



Stantec Consulting Ltd.
49 Frederick Street
Kitchener ON N2H 6M7
Tel: (519) 579-4410

Stantec

RECEIVED

JAN 31 2013

January 29, 2013
File: 1611 07544/31

Township of Puslinch
R.R. #3
County Road 34 Aberfoyle
Guelph ON N1H 6H9

Township of Puslinch

Attention: Ms. Brenda Law, AMCT, Clerk Treasurer

Dear Ms. Law:

**Reference: Mini Lakes Mobile Home Community
Quarterly Monitoring Program – 4th Quarter 2012**

Please find enclosed the wastewater treatment plant effluent results for Mini Lakes Mobile Home Community, provided in Table 1 (attached). These results are provided in accordance with the Operation and Maintenance Agreement between the Mini Lakes Residents Association and The Township of Puslinch, and the Certificate of Approval (C of A) for the sewage system. This letter represents the fourth quarter reporting for 2012.

As shown on Table 1 (attached), plant effluent has been sampled and analyzed on three occasions for this quarter with additional sampling for Total Suspended Solids (TSS).

The average carbonaceous biochemical oxygen demand (CBOD₅) concentration for the quarter is 13.7 mg/L, which is below the compliance limit of 20 mg/L. CBOD₅ values were at or below the compliance limit on all three (3) sampling occasions this quarter. The 12-month rolling average for CBOD₅ is 11.5 mg/L. Overall, the plant is deemed to be performing well with respect to CBOD₅.

The average TSS concentration for the quarter is 5.8 mg/L, which is well below the compliance limit of 20 mg/L. TSS values were below the compliance limit on all four sampling occasions this quarter, of which two samples were non-detectable (< 10 mg/L). The 12-month rolling average for TSS is 15 mg/L. Overall, the plant is deemed to be performing well with respect to TSS.

The average total phosphorus (TP) concentration for the quarter is 0.3 mg/L, which is well below the compliance limit of 1.0 mg/L. TP values were below the compliance limit on all three sampling occasions this quarter. The 12-month rolling average for TP is 0.4 mg/L. Overall, the plant is deemed to be performing well with respect to TP.

The average nitrate concentration for the quarter is 3.7 mg/L, which is below the compliance limit of 5.0 mg/L. Nitrate values were below the compliance limit on all three sampling occasions this quarter. The 12-month rolling average for nitrate is 4.7 mg/L, and the system is now back in compliance with respect to nitrate. However, as water temperature greatly reduces the ability of the system to denitrify, achieving compliance with the C of A for nitrate may be difficult in the coming winter months.

Stantec

January 29, 2012

Ms. Brenda Law, AMCT, Clerk Treasurer

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Reference: Mini Lakes Mobile Home Community Quarterly Monitoring Program – 4th Quarter 2012

Since it has been shown that consistent denitrification is difficult to achieve, operations staff need to continue close monitoring and maintenance of the denitrification process. General measures required to maintain denitrification and phosphorus removal include, but are not limited to:

- Emptying and cleaning of the denitrification chambers, including addition of new media in areas previously left empty. Effluent results have improved in 2012 compared to the same quarter in 2011.
- Recording of sludge depths on a weekly or more frequent basis, and prompt sludge removal (as necessary) in all clarifiers and the effluent pump chamber.
- Regular denitrification media maintenance cleanings and removal of floatable material from the denitrification chambers.
- Use of the RBC feed-forward valves to the maximum extent possible to improve soluble carbon availability and lower dissolved oxygen in the denitrification zone.
- Daily inspections and regular cleaning of all clarifier weirs.
- Balancing of chemical dosing flows; conceptual plans have been prepared and reviewed by AWC for new chemical dosing facilities in accordance with the existing C of A.

The recommended long term plan is to provide better sludge management by partitioning the existing primary clarifier into two chambers, one for primary clarification and sludge storage, and the second for primary effluent polishing. This will resolve issues with sludge carryover and washout, and allow much greater flexibility in recirculating sludge and effluent in order to optimize nitrogen removal. Current issues with sludge carryover are related to the buildup of sludge in the primary clarifier and washout during high flow events. Additionally, operations staff have indicated that the return sludge is deposited at the discharge end, contributing to excessive buildup prior to the rotating biological contactor trains, and thus there is a higher potential for carryover. There is also no weir/baffle assembly in this clarifier to prevent sludge from entering the clarifier overflow. The proposed upgrades are as follows:

- Primary clarifier upgrades including:
 - a partition wall separating the chamber into two compartments, an inlet and sludge storage compartment having a working volume of 73 m³ and a primary effluent compartment having a working volume of 23 m³
 - an inlet baffle plate
 - an outlet weir box and baffle plate
 - extension of all sludge recirculation piping to inlet chamber
- Denitrification inlet modifications to allow crossover between trains for redundancy and option to run on one RBC train and two tertiary trains
- One new effluent pump and piping for effluent recirculation to primary clarifier inlet
- New chemical building as previously approved

Implementation of these upgrades will be difficult and complex due to the need to bypass the clarifier during installation using an offline tank; however, these upgrades would improve the operational efficiency of the plant, resistance to upsets (e.g., denitrification media plugging), and provide savings related to reduced sludge haulage. These upgrades will require an amendment to the current approval. Stantec has applied on behalf of Mini Lakes for an amended Environmental Compliance Approval (ECA) as of December 6, 2012 and we expect approval and construction to begin next spring. With the approval amendment, we also propose to

**Reference: Mini Lakes Mobile Home Community
Quarterly Monitoring Program – 4th Quarter 2012**

re-rate the wastewater treatment plant based on the current Draft Plan of Subdivision and subsequently revise the nitrate limit upwards to 8.0 mg/L based on lower long term projected nitrate loadings than originally designed.

It must be noted that these plans are ongoing and subject to approval and financial resources, though Mini Lakes already has approval and funding in place for the chemical building upgrades and the approved wastewater pumping station panel replacement was completed in October 2012. MLRA is committed to resolving this situation, and additional monitoring of initial repairs to the denitrification media system will continue in the near term.

Results for dissolved oxygen (DO) this quarter are near expected values at an average of 5.8 mg/L; however, the objective is to be below 2 mg/L to ensure optimal denitrification. The effluent DO concentrations are higher than in the previous quarter which showed DO effluent concentrations as low as 1.13 mg/L. This is primarily related to warmer water temperatures in the summer which decreases the DO saturation concentration. An assessment of historic nitrate data appears to show more of a correlation between seasonal temperature variation and nitrate reduction than DO concentration; however, nitrate performance appears to improve with lower DO levels. Despite the higher DO concentrations this quarter, nitrate concentrations were below the C of A limit.

The remaining parameters shown on Table 1 have been sampled in accordance with the C of A; however, they do not have compliance limits. The results for these additional parameters are deemed to be acceptable and are reasonable for this type of wastewater treatment plant. Results for effluent *E. coli* this quarter show an average of 52,000 CFU/100 mL. Results for pH this quarter are consistent with expected values at an average of 7.2.

With respect to wastewater flows this quarter, the average flow per unit estimate is approximately 416 L/unit/day. This is comparable to the average per unit flow over the past three (3) years of approximately 415 L/unit/day, where the design average is 540 L/unit/day and the maximum daily design flow is 800 L/unit/day. Estimated per unit flows have not exceeded the daily design basis this quarter. The average day flow was only 43.7% of the design average day flow of 216 m³/d this quarter, and the maximum day flow never exceeded the wastewater treatment plant maximum day design flow of 320 m³/d. Based on these trends and the fact that the development as a whole is approximately 65% built out based on original design (and 90% based on current Draft Plan of Subdivision application for 292 total units), it is our opinion that infiltration and inflow are not an issue at this time. The average daily flows for each month, and the corresponding estimated number of occupied homes, is given below.

Table 2: Sewage Flow Volumes

Month (2012)	Average Daily Flow (L/d)	Maximum Daily Flow (L/d)	Estimated Number of Occupied Homes	Estimated Flow per Unit (L/d)
October	96,974	150,300	235	413
November	97,187	135,480	225	432
December	88,846	132,950	220	404

Stantec

January 29, 2012

Ms. Brenda Law, AMCT, Clerk Treasurer

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**Reference: Mini Lakes Mobile Home Community
Quarterly Monitoring Program – 4th Quarter 2012**

In addition to the monitoring requirements for the wastewater treatment plant, surface water and groundwater have been monitored for the development. Please find attached the letter report from CH2M Hill Canada Limited outlining the subsurface and groundwater monitoring results.

We trust this meets with your requirements. Should you have any questions, please contact the undersigned.

Sincerely,

STANTEC CONSULTING LTD.



Miles MacCormack, P. Eng.
Project Manager, Water
Tel: (519) 585-7499
Fax: (519) 579-8806
miles.maccormack@stantec.com

Attachment

- c. Ms. Dianne Paron, Mini Lakes Residents Associated (letter only)
- Ms. Lynn Zettle, Region Business Banking Centre (letter only)
- Mr. Ed McGurk, CH2M Hill Canada Limited (letter only)
- Ms. Amanda Pepping, Gamsby and Mannerow Limited (attachment)
- Ms. Lynnette Armour, Ministry of the Environment - Guelph District Office (attachment)
- Mr. Stan Denhoed, Harden Environmental Services Ltd. (attachment)



RECEIVED

FEB 22 2013

Township of Puslinch

February 14, 2013
Our File: 199-024

Township of Puslinch
RR3, 7404 Wellington Road 34
Guelph, ON N1H 6H9

Attention: Mrs. Brenda Law, AMCT
Clerk Treasurer

Re: Mini Lakes Wastewater Treatment
Plant Effluent Monitoring Report,
4th Quarter (2012)

Dear Mrs. Law:

We have reviewed the “Mini Lakes Mobile Home Community Quarterly Monitoring Program – 4th Quarter 2012” report, as submitted by Stantec Consulting Limited on January 29, 2013. We are pleased to provide our comments for your consideration.

The following table summarizes the average effluent quality for the fourth quarter (Q4) (column 2), the year to date (YTD) average (column 3), the 12-month rolling average (column 4), the previous YTD average (2011) (column 5) and the MOE Certificate of Approval (C of A) compliance limits (column 6).

1	2	3	4	5	6
Parameters (mg/L)	Q4 Avg., (Oct. 1 to Dec. 31, 2012)	YTD Avg., (Jan. 1 to Dec. 31, 2012)	Twelve-Month Rolling Avg., (Jan. 1 to Dec. 31, 2012) ^a	Previous YTD Avg. (Jan. 1 to Dec. 31, 2011)	Compliance Limit
CBOD ₅ ^b	13.7	11.5	11.5	10.8	20.0
TSS ^c	5.8	15.0	15.0	13.7	20.0
TP ^d	0.32	0.43	0.43	0.34	1.0
NO ₃ ^e	3.7	4.7	4.7	6.1	5.0

- Condition 3.1 of the MOE C of A, average is defined as “any twelve (12) consecutive calendar months”
- CBOD₅ = 5 day Carbonaceous Biological Oxygen Demand
- TSS = Total Suspended Solids
- TP = Total Phosphorous
- NO₃ = Nitrate

The MOE C of A requires that plant effluent be sampled and analyzed on a monthly basis for each of the parameters defined above. As a minimum, plant effluent was sampled monthly for all parameters during this quarter.

Effluent CBOD₅

The average CBOD₅ effluent concentration for this quarter was 13.7 mg/L. This is below the C of A compliance limit of 20.0 mg/L for this parameter. Effluent CBOD₅ concentrations were below the compliance limit on all sampling occasions. The twelve month rolling average for this parameter is in compliance at 11.5 mg/L, demonstrating that the plant is performing well with respect to CBOD₅.

Effluent TSS

The average TSS effluent concentration for this quarter was 5.8 mg/L. This is well below the C of A compliance limit of 20.0 mg/L for this parameter. Effluent TSS concentrations were below the compliance limit on all four sampling occasions. The twelve month rolling average for this parameter remains below the compliance limit at 17.5 mg/L, demonstrating that the plant is generally performing well with respect to TSS.

Effluent TP

The average TP effluent concentration for this quarter was 0.32 mg/L. This is well below the C of A compliance limit of 1.0 mg/L for this parameter. Effluent TP concentrations were below the compliance limit on all sampling occasions. The twelve month rolling average for this parameter is in compliance at 0.43 mg/L, demonstrating that the plant is performing well with respect to TP.

Effluent NO₃

The average effluent NO₃ concentration for this quarter was 3.7 mg/L which is below the C of A compliance limit of 5.0 mg/L for this parameter. Effluent NO₃ concentrations were below the compliance limit on all sampling occasions and the twelve month rolling average is 4.7 mg/L. The plant is in compliance with respect to NO₃.

The recent improvements in plant performance are likely the result of operational and maintenance modifications implemented by operations staff during 2012. While some improvement has been achieved through these measures, lower water temperature during the next quarter may present a challenge in achieving NO₃ effluent objectives. Continued close monitoring and maintenance will be necessary to maintain the denitrification process.

The long term strategy for improving plant performance is to provide better sludge management capabilities by partitioning the existing primary clarifier into two chambers, one to be used for primary clarification and sludge storage and the other for effluent polishing. It is anticipated that this will resolve issues with sludge carryover and improve sludge and effluent recirculation abilities in order to optimize nitrogen removal.



On December 6, 2012 Stantec applied on behalf of Mini Lakes for an amendment to the Environmental Compliance Approval (ECA) for the proposed sludge management improvements. The application for amendment also includes a proposal to re-rate the plant based on the current Draft Plan of Subdivision and revise the nitrate limit upwards to 8.0 mg/L.

Average Sewage Flows

The average daily sewage flow rate to the plant ranged between 88.8 m³/d and 97.2 m³/d during this quarter. This is well below the plant's design capacity of 216 m³/d. The estimated number of occupied homes ranged between 220 and 235, which represents 55% – 59% of the allowable 400 units in the original design, and 75% – 80% of the 292 units in the current Draft Plan of Subdivision.

The estimated average daily flow per home ranged between 404 L/d and 432 L/d, below the design average daily flow per home of 540 L/d.

We trust this is sufficient for your requirements. If you have any questions please call.

Yours truly,

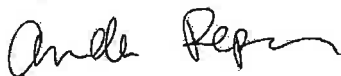
GAMSBY AND MANNEROW LIMITED

Per:



Ben Percy, M.A.Sc., E.I.T.

Per:



Amanda Pepping, P.Eng.

AP/bp

cc: Ms. Dianne Paron, Mini Lakes Residents Association
Ms. Lynnette Armour, Ministry of the Environment – Guelph District Office
Mr. Stan Denhoed, Harden Environmental Services Ltd.
Mr. Miles McCormick, Stantec Consulting Ltd.

Z:\199-1999\199024\2012\199-024 4th Quarter 12 Monitoring Report_2013-02-14.docx



CO Council
Rec Comm

Brenda Law

2a

From: Linda Killough <LindaKillough@ymca.ca>
Sent: February-21-13 12:40 PM
To: Brenda Law
Subject: RE: Summer Programs at Aberfoyle Community Park

Brenda,

Thank you for contacting us.....we are working very hard to get our brochure printed.

We have set the weeks for camp at Puslinch Optimist Community Centre

Week 2 – July 8 to 12

Week 4 – July 22 to 26

Week 7 – August 12-16

We have experienced some difficulties with our printing, so we apologize for the delay. We will contact immediately upon having it complete and live on our website. We plan to give the Puslinch Township residents 5 day advance notice at completion of our brochure.

We will contact the township office to create a link....

We are working with a number of businesses in Aberfoyle/Puslinch Township to have hard copies of our brochure on site.

We will also be contacting the Pioneer Newspaper to working with them as well.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Linda Killough
Program Manager

YMCA – YWCA of Guelph

130 Woodland Glen Dr. Guelph, Ontario N1G 4M3
T: 519-824-5150 x 249 E: lindakillough@ymca.ca
www.guelphy.org [facebook](#) [twitter](#)

Every kid deserves a chance! Support the YMCA Strong Kids Campaign today!

From: Brenda Law [<mailto:BrendaL@puslinch.ca>]
Sent: February-21-13 11:56 AM
To: Linda Killough

Cc: Colleen Sutton

Subject: Summer Programs at Aberfoyle Community Park

Good Morning Linda,

Further to our correspondence dated January 25, 2013 wherein we indicated the Township's support to move forward with the proposed summer programs offered by the YMCA/YWCA at the Aberfoyle Community Park, we are interested in learning what progress has been made in setting up the programs. We have not heard anything further and would like to know where this stands.

We look forward to hearing back from you.

Thank you,
Brenda Law



Township of Puslinch
7404 Wellington Rd 34. RR 3
Guelph, ON N1H 6H9
Phone: 519-763-1226 Fax: 519-763-5846

MEMORANDUM

TO: Township Council
FROM: Colleen Sutton
RE: Rental Fees
DATE: February 25th, 2013

The Recreation Committee discussed the proposed increase in rental fees for the Community Centre. It was decided to increase at 5% across the board for the Community Centre. The ball diamond rental fees have also been changed.

No discussion of the rental fees for the rink and the gym were done that evening, however, I have also attached a copy of these fees with a 5% across the board the Optimist Recreation Centre.

COMMUNITY CENTRE

- (a) SUNDAY – Main Hall – Full Day - \$341.25
- Morning (8-12); Afternoon (1-5); Evening (6-10) - \$210.00
(no kitchen)
- (b) MONDAY-THURSDAY – Main Hall – Full Day - \$367.50
- Morning;Afternoon;Evening – Same As Sunday
- (c) FRIDAY & SATURDAY - Main Hall – Full Day - \$472.50
- No Four Hour Rate for Friday & Saturday
- (d) ALF HALES ROOM – Morning (8-12); Afternoon (1-5); Evening (6-10) - \$52.50
- (e) ALL LICENSED EVENTS USING PATIO
Patio Fencing - \$52.50
- (f) COMMERCIAL RENTALS – ANY DAY
Main Hall - \$735.00
(50% of one days rental will be a non-refundable deposit)

Effective January 1st, 2012, the following shall apply:

- ❖ The per pound charge for the bar will be \$1.30 per lb.
- ❖ HST must be charged on all rentals.
- ❖ A fee of \$105.00 will be charged to use the kitchen facilities (dishes, silverware, cooking utensils, dishwasher) if you are not renting the Main Hall (minimum 4 hour booking; \$25.00/hr for time after 4 hours). No charge for the coffee maker.
- ❖ A damage deposit of \$315.00 is required for all licensed events, Friday & Saturday bookings or full day bookings of the Community Centre. Deposit is refundable after the function if there is no damage.
- ❖ A fee of \$31.50/week for two lines and \$63.00/week for four lines will charged for the sign (minimum charge of \$31.50).

RENTAL FEE STRUCTURE

Page 2
Revised 02/13

HORSE Paddock - Rental Fees are subject to HST.

\$200.00 per day (clean up required) + \$300.00 damage deposit - Rental restricted to horse paddock and tractor pull area only. Rentals restricted to June 15 - September 15.

BALL PARKS - Rental Fees are subject to HST.

ABERFOYLE/OLD MORRISTON

\$20.00/hr before 8:30 p.m.; \$30.00/hr after 8:30 p.m.; \$150.00/day Extra dragging and lining \$40.00; Minimum 2 hour booking.

MORRISTON MEADOWS

\$20.00/hr; \$150.00/day; Extra dragging and lining \$40.00; Minimum 2 hour booking

All of the above fees are subject to HST. This fee is to be paid in advance, non-refundable. Contracts must be signed. Evening booking will include one dragging and lining; full-day booking will include two draggings and linings. If more are requested, the renter will pay an extra \$40.00 per time. *PUSLINCH MINOR BALL SCHEDULE TO BE SET FIRST. BOOKINGS AVAILABLE AFTER MAY 1st OF EACH YEAR.*

PICNIC SHELTER - \$75.00 + HST, if picnic shelter is requested to be reserved.

COMMUNITY GARDEN - \$75.00 + HST, if the garden is requested to be reserved.

ICE TIME AND GYM RENTAL FEES

Ice Time Rental Rates - \$157.50 plus HST/hour

Gymnasium Rental Rates - \$26.25 plus HST/hour

Summer Rates – Arena Area - Sports Teams - \$78.75 plus HST/hour (includes use of change rooms)
- Non-sporting events – Fees to be the same as the gym (no change room access)

file

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2/12

Being a by-law to amend By-law Number 61/08 being a by-law to establish user fees and charges for administrative services provided by the Township of Puslinch.

WHEREAS pursuant to Section 5(30) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, the powers of a Council shall be exercised by by-law;

AND WHEREAS pursuant to Section 391(1) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, a municipality may pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of it, for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board, and for the use of its property including property under its control;

AND WHEREAS the Township provides administrative services to the public, various government and outside agencies;

AND WHEREAS the Council of the Township is desirous of amending By-law Number 61/08 which establishes user fees and charges to recover costs of certain administrative services provided by the Township;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

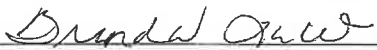
1. **THAT** the user fees and charges as set out in the attached schedules to this By-law, which the schedule is made a part hereof, shall on or after January 1, 2012 be charged by the Township for those services provided by the Township.
2. **THAT** the Council of the Township of Puslinch may by resolution, increase, decrease, replace or delete any fees and charges as it deems necessary.
3. **THAT** by-law 61/08 is hereby amended.
4. **THAT** this by-law shall come into force on January 1, 2012, or on dates where otherwise indicated in this by-law, and shall remain in force until repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 7th DAY OF DECEMBER, 2011.

Signed:


Dennis Lever, Mayor

(SEAL)


Brenda Law, CAO/Clerk-Treasurer

Schedule "A" To By-law Number # 2/12

Type		Fee	Effective Date
Building Permits	(a) for the first \$1,000 of value of construction	\$50	January 1, 2009
	(b) for each additional \$1,000 of value of construction	\$10	January 1, 2009
Community Centre	Friday and Saturday		
	Archie MacRobbie Hall	\$450	January 1, 2012
	Alf Hales Room	\$50	January 1, 2012
	Sunday		
	Archie MacRobbie Hall	\$325	January 1, 2012
	Archie MacRobbie Hall	\$200 (4 hour mtg)	
	Alf Hales Room	\$50	January 1, 2012
	Monday thru Thursday		
	Archie MacRobbie Hall	\$350	January 1, 2012
	Archie MacRobbie Hall	\$200 (4 hour mtg)	January 1, 2012
	Alf Hales Room	\$50	January 1, 2012
	Licenced Events Using Patio	\$50	January 1, 2012
Commercial Rentals Any Day	\$700	January 1, 2012	
Council Minutes & Agendas Only	(per annum payable in advance) * Media and Municipal Consultants Exempt	Pick-up \$80 Mailed \$160	January 1, 2009
Council Minutes, Agendas & Correspondence	(per annum payable in advance) * Media and Municipal Consultants Exempt	Pick-up \$175 Mailed \$290	January 1, 2009
Demolition Permit		\$50	January 1, 2009
Dog Fines		\$75	January 1, 2009
Dog Tags, etc.		\$20 per dog (Maximum of 3 dogs)	January 1, 2009
Entrance Permits		\$200	January 1, 2009
Facsimile	* Community groups/orgnizations exempt	\$0.10/page (or at CAO's discretion)	January 1, 2009
Fire Department Compliance Letter		\$60	January 1, 2009
Fire Permits		No charge	January 1, 2009
Freedom of Information Requests	(legislated fees)	\$5 per application plus disbursements (photocopying) plus record preparation of \$7.50 per quarter hour	January 1, 2009
Grading Deposits	(Plans of Subdivision)	\$2,000	January 1, 2009
Subsequent Grading Deposits	(Plans of Subdivision) ie. Swimming Pools etc.	\$500	January 1, 2009
Investigator Fees		\$350/day over 3 hours	January 1, 2009
		\$175/half day less than 3 hours plus related expenses	January 1, 2009
Invoice Administration Fee		\$25.00	January 1, 2009
Kennel Licence		100 (up to 5 dogs)	January 1, 2009
Kennel Licence (Commercial)		\$200 (over 5 dogs)	January 1, 2009
Lottery Licence		3% of estimated value of prize(s)	January 1, 2009
Minor Variance Application		\$500	January 1, 2009
NSF Cheque		\$40	January 1, 2009

Schedule "A" To By-law Number # 2/12

Type		Fee	Effective Date
Occupancy Permit		\$25	January 1, 2009
Official Plan		\$50 (plus HST)	January 1, 2009
Ownership Verification on Severance Application		\$50	January 1, 2009
Part Lot Control Exemption By-law Exemption		\$500	January 1, 2009
Photocopy	* Community groups/organizations exempt	\$0.25/page (or at CAO's discretion)	January 1, 2009
Plumbing Licence		\$100	January 1, 2009
Recreation Centre	Ice Rental	\$150/hr (plus HST)	January 1, 2011
	Arena Summer Rental (Sports Teams)	\$75.00/hr (plus HST)	January 1, 2011
	Arena Summer Rental (Non-Sporting Events)	\$25/hr (plus HST)	January 1, 2011
	Gymnasium Rental	\$25/hr (plus HST)	January 1, 2011
Septic Compliance Letter		\$60	January 1, 2012
Septic Permits		\$450	January 1, 2009
Signature of Commissioner		No charge	January 1, 2009
Site Alteration Permit Application		\$250 plus \$50/ha of area altered	January 1, 2009
Site Plan Control Application Fee		\$2,000	January 1, 2009
Sports Facilities User Fees		\$10/per resident per registration	January 1, 2011
		\$25/per non-residents per registration	January 1, 2012
Tax Certificate		\$60	January 1, 2009
Zoning By-law #19/85		\$30 (plus HST)	January 1, 2009
Zoning By-law Amendment		\$2,000	January 1, 2009
Zoning/Building Compliance Letter		\$60	January 1, 2009


~~~~COMMUNITY CENTRE~~~~

- (a) SUNDAY – Main Hall – Full Day - \$325.00  
- Morning (8-12); Afternoon (1-5); Evening (6-10) - \$200.00  
(no kitchen)
- (b) MONDAY-THURSDAY – Main Hall – Full Day - \$350.00  
- Morning;Afternoon;Evening – Same As Sunday
- (c) FRIDAY & SATURDAY - Main Hall – Full Day - \$450.00  
- No Four Hour Rate for Friday & Saturday
- (d) ALF HALES ROOM – Morning (8-12); Afternoon (1-5); Evening (6-10) - \$50.00
- (e) ALL LICENSED EVENTS USING PATIO  
Patio Fencing - \$50.00
- (f) COMMERCIAL RENTALS – ANY DAY  
Main Hall - \$700.00  
(50% of one days rental will be a non-refundable deposit)

***Effective January 1<sup>st</sup>, 2012, the following shall apply:***

- ❖ The per pound charge for the bar will be \$1.25 per lb.
- ❖ HST must be charged on all rentals.
- ❖ A fee of \$100.00 will be charged to use the kitchen facilities (dishes, silverware, cooking utensils, dishwasher) if you are not renting the Main Hall (minimum 4 hour booking; \$25.00/hr for time after 4 hours). No charge for the coffee maker.
- ❖ A damage deposit of \$300.00 is required for all licensed events, Friday & Saturday bookings or full day bookings of the Community Centre. Deposit is refundable after the function if there is no damage.
- ❖ A fee of \$30.00/week for two lines and \$60.00/week for four lines will charged for the sign (minimum charge of \$30.00).

**RENTAL FEE STRUCTURE**

Page 2  
Revised 10/11

**~~~~HORSE Paddock~~~~** - Rental Fees are subject to HST.

\$200.00 per day (clean up required) + \$300.00 damage deposit - Rental restricted to horse paddock and tractor pull area only. Rentals restricted to June 15 - September 15.

**~~~~BALL PARKS~~~~** - Rental Fees are subject to HST.

**ABERFOYLE/OLD MORRISTON**

\$135.00 for a 3-hour booking (does not include use of the lights); \$65.00 charge for use of the lights.

**MORRISTON MEADOWS**

\$135.00 for a 3-hour booking

All of the above fees are subject to HST. This fee is to be paid in advance, non-refundable. Week-end tournament booking price can be negotiable. Contracts must be signed. Evening booking will include one dragging and lining; full-day booking will include two draggings and linings. If more are requested, the renter will pay an extra \$15.00 per time. *PUSLINCH MINOR BALL SCHEDULE TO BE SET FIRST. BOOKINGS AVAILABLE AFTER MAY 1<sup>st</sup> OF EACH YEAR.*

**PICNIC SHELTER** - \$75.00 + HST, if picnic shelter is requested to be reserved.

**COMMUNITY GARDEN** - \$75.00 + HST, if the garden is requested to be reserved.

**Brenda Law**

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**From:** Brenda Law  
**Sent:** February-21-13 11:13 AM  
**To:** Aldo Salis; apepping@gamsby.com; Steve Conway (sconway@gamsby.com); Stan Denhoed (sdenhoed@hardenv.com); Greg Scheifele (gwsefs@sympatico.ca); ngarland@grandriver.ca; Dennis Lever; colin@renspets.com; daston@mhbcpplan.com  
**Subject:** FW: objection to Ren's rezoning application P4/2012  
**Attachments:** Ren's rezoning objection.pdf

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**From:** Wayne Stokley  
**Sent:** February-21-13 10:54 AM  
**To:** Brenda Law  
**Subject:** FW: objection to Ren's rezoning application P4/2012

Hi Brenda

I do not believe you were cc'd regarding this opposition to the rezoning application P4/2012.  
 Wayne

---

**From:** AL KRIST [<mailto:kristal@rogers.com>]  
**Sent:** Thursday, February 21, 2013 10:29 AM  
**To:** Ken Roth; Wayne Stokley; Susan Fielding; Jerry Schmidt; [donmk@wellington.ca](mailto:donmk@wellington.ca)  
**Subject:** objection to Ren's rezoning application P4/2012

Dear council members,

We are submitting this letter to express our opposition to the rezoning request application file number P4/2012 and official plan amendment OP-2012-05 and future proposed warehouse expansion of Ren's Pets Depot.

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Based on available information which may need to be verified for accuracy, we are also including some visual aspects of the proposed rezoning area which through the use of overlays on images obtained on the Grand River Conservation Map creation site, represents our personal understanding of what is taking place.

Sincerely and without prejudice,  
 Al & Judy Krist

Al & Judy Krist  
27 Brock Rd. North  
Aberfoyle, Ontario

Ken Roth... Councillor

Susan Fielding... Councillor

Wayne Stokley... Councillor

Don McKay... Member of County Council Ward 7

Jerry Schmidt... Councillor

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## **Environmental Damage**

Ren's large paved parking areas and industrial sized rooftops are already feeding high amounts of warmed rainwater and possibly parking lot de-icer directly into an environmentally sensitive cold water system that historically has supported a healthy trout population. This stream was in the past, and hopefully can remain, a populated trout stream. If there are presently no trout in the stream, the question then is why?

This area of Wellington County has an average of 10 to 13 days of rain/drizzle per month from April thru August.

The area of the impermeable surfaces at the Ren's sight is approx. 2.22 acres (approx. **96703** square feet) and is located on the edge of the trout stream. With a one inch rainfall this translates to **228,000 litres** of warmed runoff.

With the proposed expansion of another 30,000 square feet, the runoff into the stream increases to almost **300,000 litres** of warmed water.


Has any environmental study been done on the increase in water temperature downstream from the Ren's property and the impact it has on aquatic plant and animal life?

Has an environmental study been done on Ren's proposed rezone area during the typical breeding period of aquatic wildlife such as salamanders and turtles which in the past frequented the stream edges on the adjoining property?

We have seen a significant change in the appearance of the stream where it approaches Wellington Rd. 34 since the building of Ren's warehouse and can't help but wonder if increased water temperature and possible septic water is a contributing factor.



# SPRING FED STREAM

APPROX. 2.22 ACRES  
OF IMPERMEABLE SURFACE. 

1 DAY RAINFALL= 226,000 LITRES

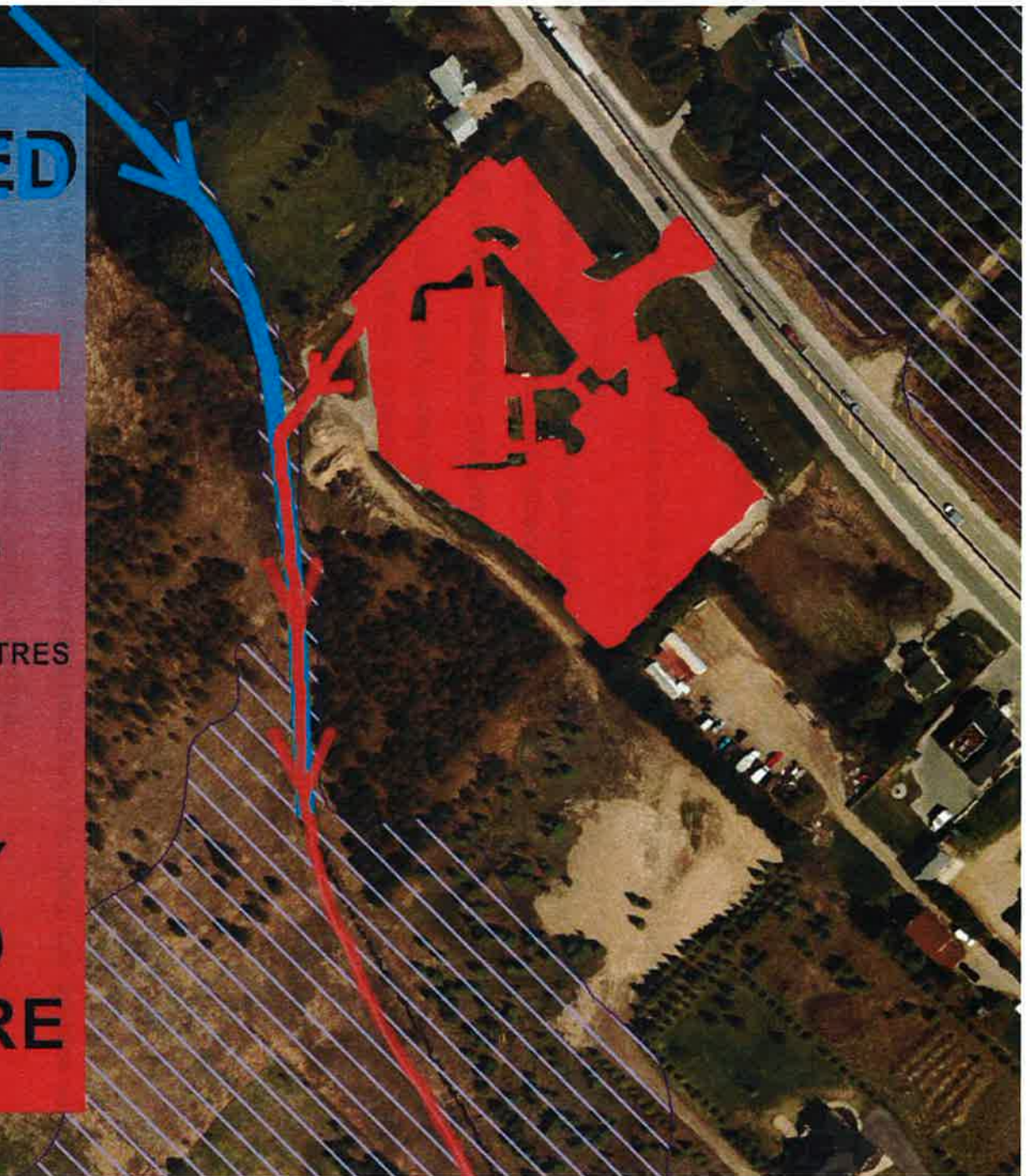
WITH EXPANSION:

1 DAY RAINFALL= 297,000 LITRES

RECORD 1 DAY RAINFALL= 4.5"

RECORD RAINFALL= 1,336,500 LITRES

**DAMAGED  
HABITAT BY  
INCREASED  
TEMPERATURE**



## In reference to the Wellington County Official Plan section 4.6.3

### 4.6.3 Environmental Impact Assessment

**Environmental impact assessments prepared by a qualified person may be required to evaluate the impacts a proposed development may have on the natural environment and the means by which negative impacts may be reduced or eliminated. An environmental impact assessment may include some or all of the following:**

- a) a description of the proposal, including a statement of purpose;
- b) a description of the existing land use on the subject lands and adjacent lands, as well as the relevant land use regulations;
- c) an identification of proposed land uses and activities and potential environmental impacts;
- d) a delineation of any environmental constraint area on a site plan;
- e) **a description of the terrestrial and aquatic resources**, natural and built landforms, **surface and groundwater and other significant environmental features or functions on the site**;
- f) an assessment of the **impact on groundwater resources and in particular existing private wells** and municipal supply wells in the area;
- g a consideration of **the need for a sub watershed study**;
- i) a statement of the relative **environmental and ecological significance of the natural features and functions affected** by the proposal;
- j) a consideration of the potential to maintain, restore or where possible, improve the long-term ecological function and biodiversity of natural heritage systems;
- k) **requirements to be addressed in Site Plans** and/or Development Agreements;
- l) **a statement that there are no negative impacts on provincially significant greenland features and functions** and a description of the means by which negative environmental impacts will be mitigated in other greenland areas.
- m) a consideration of the potential for enhancement of environmental features or functions through site design alternatives;
- n) **a proposal for monitoring, where needed**;
- o) such additional concerns as a Council may consider relevant.

## **Spill Control Plan**

With the increased number of delivery transports entering the facility, even though the risk may be low, is there an emergency spill control action plan in place at Ren's that would guarantee the prevention of a possible fuel spill into the creek in the event of a fuel tank leak on a transport truck? In an industrial area away from environmentally sensitive lands, this would not be a serious concern but considering the very close proximity to the stream, we believe it needs to be addressed

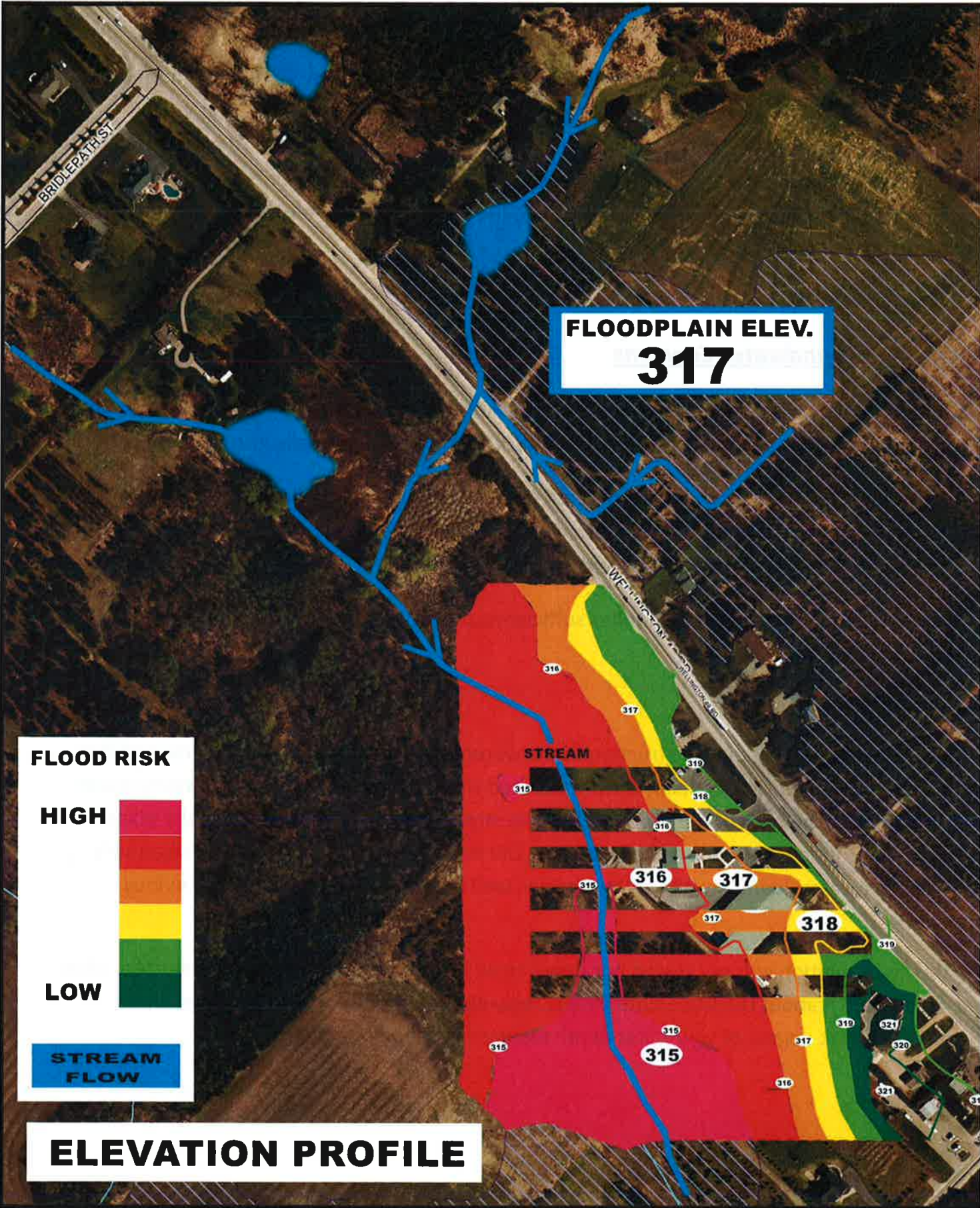
## **Septic & Groundwater Concerns**

- 1.** With the increased number of employees and customers, is the affluent from the septic system treated sufficiently before it enters the soil and eventually into the stream?
- 2.** Is water flow under the grate covered opening between the building and the stream, excess runoff from the septic system, as it appeared to have significant flow at a time when the building was vacant and there was no rainfall?
- 3.** Is the local ground water/aquifer sufficiently protected from introduction of septic outflow?

During the excavation and construction of the warehouse foundation, it was discovered that the building site consists of deep, water saturated silt, which required days of draining water with pumps to the back of the property into the stream and a major redesign of the planned foundation footings to support the structure. Did this redesign interfere with or negatively affect the local residential wells or the artesian well that has been discussed in previous meetings?

If this soil condition was not tested nor determined before building construction started, what is really known about the site's suitability in regards to aquifer depth and adjacent water sources? What degree of soil/water depth testing has been done on this site?







## REN'S SITE ELEVATION OVERLAY



### **Building Site Approval Process Re: floodplain**

The floodplain mapping is based on topography and "Theoretical 100 Year Storm".

According to Environment Canada, during Hurricane Hazel, the highest reported 48-hour rainfall was 214 mm (approx. 8.5") with some areas receiving an estimated 90 mm (3.5") in 3 hours. How did Ren's acquire approval for building their warehouse in this location? The proposed building expansion would be even deeper into the risk zone.

## **Building Appearance**

I am extremely disappointed with the "industrial" appearance of the warehouse. When we heard that a building was being constructed, I felt sure that the integrity and hamlet atmosphere of the neighborhood would not be negatively affected because of the Township of Puslinch Design Guideline which states that:

• ***Building facades visible from highways and arterial roads should provide additional architectural detailing such as colour and material variations, windows and surface articulation to avoid blank, single material walls.***

### **What Happened??**

Accents for Living incorporated beautiful design and architectural elements into their building which made me feel proud to be part of the neighborhood. Robert Milburn was also aware of the importance of the appearance of his building to the north of Aberfoyle.

A longtime resident in Fox Run commented that even though their home is out of sight of Ren's warehouse, they believe the industrial appearance of the building already has a negative effect on their property value.

The installation of numerous flapping flags along the front of Ren's to attract attention to their location is an eye-sore, not to mention the incessant flapping which on windy days and all night, sounds like the never ending procession of loose tarped vehicles on a high speed highway, then add to this the sound of transport truck backup warning systems which echo off the buildings.

There is talk of an additional entrance to the proposed expansion which may be opposite to our driveway entrance. If this is true, there will be an increased safety risk in entering and exiting our driveway due to the high volume of present traffic, let alone when the roadway is widened to 4 lanes.

Our home was built here in Aberfoyle 26 years ago because of its truly unique residential country atmosphere. We don't want to see our neighborhood turned into an industrialized looking strip of highway.

Sincerely and without prejudice,

Al & Judy Krist

**Brenda Law**

---

**From:** Dave Aston <daston@mhbcplan.com>  
**Sent:** February-21-13 2:35 PM  
**To:** Brenda Law; Aldo Salis; apepping@gamsby.com; sconway@gamsby.com; sdenhoed@hardenv.com; gwsefs@sympatico.ca; ngarland@grandriver.ca; Dennis Lever; colin@renspets.com  
**Subject:** RE: objection to Ren's rezoning application P4/2012

Thank you Brenda.

As an update to all, we are continuing to work through addressing the agency comments and additional analysis as discussed at our last meeting and identified in the meeting summary.

Our objective is to complete this work and provide a package to the Township in response to the Township, County and agency comments. The response will be to the various technical comments that were received through the agency circulation. The details of the building are a function of the findings of the reports and that is why there has been no further detailed provided to this point.

Our client remains excited about the opportunity to build on their success in the Township and provide additional jobs in the community.

Please feel free to call with any questions.

**David Aston, MSc, MCIP, RPP**

Partner

**MHBC**

**Planning, Urban Design & Landscape Architecture**

200-540 Bingham Centre Drive

Kitchener, ON. N2B 3X9

T 519 576 3650 x 709

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**Sent:** Thursday, February 21, 2013 11:13 AM

**To:** Aldo Salis; [apepping@gamsby.com](mailto:apepping@gamsby.com); [sconway@gamsby.com](mailto:sconway@gamsby.com); [sdenhoed@hardenv.com](mailto:sdenhoed@hardenv.com); [gwsefs@sympatico.ca](mailto:gwsefs@sympatico.ca); [ngarland@grandriver.ca](mailto:ngarland@grandriver.ca); Dennis Lever; [colin@renspets.com](mailto:colin@renspets.com); Dave Aston

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