet and other storm and melt events. Groundwater data should be collected for a minimum of 1 year, with comparison to local precipitation data;**

- **It is also recommended that groundwater data be collected from the wetland area (pending access).**

Item 5

46, 47, and 87 Hyland Road EIS

Leah Lefler, Environmental Planner with the City of Guelph, reviewed the staff report and provided comments from an environmental planning perspective.

- Clarification around tree compensation requirements for removal of secondary growth feature north of Hyland Road – according to the EIS, this feature does not qualify as significant woodland. The City requires 3:1 compensation for removal of regulated trees or equivalent cash-in-lieu. Error noted in number of units being proposed – 16 single detached lots.
- Vegetation community classification and assessment of significant woodland must be reconsidered in the EIS, and must be based on the City's Official Plan criteria. The limit of the significant woodland should be staked in the field with City staff prior to a revised submission.
- Infiltration should be maximized using LID in the stormwater management approach for the development.
- There will be a 3 to 1 grade along the trail instead of swales
- Continued discussion around trail and drainage and the need for drainage to pass under the trail, not sheet flow across the surface.
- Inconsistency noted on the hydrogeological report which stated it is unlikely there is not any water wells.
- Discussion around wildlife surveys – significant wildlife habitat on the property and adjacent areas.
- Discussion around the remaining capacity for additional stormwater in existing pond located to the rear of properties on Glenburnie Drive. This must be assessed in the stormwater management report.
- Significant discussion around decisions made around the woodland buffer and amphibian breeding.
- Discussion around the incorporation of lot level LID measures.

Moved by: V. Capmourteres

Seconded by: A. Miller

AMENDMENT

Moved by: A. Mason

Seconded by: A. Miller

Carried – unanimous

THAT the Environmental Advisory Committee conditionally support the Environmental Impact Statement prepared by NRSI (March 2018) in support of the proposed draft

plan of subdivision and zoning by-law amendment application at 46, 47 and 87 Hyland Road with the following conditions:

THAT the following items be provided to the City's satisfaction through an EIS Addendum:

- **A revised woodland limit on the south parcel, confirmed in the field with City staff.**
- **A revised development limit that reflects the woodland limit and buffer requirements.**
- **A revised Tree Inventory and Compensation Plan that reflects the revised development limit.**
- **A revised Tree Inventory and Compensation Plan that reflects the City's standard practice of a 3:1 ratio for replacement plantings.**
- **A revised stormwater management plan that incorporates lot level control through LID measures.**
- **A revised assessment of impacts associated with the proposed trail cross-section and the need for additional width to accommodate a swale and drainage underneath the trail.**
- **A revised hydrogeological report that includes a private well survey of the site to confirm the location and status of the existing/former water well on the property. The well should be decommissioned in accordance with the "Wells" regulation (R.R.O. 1990, Reg. 903) prior to the start of construction if not already completed. In addition, infiltration testing using a Guelph Permeameter (of equivalent method) is recommended to support the revised SWM plan and proposed lot-level LID measures.**

Item 6

Information Items

- Clair-Maltby Secondary Plan Information Session on Phase 1 and 2 Characterization Report
- Environmental Advisory/River Systems Advisory Committee Review
- October 10 EAC meeting
- Appoint Vice Chair next meeting

ADJOURNMENT

Moved by: A. Mason

Seconded by: A. Singh

Carried – unanimous