



## Memo

3572

**To: Jeff Buisman, Van Harten**  
**From: Ryan Archer**  
**Date: June 9, 2025**  
**Re: 47 Hyland Road, Guelph**  
**Assessment of Reduced Buffer Widths**

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As requested, Natural Resource Solutions Inc. (NRSI) has undertaken a review of the proposed severance and the appropriateness of natural feature buffers at the above-noted property. It is our understanding that the subject properties located at 47 and 87 Hyland Road were recently combined into a single property parcel upon severance of lands to the southeast. The new owners of 47 and 87 Hyland Road, Thresholds Homes and Supports, wish to convey 87 Hyland Road (an undeveloped property comprising significant natural features) to an Indigenous land trust. In doing so, the landowner proposes to sever 47 Hyland Road and to make use of the existing house on the property as a home for mentally challenged individuals. It is proposed that the limits of the proposed property severance coincide with the previous property boundaries of 47 Hyland Road prior to its amalgamation with 87 Hyland Road.

The 47 Hyland Road property is fully developed for residential use and contains a single-detached house with surrounding manicured lawns, shed, driveway and planted trees (see Map 1). The proposed severance of 47 Hyland Road (i.e., the 'subject property') would contain the same structures and land cover as currently exists. It is our understanding that the owners do not propose to undertake any construction or redevelopment of the subject property to accommodate the continued residential use, and that the existing house would be used in its current form.

### **Background**

NRSI previously completed an Environmental Impact Study (EIS), dated March 2018 with a subsequent EIS Addendum dated November 14, 2023, associated with a proposed residential subdivision at 46, 47 and 87 Hyland Road, Guelph (NRSI 2018, 2023). Van Harten was a member of the Project Team associated with that development application. In completion of the EIS, NRSI biologists characterized and mapped the on-site natural features and ecological functions, including those adjacent to 47 Hyland Road. Those studies included, but were not limited to, completion of the following field surveys:

- Vegetation community mapping using the Ecological Land Classification system (Lee et al. 1998, Lee 2008)
  - Completed on November 12, 2013 and refined across multiple site visits in 2014;
- Delineation and flagging of the wetland boundary according to the Ontario Wetland Evaluation System (OMNR 2013)
  - Completed on April 3, 2013;

- Reviewed and confirmed with staff of the Grand River Conservation Authority (GRCA) on May 21, 2013, and GPS-surveyed to sub-metre accuracy by NRSI staff on the same day; and
- Delineation and flagging of the woodland dripline boundary
  - Completed jointly with staff of the City of Guelph on September 5, 2014
  - GPS-surveyed to sub-metre accuracy by NRSI staff on October 1, 2014.

Various wildlife surveys (e.g., breeding bird surveys, anuran call surveys) were also completed within the adjacent natural features in 2014 to characterize their function and significance as wildlife habitat. See the EIS report (NRSI 2018) for further details of field surveys completed on and adjacent to 47 Hyland Road.

Based on the results of background information review and field studies, the following significant natural features and ecological functions were identified within 30m of the former property limits of 47 Hyland Road:

- Wetland communities comprising a portion of the Guelph Northeast Provincially Significant Wetland complex
  - Associated with the Mixed Willow Organic Deciduous Thicket Swamp (SWTO2-6) and Cattail Graminoid Organic Meadow Marsh (MAMO1-2) communities;
- Significant Woodland associated with the Fresh-Moist Manitoba Maple Woodland (WODM5-3) community
- Amphibian Breeding Significant Wildlife Habitat (SWH)
  - Associated with the SWTO2-6 and MAMO1-2 wetland communities
- Species of Conservation Concern Wood Thrush (*Hylocichla mustelina*) SWH
  - Associated with the SWTO2-6 and MAMO1-2 wetland communities
- Terrestrial Crayfish SWH
  - Associated with the SWTO2-6 and MAMO1-2 wetland communities, as well as portions of the Dry-Fresh Mixed Meadow (MEMM3) and WODM5-3 communities (NRSI 2018).

No significant natural features or ecological functions were identified on the 47 Hyland Road property itself.

Based on identification of the above significant natural features and ecological functions, the following ecological buffers were recommended from the adjacent natural features to inform the design of the previous broader proposed subdivision that incorporated 47 Hyland Road as Lot 8:

- 30m wetland buffer
- 10m woodland buffer.

See Map 1 for the vegetation communities and associated buffers as presented in the 2018 EIS.

The existing house falls within the EIS-recommended 30m wetland and 10m woodland buffer limits. However, the EIS recommended that the existing/developed 47 Hyland Road (referred to as Lot 8 as part of the larger subdivision plan) be excluded from applying the wetland and

woodland buffers that extended onto that property. The EIS concluded that reduced buffer widths adjacent to 47 Hyland Road would not result in negative impacts to the adjacent natural features due to a planned continuation of the existing residential land use (NRSI 2018). However, the City's EIS review comments included the statement that reduced buffers could not be considered due to 47 Hyland Road being incorporated into a Plan of Subdivision that was subject to *Planning Act* requirements (City of Guelph 2019). 47 Hyland Road was subsequently excluded from the subdivision plan.

### **Proposed Land Use, Impact Assessment and Buffer Recommendations**

As described above, Thresholds Homes and Supports proposes to sever the 47 Hyland Road property, with the severance limits matching the previous property boundaries. The existing house is intended to be used as a home for mentally challenged individuals. As such, the existing residential use of the lot will continue. No construction or site alteration within the proposed lot severance is proposed, and no external alterations to the house are required.

Based on the limits of the currently-proposed lot severance that correspond to the previous subject property boundaries, no direct impacts to natural features or ecological functions will occur in the form of vegetation community or habitat removals. As noted above, the subject property has been entirely developed and contains no natural features, and no construction or site alteration is proposed.

No construction-related disturbances to adjacent vegetation species or wildlife will occur. No changes in site drainage or hydrogeological conditions will occur, and no water quality impacts within the adjacent natural features are expected. Therefore, no indirect impacts to the adjacent natural features are anticipated.

It is recommended that a permanent fence with no gates be installed along the northeast and southeast boundaries of the subject property to contain all residential activities within the 47 Hyland Road lot. The fence is recommended for the purpose of inhibiting any unauthorized entry into the adjacent natural features and to mitigate associated ecological disturbances (e.g., trail formation, garbage deposition).

As shown on the Severance Sketch (Van Harten 2025) included in Appendix I, the proposed lot severance limits, which correspond to the existing limits of the developed lot area, allow for a setback of 18.4m from the wetland boundary at its closest point, and extending up to 26.5m. A lot limit setback of 5.5m from the woodland dripline boundary is proposed at its closest point.

The minimum 18.4m wetland buffer and 5.5m woodland buffer zone is comprised of land that is naturally revegetating from a previous, more open and cleared condition. To ecologically enhance this natural feature edge, it is recommended that native vegetation plantings be installed within the buffer where considered suitable to augment the existing native regenerating growth. In conjunction with this work, if deemed warranted by a biologist, it is recommended that a single invasive species treatment be undertaken where required within the buffer, which may comprise herbicide treatment and/or manual removal of vegetation depending on the species present and appropriate management techniques. These measures will result in a more biodiverse and ecologically resilient natural feature edge.

In general, buffers may also function to mitigate water quality and flow rates between the development and adjacent natural features. Since no change in the quantity or quality of surface water runoff from the subject property is anticipated, and since no change in surface water drainage patterns is expected, the recommended woodland and wetland buffers are

anticipated to continue to suitably mitigate any minor sheet flow volume that originates from the subject property, as currently occurs.

The recommended woodland buffer, including its minimum 5.5m width, will provide sufficient space for the future growth of edge tree root zones. Furthermore, as the WODM5-3 woodland is a Manitoba Maple-dominated feature, this community is relatively disturbance-tolerant and is not expected to be negatively affected by the continued use of the adjacent residential lot.

### **Conclusion**

Since an existing residential land use is proposed to continue for the subject property, no direct or indirect impacts are anticipated as a result of this continued use. Provided the recommended permanent fencing is installed and ecological buffer enhancements are implemented, it is our opinion that the existing reduced wetland buffer and woodland buffers, of minimum 18.4m and 5.5m, respectively, are sufficient to adequately protect the adjacent natural features.

## **References**

- City of Guelph. 2019. Letter re. 46, 47 and 87 Hyland Road – environmental constraints to development. Leah Lefler, Environmental Planner, City of Guelph. January 9, 2019.
- Lee, H.T. 2008. Southern Ontario Ecological Land Classification: Vegetation Type List. Southern Information Management and Spatial Analysis Section, OMNR.
- Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification for Southern Ontario: First Approximation and its Application. Ontario Ministry of Natural Resources, Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-02.
- Natural Resource Solutions Inc. (NRSI). 2018. 46, 47 and 87 Hyland Road, Guelph Environmental Impact Study. Prepared for Dunnink Homes. March 2018.
- Natural Resource Solutions Inc. (NRSI). 2023. 46 and 87 Hyland Road, Guelph Environmental Impact Study Addendum. Prepared for Dunnink Homes. November 14, 2023.
- Ontario Ministry of Natural Resources (OMNR). 2013. Ontario Wetland Evaluation System: Southern Manual. 3<sup>rd</sup> Edition, Version 3.2.
- Van Harten Surveying Inc. 2025. Severance Sketch. Part of Lots 5, 6 & 7, Registered Plan 359, City of Guelph, County of Wellington. June 9, 2025.

**MAP**





# 47 Hyland Road, Guelph

## Proposed Development

### Legend

- Subject Property
  - Existing Parcel (approximate)
  - Existing Structure (approximate)
  - Sewage System (approximate)
  - Vegetation (approximate)
  - Wetland Boundary (Reviewed by GRCA)
  - PSW Buffer (30m)
  - Woodland Dripline
  - Significant Woodland Dripline Buffer (10m)
  - Ecological Land Classification (ELC)
- UPLAND:**
- (CVR) Residential
  - (MEMM3) Dry-fresh Mixed Meadow
  - (WODM5-3) Fresh-Moist Manitoba Maple Woodland
- WETLAND:**
- (MAMO1-2) Cattail Graminoid Organic Meadow Marsh
  - (SWTO2-6) Mixed Willow Organic Deciduous Thicket Swamp



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Project: 3572 Date: June 9, 2025	NAD83 - UTM Zone 17 Size: 11x17" 1:400
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0 5 10 15 20 25 Metres





## **Appendix I**

### **Severance Sketch (Van Harten 2025)**

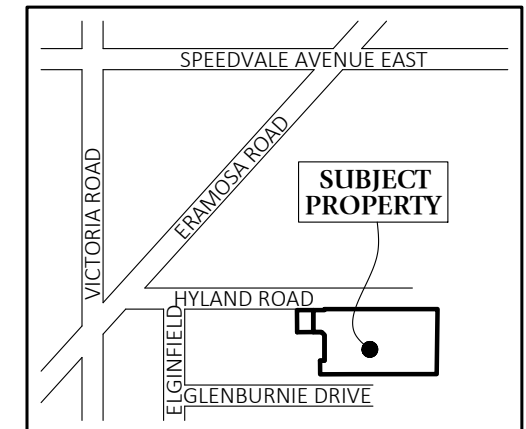
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**PART OF LOTS 5, 6 & 7  
REGISTERED PLAN 359  
CITY OF GUELPH  
COUNTY OF WELLINGTON**

Age Group	Number of People
0-14 years	15
15-24 years	30
25-34 years	60
35-44 years	90
45-54 years	60
55-64 years	30
65-74 years	15
75-84 years	10
85+ years	5

KEYMAP:



ZONING DESIGNATION: RESIDENTIAL RL.1 - SINGLE-DETACHED DWELLINGS		
ITEM - TABLE 6.2 and 6.3	RL.1 - SINGLE-DETACHED DWELLINGS	SEVERED PARCEL (#47 HYLAND)
MINIMUM Lot Area	460m <sup>2</sup>	0.14ha
MINIMUM Lot Frontage	15.0m	27.4m
MINIMUM Front Yard	6.0m	20.2m
MAXIMUM Front Yard	10.0m	20.2m (Legal N/C)
MINIMUM Interior Side Yard	1.5m	3.0m / 5.8m
MINIMUM Rear Yard	Lesser of 7.5m or 20% of Lot Depth	19.4m

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RL-1, & NATURAL HERITAGE SYSTEM.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL & SIGNIFICANT NATURAL AREA.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON  
THE 9th DAY OF JUNE, 2025

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



# Van Harten

LAND SURVEYORS - ENGINEERS

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Jun 9, 2025-10:06:19 AM  
G:\GUELPH\359\87 HYLAND ROAD\SEVERANCE\ACAD\SEV LOTS 5, 6, 7 (34367-25 THRESHOLD).dwg  
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