

CLERK'S DEPARTMENT	
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Council Agenda	Sept 21/16
File	

Township of Puslinch  
 7404 Wellington Road 34  
 Guelph ON  
 N1H 6H9

Stoneleigh Farm  
 84 Queen Street  
 RR# 2 Puslinch  
 Ontario NOB 2J0

September 19, 2016

Attention Karen Landry CAO/Clerk

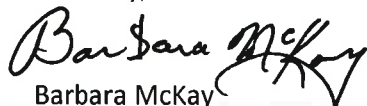
Re: **Comments on County of Wellington report, County File 23T-10004- Proposed Residential Plan of Subdivision and Township File D14/DRS-Zoning By-law Amendment DRS Development Ltd-Queen & Church Streets Morriston**

We wish to thank the County Planning Department, Mr. Aldo Salis, for a thorough report, GM Blue Plan, Harden Environmental, and GWS Ecological & Forestry Services, the Township's peer review consultants, and Stovel and Associates, the proponent's consultants, for meeting with us with regards to the proposed draft plan of subdivision.

While we can accept the proposed conditions of subdivision, listed in the report, regarding the effect on the nature of the village, lighting, construction traffic, protection and reuse of the Stewart/Calfass heritage farm house, impacts of new water supply wells, sewage treatment systems, drainage/stormwater management, flood plain, wetlands and protection of natural heritage features and functions, right to farm and MDS and applicability to nearby livestock facilities, we still have concerns regarding the shared water feature, either relocation/reconfiguration of the Stewart portion of the pond

We are still of the opinion that the existing water feature is a natural occurring water feature and wet land and should be preserved. If the natural water feature is relocated and presuming the volume of water stored in the pond, the overflow outlet elevation and the drainage area will remain the same, as stated in the Stovel response and indicated by the GM Blue Plan consultant, what guarantees do we have if as stated in the Stovel letter (dated September 11, 2015) and at meeting with us on December 17, 2015 that "by maintaining these three parameters, post development the agricultural pond's operating level, frequency of flooding and drying will not change hence there will be no impact to the McKay's use and enjoyment of the existing shared water feature. If this is not the case and drying and/or flooding does occur will the proponent bear the cost of ameliorating the situation or provide compensation? Does condition of subdivision #17 provide that guarantee? Should condition #17 address post development sustainability of our portion of the pond? We believe so. We would like to have a written agreement as to what the proponent and/or the Township will do if things change due to the alteration of the existing pond or due to the development of the subdivision.

Sincerely,

  
 Barbara McKay

  
 Donald McKay

RECEIVED

SEP 19 2016

Township of Puslinch