



REPORT PD-2016-026

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: October 4, 2016

SUBJECT: Public Meeting – Official Plan Application File OP-2016-05 and Rezoning Application File D14/LEA - Glenn and Mary Leachman - Aberfoyle
Snomobiles - Concession 7 & 8, Part Lot 23, 92 Brock Road S, Aberfoyle.

BACKGROUND:

1. Purpose of Report

This report is to provide an outline to Council and the Public of applications OP-2016-05 and D14/LEA and the review completed to date in advance of the Public Meeting being held Tuesday October 4th, 2016 at 7 p.m. regarding the Official Plan and Zoning By-law Amendments on the lands located on 92 Brock Road South and Gilmour Road.

2. Applications

Official Plan Amendment OP-2016-05 proposes to re-designate an area of land from Residential to Central Business District on Schedule A7-1(Aberfoyle), to identify a Special Policy Area within the Central District Business designation on Schedule A7-1 and to amend Section 9.8 of the Official Plan to add new Special Policy Area PA7-8.

Zoning By-law Amendment D14/LEA proposes to amend the Township of Puslinch's Zoning By-law 19/85 from Agricultural (A) Zone to a specialized Hamlet Commercial (C1-_) Zone to permit the development of a recreational vehicles and lawn and garden equipment sales and service establishment including a showroom, offices, parts and accessory sales and repair shop and storage building. Other proposed permitted uses on the property include those normally permitted in the C1 Zone and additional uses such as a garden centre or nursery, veterinarian's clinic and restaurant including drive-in/fast food/take-out.

A Planning Justification report, attached, has been submitted as part of the application package. A Stormwater Management Design and Servicing Brief, Grading & Servicing Plan and Noise Feasibility Study are also included in the submission documents package.

3. Location & Site Characteristics

The subject land consists of two separate abutting parcels within the Village of Aberfoyle. The abutting lands to the north are existing commercial businesses. Meadows of Aberfoyle condominium is located east of the proposed development, with a proposed residential parcel between the proposed commercial lands and the condominium subdivision. The Nestle lands are located on the west side of Brock Road directly across from 92 Brock Road S. Three residential properties directly abut the parcel to the south.



Source: County of Wellington 2015 Air Photo & Parcel Fabric

APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The application was submitted and deemed complete in June 2016.

2. Notice:

July 8, 2016: Notice of a Complete Application (Zoning) was mailed to required agencies and property owners within 120 metres of the subject property. A notice sign has been placed on the subject property.

August 11, 2016: Notice of Application for Official Plan Amendment was circulated by the County of Wellington.

September 9, 2016: Notice of a combined Public Meeting for Official Plan Amendment and Zoning By-law Amendment was published in The Wellington Advertiser and mailed to required agencies and property owners within 120 metres of the subject property and those who have requested notification.

September 13, 2016: Application presented for comment at the Planning Development and Advisory Committee.

October 4, 2016: Public Meeting to be held at Township of Puslinch

3. Staff, Agency & Public Circulation Comments:

The zoning application was circulated for review to the Township's consultants and External Agencies for comments. The County of Wellington Planning report detailing the proposed rezoning is attached together with all staff/consultant comments received.

The application was commented on by the Planning & Development Advisory Committee (PDAC) at the September 13, 2016 meeting. PDAC is in support of the rezoning application.

To date the Township has received written comments from the Public summarized as:

- one letter in opposition of the proposal
- two requests for further information of the development proposal
- one objection to the proposed permitted use of a fast food establishment
- one letter that states concern of commercial uses encroaching into a rural residential community and the possible decrease of property values.
- A letter detailing concerns for excessive outdoor noise from the operation of any ATV's outdoors, traffic the business will generate, the lack of any proposed elevation plans and detailed site plan and ground pollution from oil and gas

At the July 25, 2016 Heritage Committee meeting, the Committee made the following comments regarding the Zoning By-Law Amendment Application:

"The Committee advised that they reviewed the corresponding documents with respect to the Zoning By-Law Amendment Application – Leachman – Aberfoyle Snowmobiles. Ms. Mary Tivy inquired about the existing building on the property and expressed interest in the cultural value of the stone structure."

Any further comments received, including those at the Public Meeting, will be reviewed and included in the final Recommendation Report.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

Schedule A7-1 of the Official Plan (Aberfoyle) designates the lands as 'Commercial Business District' and 'Residential'. Objectives of the Central Business District, Section 8.4.2, include ensuring that the downtown remains the primary focus for retail, office, service, administrative and cultural activities; to provide adequate commercial facilities to serve the needs of the local community and surrounding population and to protect the heritage buildings and structures in the downtown area and ensure that the attractive streetscape is retained and, where possible enhanced.

The Residential Designation of the Official Plan, Section 8.3, states Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.

2. Township of Puslinch Zoning By-Law

The lands are located within the Village of Aberfoyle and are zoned Agricultural. Permitted uses in the A Zone include agricultural uses, a single detached dwelling, a home occupation, retail farm sales outlet accessory to an agricultural use. The rezoning proposed a site specific Hamlet Commercial Zone (C1-_) Zone to permit the uses currently listed in the C1 Zone and in addition:

- bank
- business or professional office
- clinic
- existing dwelling or dwelling unit
- garden centre or nurseries
- personal service shop
- public use
- recreation vehicle and lawn and garden equipment sales and service
- restaurant, including drive-in; fast food; take out
- retail store
- service trade
- veterinarian's clinic.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be brought forward to Council with any required proposed amending By-law which will summarize all agency and public comments and assess the merits of the application.

ATTACHMENTS:

Attachment “A” - County of Wellington Planning Report & Staff/Consultant Reviews

Attachment “B” – Planning Justification Report prepared by JL Cox Planning Consultants Inc.

Attachment 'A'



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: September 28 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Aldo L. Salis, Manager of Development Planning
County of Wellington
SUBJECT: **PUBLIC MEETING – Aberfoyle Snomobiles**
County Official Plan Amendment File OP-2016-05 and
Township Zoning By-law Amendment File #D14/LEA
Part of Lot 25, Concession 7 (92 Brock Road, Aberfoyle)
Township of Puslinch

SUMMARY

The purpose of the Official Plan and Zoning By-law amendment applications is to allow for the establishment of a new retail and service establishment for recreational vehicles in the Aberfoyle Urban Centre. Other service commercial uses are also proposed. A public meeting is scheduled for October 4, 2016. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, and explains the next steps in the planning review process.

INTRODUCTION

We have received a copy of the Notice of Public Meeting regarding the above-referenced applications and provide the following comments for Council's consideration.

The land subject to the proposed planning applications is located on the east side of Wellington Road 46 (Brock Road) north of Gilmour Road in Aberfoyle. **Figure 1** illustrates the location of the subject property of approximately 3 hectares (7.5 acres).

The subject property contains a small residential dwelling and ancillary buildings and large open space. The land uses surrounding this property include: residential to the south, east and northeast; commercial to the immediate northwest; and agricultural/open space and industrial to the west and southwest.

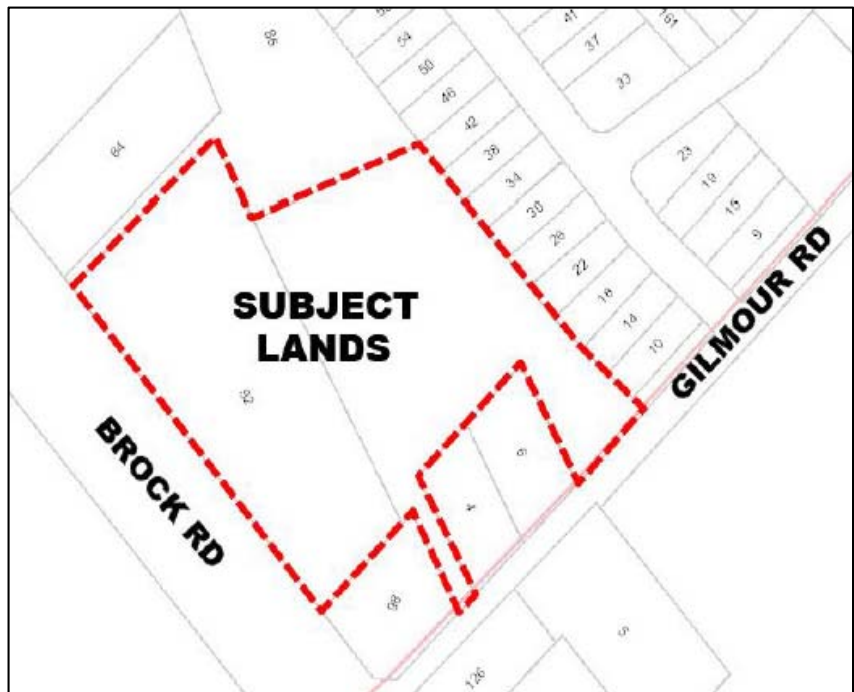


Figure 1 – Property Location

PROPOSAL

The purpose of the amendments to the planning documents is to permit a new retail and service establishment for recreational vehicles. These changes would permit Aberfoyle Snomobiles to relocate their business to the subject property (i.e. move the Arctic Cat shop currently located at 60 Brock Road immediately north of the Aberfoyle Mill Restaurant to 92 Brock Road). The applicant is also proposing that other service commercial and ancillary uses be permitted for the subject property. a new commercial building is proposed for the front portion of the property close to Brock Road (as illustrated as Subject Land on **Figure 2 – Site Information**). These lands are to be developed for commercial purposes while the rear lands (balance of the applicant's holding) is to remain with the Residential designation (currently zoned Agricultural) and used for residential purposes. This proposed residential use would be adjacent to the residential lots within the Meadows of Aberfoyle community.

Figure 2 - Site Information

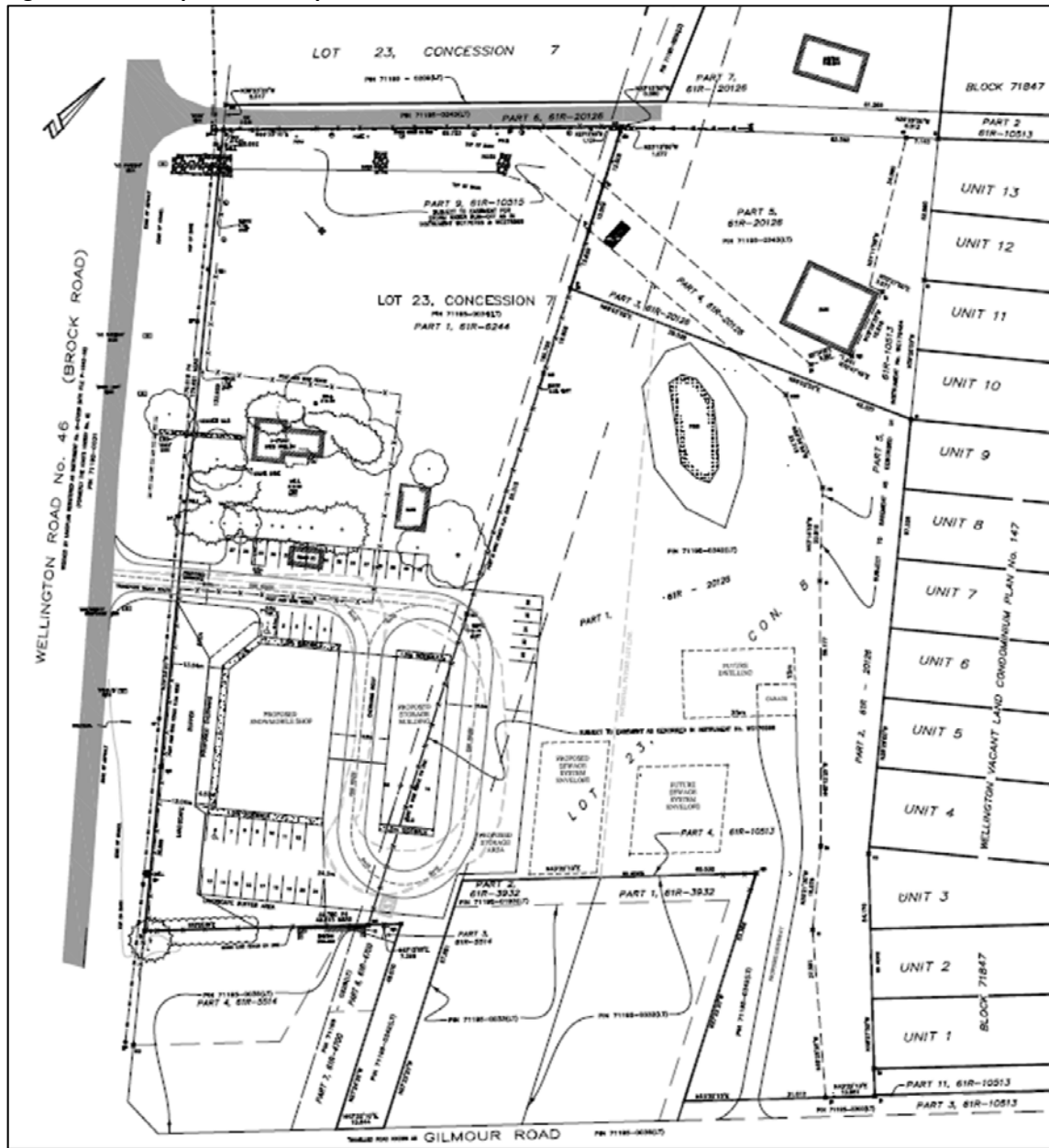


In terms of the proposed built form, it is the intent of the owners to construct a new commercial building close to Wellington Road 46 (Brock Road). Immediately to the rear of the main building is a recreational vehicle storage/repair building. Vehicle access would be limited to one driveway from Brock Road. Parking and loading would be situated close to the commercial building at the front of the property as illustrated on **Figure 3 – Development Concept** provided below.

The proponent wishes to introduce some limited commercial uses to the proposed site specific zoning for the property in order to provide development options for the Aberfoyle community. However, it is our understanding that at this time there is no intent to develop the area surrounding the existing brick dwelling (area to the north). No changes are proposed for the land zoned Natural Environment (NE).

The proposed recreational sales and service establishment would be serviced by private well and septic, storm water management, parking and loading areas, and landscaping. If the proposed planning amendments are approved, the development of this commercial property would be subject to the Township's site plan approval process. The Puslinch Design Guidelines would apply to this site.

Figure 3 – Development Concept



PROVINCIAL PLANNING POLICY

The Provincial Growth Plan (Places to Grow) encourages employment growth through the “development of vacant and/or underutilized properties and to provide “an appropriate mix of employment uses...”. The Provincial Policy Statement (2014) provides similar policy direction regarding the provision and promotion of employment lands at appropriate locations and under appropriate conditions. Such development is to consider the adequacy of site services, transportation systems, and protection of the natural environment, and compatibility, among other matters.

COUNTY OFFICIAL PLAN

The subject property is located in the ABERFOYLE URBAN CENTRE of the County Official Plan. The current designation of the property is Central Business District (CBD) and Residential. A portion of land at the north end of the property is within the Core Greenlands designation (reflected by the NE Zone).

Section 8.4.1 of the County Official Plan states that the predominant use of land in areas designated Central Business District (CBD) shall be for general commercial purposes. The Plan further states that "urban centres are to be a strong focus for business, administrative, and cultural activities and remains the primary gathering place combining both commerce and social functions". While the CBD category allows for a range of commercial development, this designation does not specifically address the proposed 'recreational sales and service uses'. The applicant wishes to amend the Official Plan to add these specific land uses.

More specifically, the proposed Official Plan Amendment is to add a new Special Policy Area for the subject property in order to include: "recreational vehicle sales and service establishment, lawn and garden equipment sales and service, a garden centre or nursery and a veterinarian's clinic; as well as the existing dwelling unit." The proposed Official Plan Amendment is to also extend the CBD designation to incorporate the proposed development area (Subject Lands) as shown on **Figure 2**.

In assessing the proposed development, consideration should be provided to the following Urban Centre policy:

8.4.6 Design Considerations

When considering any development or redevelopment within the CBD, Council shall ensure that such proposals are both aesthetic and functional with respect to building height, bulk, setback, landscaping, parking and vehicular circulation. In addition, where any development or redevelopment is proposed adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks and screening for the residential areas.

Accordingly, the applicant will need to demonstrate that the proposed new uses are appropriate and compatible with surrounding properties and land uses. In an attempt to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum, appropriate mitigation measures should be provided where practical. This can include site specific zoning regulation (i.e. setbacks, limitation or prohibition of land uses, etc.) and the implementation of building and site design controls (i.e. architectural features, building orientation, landscaping, etc.).

PROPOSED REZONING

In terms of the proposed rezoning, the purpose is to amend current Agricultural Zone on the subject land to a specialized commercial zone to implement the intent of the Official Plan (to be amended) and permit recreational vehicles sales and service, lawn and garden equipment sales and service, and ancillary uses including a showroom, offices, parts and accessory sales, and repair and storage building. Other proposed uses for the subject property are to include those normally permitted in the Hamlet Commercial (C1) Zone plus a garden centre or nursery, veterinarian's clinic, and restaurant (including drive-in/fast food/take-out).

In support of their rezoning application, the proponent has filed with their rezoning application:

- planning justification report
- site services report with grading and servicing plans
- storm water management report, and
- noise feasibility study

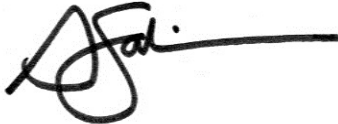
A review of the above-noted reports and studies will be conducted by the applicable public agencies, the Township's peer review consultants, and others, with responses/comments provided by such agencies and consultants through the planning review process.

NEXT STEPS

The public meeting for these applications is scheduled for October 4, 2016. Staff will be in attendance at the public meeting to hear the applicant's presentation, public input, and Council discussion. We trust that these initial comments are of assistance to the Township. Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

Respectfully submitted,

COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT

A handwritten signature in black ink, appearing to read 'A. Salis', with a long horizontal line extending to the right.

Aldo L. Salis, M.Sc., MCIP, RPP
Manager of Development Planning



Township of Puslinch

7404 Wellington Road 34

Guelph, ON, N1H 6H9

T: (519) 763 – 1226

F: (519) 763 – 5846

www.puslinch.ca

File: D11/LEA (Leachman – Aberfoyle Snomobiles)

Location: 92 Brock Road S and a portion of the property to the rear with frontage on Gilmour Rd., Township of Puslinch

Date: July 15, 2016

Re: First Circulation

There are three easements indicated on the preliminary proposed plans submitted, two of which are explained in the chart as for storm water run-off. The third however is in the area of the proposed storage building and may interfere with the current proposal; as no portion of the proposed buildings may be constructed within an existing easement.

Please provide additional information with regard to the easement indicated as Instrument No. WC170568 including the extent of the coverage of this easement of the properties in question.

A handwritten signature in black ink, appearing to read "Robert Kelly".

Robert Kelly, CBCO RASDT
Chief Building Official



Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline Road
R.R. 1, Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies

Geochemistry

Phase I / II

Regional Flow Studies

Contaminant Investigations

OMB Hearings

Water Quality Sampling

Monitoring

Groundwater Protection
Studies

Groundwater Modeling

Groundwater Mapping

Permits to Take Water

Environmental Compliance
Approvals

Our File: 1626

August 4, 2016

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

Attention: Ms. Kelly Patzer
Development Coordinator

Dear Ms. Patzer;

Re: Puslinch File: D11/LEA (Leachman – Aberfoyle Snowmobiles)

We have reviewed the following reports:

*JL Cox Planning Consultants Inc. Aberfoyle Snowmobiles Relocation
Planning Justification Report*

*Van Harten Surveying Inc. Stormwater Management Design and
Servicing Brief*

We have reviewed the re-zoning application for file D11 – Leachman – Aberfoyle Snowmobiles.

Our comments are as follows;

The reporting does not indicate the number of employees that will be working at the facility and does not estimate sewage effluent volumes. It also does not indicate if the sewage effluent stream will be entirely domestic sewage or if there may be effluent from a servicing or maintenance facility.

Sewage System

1) It must be confirmed that the proposed sewage system (tile bed) is at least 15 metres from any existing drilled well and 30 m from any dug well

2) It must be confirmed that no effluent from service areas will be directed into the Class 4 septic system.

3) The completion depth and description of geological strata

recorded for nearby wells must be provided to confirm that there is adequate vertical separation between well intake and septic system. The purpose of this is to confirm that the new septic system will not be emplaced upgradient of existing wells, notwithstanding the required 15 m separation.

3) A nitrate impact analysis as detailed in MOE Procedure D-5- 4 is required to minimize the potential for adverse groundwater impacts.

Water Supply

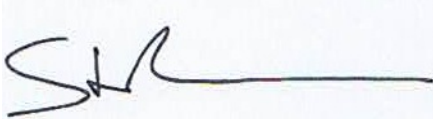
The Zoning by-law amendment application indicates that the property will be serviced by a communal water supply, the servicing brief indicates that a private well will be drilled. If the well is drilled into the Goat Island or Gasport formations, the well will have to be steel cased to a depth a minimum of 0.3 metres below the Vinemount Formation.

Infiltration and groundwater recharge

Approximately 10% of the existing site will become impermeable due to the proposed development. However, the facility will have gravel parking and driveway areas and runoff will directed into permeable swales on the site and stormwater retention facilities on site, therefore it is anticipated that infiltration to groundwater will be maintained at the site.

Sincerely,

Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', followed by a long horizontal line.

Stan Denhoed, P.Eng., M.Sc.
Senior Hydrogeologist



File: 3616
By: Email

August 9, 2016

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

Attention: Ms. Kelly Patzer
Development Coordinator

Dear: Ms. Patzer

Re: Aberfoyle Snowmobiles – 92 Brock Road South, D14/LEA

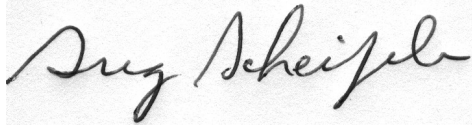
As requested, I have reviewed the Planning Justification Report prepared by JL Cox Planning Consultants for the proposed relocation of Aberfoyle Snowmobiles Ltd. I also reviewed the Stormwater Management Design and Servicing Brief prepared by Van Harten Surveying, including a Grading and Servicing Plan for the subject lands which are located on the east side of Brock Road and north of Gilmour Road. The proposed development involves the construction of two new buildings and a gravel driveway and parking area. It will be serviced by a private well and sewage system. A dry stormwater management (SWM) pond is proposed to control post development run-off volumes and a permit from the GRCA will be required to construct this facility at the proposed location. The existing house will be retained and a second single detached residential lot is to be created on the east side of the property adjacent to the Aberfoyle Meadows subdivision. An Official Plan and Zoning by-law Amendment are required in order for this development to proceed.

There are no natural heritage features on the site or on adjacent lands. Trees are only found around the existing residence or along lot lines and based on the proposed Grading and Servicing Plan they are all to be retained. Where parking areas or other facilities are proposed in close proximity to existing trees protective fencing (eg. paige wire farm fence and/or silt screen depending upon proposed grade changes) should be installed at least 1 m from the dripline of trees wherever possible. This tree protection fencing should be shown on the Site Plan. Other environmental items that need to be addressed include a planting plan for the SWM facility and a Landscape Plan for undeveloped portions of the site. Proposed landscaping should be consistent with the requirements outlined in the Puslinch Design Guidelines.

Please contact me if further clarification is needed on these matters.

Yours truly,

GWS Ecological & Forestry Services Inc.

A handwritten signature in black ink, reading "Greg Scheifele". The signature is written in a cursive, flowing style.

Greg W. Scheifele, M. A., R.P.F.
Principal Ecologist/Forester

CC: Aldo Salis, County of Wellington
Stan Denhoed, Harden Environmental
Steve Conway, GM BluePlan
Nathan Garland, GRCA



August 5, 2016
Our File: 116006-10

Township of Puslinch
RR 3, 7404 Wellington Road 34
Guelph, ON N1H 6H9

Attention: Ms. Kelly Patzer
Development Coordinator

Re: D11/LEA – Leachman/Aberfoyle
Snowmobiles
Zoning By-law Amendment – 92 Brock
Road S, Township of Puslinch

Dear Ms. Patzer,

We have reviewed the application in support of the Zoning By-Law Amendment for 92 Brock Road South, in the Township of Puslinch.

Documents submitted and reviewed include:

- Application for Zoning By-law Amendment Application, dated July 25, 2016
- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated May 31, 2016
- Preliminary Site Plan prepared J.L. Cox Planning Consultants Inc.
- Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated May 6, 2016
- Stormwater Management Design and Servicing Brief, prepared by Van Harten Surveying Inc, dated May 18, 2016
- Grading and Servicing Plan, prepared by Van Harten Surveying Inc, rev.1 February 10, 2016

Based on our review of the documents listed above, we have the following comments:

General

- 1) As per By-Law 19/85 – The Applicant must erect a planting or privacy fence on all lots lines that abuts Residential Zone that is not separated by a road. This comment can be addressed through the Site Plan Approval process.
- 2) The Applicant must provide the required minimum 3m buffer from all properties that are not zoned commercial (all residential properties).
- 3) The Applicant shall provide evidence that the 25% open space requirements have been met with the planned lot severance.
- 4) The proposed storage building is currently located within an easement. Please justify the existing easement or relocate the proposed storage building.
- 5) The Applicant shall indicate the parking requirements for the proposed development on the site plan.
- 6) Please indicate the existing 2-story dwelling's septic bed location.
- 7) GM BluePlan defers comments regarding the relocation of the residential lot line to the County of Wellington.
- 8) Aberfoyle Meadows has a communal well system; therefore GMBP defers comment regarding wellhead protection to Township's hydrogeologist.
- 9) The lot contains a GRCA regulated area. The Applicant shall consult with the GRCA to determine if a permit is required.

Servicing and Stormwater Management

- 1) The Applicant shall limit grading works to the subject property only.

- 2) During the Site Plan Approval Process, the Applicant shall provide enhanced stormwater quality treatment prior to discharge from the site.
- 3) During the Site Plan Approval Process, the Applicant shall ensure the correct setback for the sewage septic system from all applicable structures and lot lines to meet the minimum requirements set forth in the Ontario Building Code.
- 4) The Horton Infiltration parameters listed within the report tables do not correspond with existing MIDUSS parameters. This comment can be addressed through the Site Plan Approval process.

Noise Feasibility Study

- 1) Rooftop HVAC units have only be accounted for during daytime operation. Please demonstrate that the night noise level criteria are met for this development.
- 2) Please clarify if the operation and testing of the recreation equipment onsite has been accounted for with the Noise Feasibility Study.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in blue ink, appearing to read 'Steve Conway'.

Steve Conway, C.E.T., rcsi, PMP
Senior Project Manager, Partner
SC/mh

From: [Jason Benn](#)
To: [Kelly Patzer](#)
Subject: D11/LEA Aberfoyle Snowmobiles 92 Brock Rd South
Date: July-25-16 1:55:14 PM
Attachments: [water tank specifications.doc](#)

Kelly,

In regards to the property mentioned above, 3.2.5.7.(1) requires that an adequate supply of water for firefighting purposes. I have attached a copy of the requirements from the fire service for tank installation and hydrant requirements.

Nothing further at this time.

Yours in fire safety

Jason Benn *CMM, JFIS-II*

Chief Fire Prevention Officer
Puslinch Fire & Rescue Services
7404 Wellington Rd. 34
Guelph, ON N1H 6H9
Tel: 519-821-3010
Fax: 519-936-6421
Email: jbenn@puslinch.ca
Prevention Begins With You!





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

September 29th, 2016

County of Wellington
Administration Centre
74 Woolwich Street
Guelph, ON N1H 3T9

Attn: Gary Cousins, Director

Dear Mr. Cousins,

**Re: OP-2016-05
Aberfoyle Snowmobiles
Part of Lot 23, Concession 7 - Township of Puslinch**

The Grand River Conservation Authority (GRCA) has now had the opportunity to review the information submitted in support of the Official Plan Amendment. The intent of the application is to allow for the applicant to create a commercial zone for the establishment of a commercial business.

Our office has no objections to the approval of the Official Plan Amendment.

General Comments:

Review of the Storm water management report and approach is currently satisfactory for the consideration of the Official Plan Amendment; however additional details will be required with respect to water quality mitigation and management as part of the Site Plan review or permit application.

Should you have any questions regarding this letter, please contact me at 519-621-2763 ext. 2236.

Yours truly,

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

Nathan Garland
Resource Planner
Grand River Conservation Authority

c.c. Karen Landry, Township of Puslinch
John Cox, JL Cox Planning Consultants Inc. 17 Spencer Crescent, Guelph, ON N1L 6H9



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

August 26, 2016

PLN: 16-55
File Code: R14
Sent by: mail & email

Gary Cousins, RPP, MCIP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

Dear Mr. Cousins;

**Re: OP-2016-05 – Aberfoyle Snowmobiles, Glenn and Mary Leachman (2381154 Ontario Inc.)
Part of Lot 23, Concession 7, Puslinch Township**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for an Official Plan Amendment to change Schedule A7-1 and add a new Special Policy Area to permit a recreational vehicle sales and service establishment.

Please be advised that the Planning Department has no objection to the proposed amendment.

Should you require additional information, please feel free to contact me.

Sincerely,

Emily Bumbaco
Planning Technician
emily.bumbaco@ugdsb.on.ca

cc – Karen Landry, CAO/Clerk, Township of Puslinch
JL Cox Planning Consultants, Agent

RECEIVED

SEP 01 2016

Township of Puslinch

CLERK'S DEPARTMENT	
TO	KP
Copy	
Please Handle	<input checked="" type="checkbox"/>
For Your Information	
Council Agenda	
File	

ATTACHMENT 'B'

RECEIVED
Township of Puslinch
JUN 03 2016

Aberfoyle Snomobiles Relocation

Planning Justification Report

In Support of

Official Plan and Zoning Bylaw Amendment Applications

for

92 Brock Road South

Township of Puslinch

May 31, 2016

Prepared By:
JL Cox Planning Consultants Inc.
Guelph ON



1. Introduction

This report is prepared in support of Official Plan and Zoning Bylaw amendment applications to permit the relocation of Aberfoyle Snomobiles to 92 Brock Road South in the Hamlet of Aberfoyle, Township of Puslinch. The application proposes to re-designate the lands from Central Business District and Residential to a specialized Central Business District designation and rezone a portion of the lands from Agricultural (A) to Hamlet Commercial (C1) with special regulations.

1.1. The Property

The legal description of the subject property is Part Lot 23, Concession 7, Township of Puslinch. The entire area of the subject property is approximately 2.9 ha. (7.1 ac.) with a frontage of over 170 m. on Brock Road South (also known as Wellington Road 46).

The entire property consists of two separately owned parcels. The portion fronting on Brock Road is owned by Glenn and Mary Leachman. The other portion is owned by 2381154 Ontario Inc., which is owned by the principals of Aberfoyle Snomobiles, including Glenn and Mary Leachman.

The topography is fairly level, with a gradual slope of less than 2 metres from the rear of the property to Brock Road. A drainage easement is located along the east or rear boundary of the property and along the north side of the property to Brock Road with an outlet under the road. This portion of the property will also be used to accommodate the drainage for the proposed use.

1.2. The Business

Aberfoyle Snomobiles have operated at a leased location known as 60 Brock Road South a short distance to the north of the subject property; and also located within the Hamlet of Aberfoyle. The business has been at that location since 1971, and is a long standing local family owned business. Aberfoyle Snomobiles sells Arctic Cat snowmobiles and ATV's and accessory trailers. Arctic Cat and aftermarket parts, oil, garments and accessories are also sold. Sale of lawn and garden equipment may also be considered to produce an offset to the current seasonal nature of the business.

The current location is undersized and lacks adequate building space to accommodate the growth of the business. The proposed relocation will allow the business to expand some aspects of the operation such as the showroom area and operate in a more efficient manner.

1.3. Land Use Context

The lands are largely vacant, currently having a two storey brick dwelling, small barn and shed located on them. It is intended to retain the house for residential purposes, and for possible commercial expansion in the future.

The surrounding land uses include a variety of commercial, industrial and residential uses, including:

- Commercial to the north consisting of the Aberfoyle Mill restaurant
- Residential to the east consisting of Aberfoyle Meadows subdivision.
- Residential and agricultural uses to the south along Gilmour Road
- Commercial use to the west consisting of lands owned by Nestle Waters Canada

An aerial photograph of the subject lands and surrounding area is attached as Figure 1.

1.4. The Proposal

A preliminary site plan for the proposed development of the property is attached to this report. The key plan sets out the ownership of the separate parcels comprising the entire holding.

The proposal for the property is to develop it as follows:

- The proposed recreational vehicles sales establishment will be located in the southwest corner of the site adjacent to Brock Road. It's use will consist of two (2) buildings: a building containing a showroom, offices, parts and accessory sales and repair shop and a storage building for recreational vehicles to the rear of the main building and facing directly toward it. The space between the two (2) buildings will be used for vehicular access and drop off.
- The north part of the property will be retained with the existing house and drainage facilities. This will provide a transition to the commercial uses to the north, the closest of which is Aberfoyle Mill.
- The rear portion of the property is proposed to be used as a large single detached residential lot to be used by one of the owners of Aberfoyle Snomobiles. It is proposed to be retained as a separate parcel and not be redesignated or rezoned for commercial use. This will provide a residential buffer between the

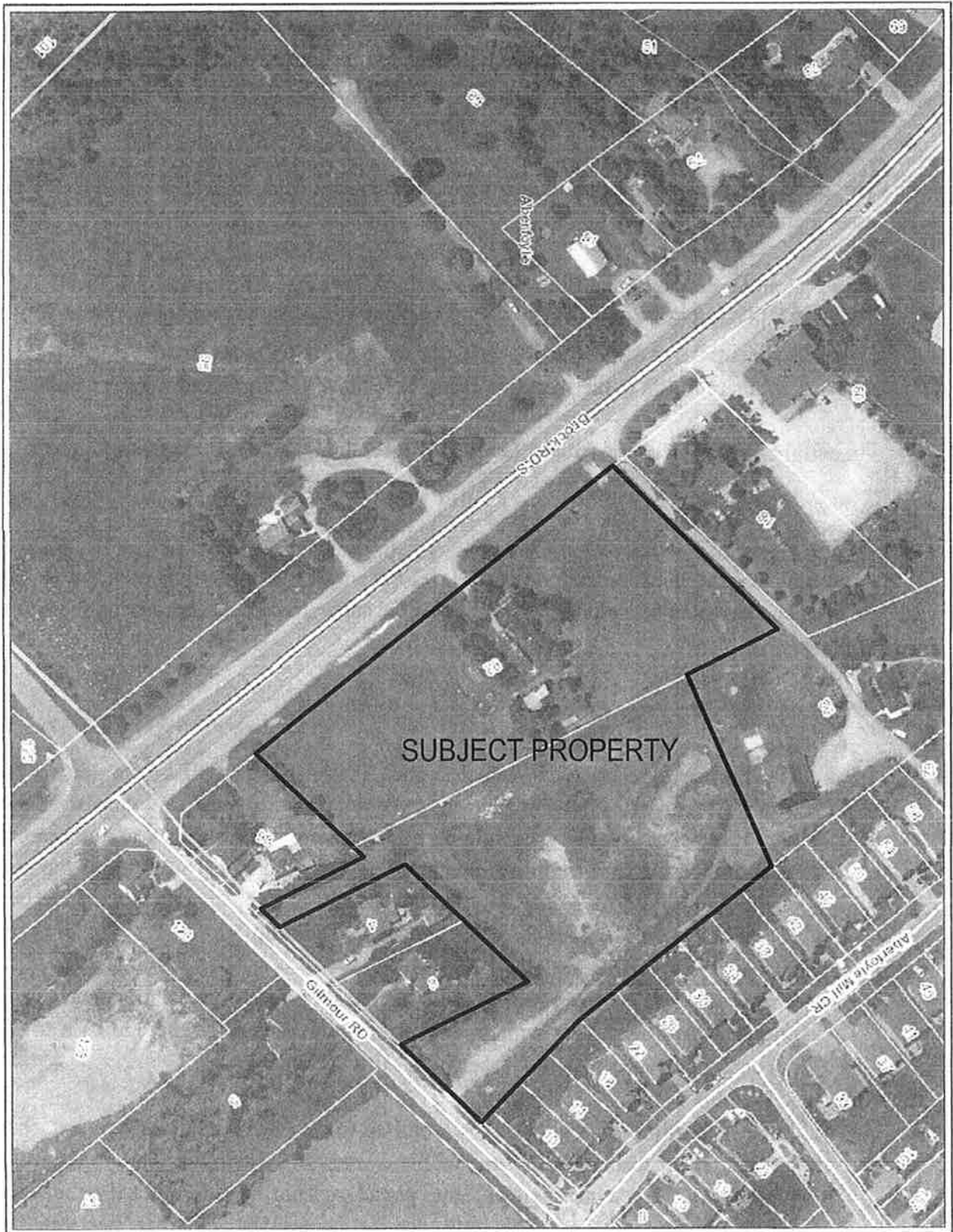


FIGURE 1

commercial facility and residential uses in Aberfoyle Meadows subdivision. A lot line adjustment will be required as part of the planning approvals process to add part of the rear portion of the property to the front portion to create the residential lot.

A conceptual site plan for the proposed development of the property is attached to this report.

2. Land Use Policies and Regulations

2.1. Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act which requires that, *"decisions affecting planning matters shall be consistent with policy statements issued under the Act"*. The current PPS came into effect on April 30, 2014.

The Hamlet of Aberfoyle is considered as a settlement area defined under PPS 2014. Section 1.1.3.1 states that:

"Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted."

The subject application provides for a new "employment" use on the property. The application is consistent with Section 1.3.1 of the PPS (2014) which states:

"Planning Authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long term needs*
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses."*

The PPS (2014) further states in Section 1.7 that municipalities should support long term economic prosperity by:

"c) maintaining and, where possible, enhancing the vitality and validity of downtown and main streets:"

The subject use is currently located in an area designated as part of the Central Business District, and it has been located there for many years. The business requires a new location to provide a larger building and lot area to facilitate its growth. This meets the objective of the PPS (2014) of providing a choice of suitable sites for employment uses and taking into account the needs of existing businesses. The applications will also create an opportunity to locate a new use within the Central Business District designation on the property the business will be vacating. The proposed amendments are therefore consistent with the PPS (2014).

2.2. Places to Grow Plan (2006)

The Ministry of Public Infrastructure and Renewal released the Growth Plan for the Greater Golden Horseshoe Growth Plan Area in 2006 (office consolidation June, 2013) to manage growth in Ontario. The property is located in the Greater Golden Horseshoe Growth Plan Area outside a Built-Up Area as designated within the Plan.

Section 2.2.6.2 b) provides an identical policy to Section 1.3.1 of the PPS (2014) referenced above encouraging diverse economic opportunities in municipalities. Based on the foregoing, the subject applications are consistent with the policies of the Growth Plan (2006).

2.3. County of Wellington Official Plan

The Wellington County Official Plan was approved on May 6, 1999 and has been subsequently amended several times. The subject lands are designated Central Business District on Schedule A7-1, which is the land use plan for the Hamlet of Aberfoyle.

The Central Business District (CBD) designation is intended to recognize downtown areas as the focus for business, administrative and cultural activities. The uses permitted in the CBD include a variety of retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions and does not include a use such as a recreational vehicle sales and service establishment.

As previously noted, Aberfoyle Snomobiles has been located within the CBD of Aberfoyle for 35 years. The proposed new site at 92 Brock Road South is also located where the CBD so an Official Plan Amendment is proposed to provide site special

approval to permit a recreational vehicle sales and service establishment on the property. Aside from having co-existed with other uses in the CBD for a considerable period of time, Aberfoyle Snomobiles also has a retail function selling parts, accessories and garments as well as the office function associated with the business.

It should also be noted that the CBD of the Hamlet of Aberfoyle is not a typical concentration of retail, office and personal service uses. Other uses which have been permitted by site-specific zoning amendments include a large flea market, a furniture, antiques and home furnishing store, and other antique sales outlets. These uses cater to a wider range of customers than those located within and near Aberfoyle, in a similar way to Aberfoyle Snomobile's business.

Section 8.4.6 of the Official Plan sets out design considerations for development or redevelopment within the CDD, stating:

"When considering any development or redevelopment within the CBD, Council shall ensure that such proposals are both aesthetic and functional with respect to building height, bulk, setback, landscaping, parking and vehicular circulation. In addition, where any development or redevelopment is proposed adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks and screening for the residential areas."

It is intended that the buildings be designed to be compatible with the existing buildings in the hamlet. The existing house will be retained for residential and potential future commercial use. Design considerations are further discussed under Section 3.5 of this report.

Aberfoyle Snomobiles, if their relocation is approved, will be vacating a building which then can accommodate an additional commercial use within the CBD.

With regard to access, Section 9.8.1 of the Official Plan sets out policies specific to the Township of Puslinch with respect to access to Wellington Road 46 (Brock Road). Section 9.8.1 a) sets out criteria to be considered where direct access is being proposed to Wellington Road 46 including speed limit, sighting distance, grades, width of the roadway and access point, distance between entrances and projected trips. Section 9.8.1 e) states:

"In areas designated industrial or commercial, a maximum of one driveway for commercial or industrial access is permitted for each existing property with up to 100 metres of frontage along the county road where access is acceptable;"

Further information is set out in Section 3.1 of this report regarding access for the proposed use.

Zoning Bylaw 19-85

Zoning Bylaw 19-85 is the comprehensive zoning bylaw for the Township of Puslinch. It was approved by the Ontario Municipal Board on May 12, 1986 and has been amended numerous times.

The subject lands are currently zoned Agricultural (A) zone in the Zoning Bylaw. Application has been made to amend the zoning to a specialized C1 category to permit "a recreation vehicle and lawn and garden equipment sales and service". In addition the requested zoning will permit other uses normally permitted when a C1 zone as well as some additional uses which would be suitable for the type of buildings proposed on the site.

The proposal includes:

- a bank
- a business or professional office
- a clinic
- an existing dwelling or dwelling unit
- garden centre or nurseries
- a personal service shop
- a public use
- a recreation vehicle and lawn and garden equipment sales and service
- a restaurant, including drive-in; fast food; take-out
- a retail store
- a service trade
- a veterinarian's clinic

The subject lands comply with the minimum requirements of the C1 zone category.

3. Other Approval Considerations

3.1. Site Access and Traffic

As noted, the subject property fronts onto Wellington Road 46, (Brock Road) and County roads are considered in the Official Plan to be major roadways. Such major roadways are expected to provide for and service high volumes of traffic including truck traffic.

Information was requested from the owners regarding traffic generated by their business, and they provided the following information:

- Units (ATV's, snowmobiles, trailers) arrive approximately 2-3 times per month by transport truck. At the existing location they have to back in to the site off Wellington Road 46 but at the proposed location will be able to turn internally on site resulting in improved traffic flow.
- Other saleables arrive daily by courier (UPS, Fedex) typically once per day.
- Customers typically arrive by smaller vehicles such as a truck or SUV. The busiest months are October to March, with an average of 14 per day whereas April to September are less busy and average 8 per day based on sales receipts.
- There are currently seven (7) employees arriving Monday to Friday and Saturdays except during the summer months when the business is closed on Saturdays.

It should be again noted that the business is already located on Wellington Road 46 a short distance north of the proposed new location.

Based on the above information discussions were held with Wellington County Roads Division staff. Based on the information supplied, Road Division staff advised in an email dated October 20, 2015 that a traffic impact study would not be required.

The site also has access to Gilmour Road via a 10 metre wide portion of a closed road allowance. No use is proposed to made of this access other than as a potential emergency access should access temporarily not be available from Brock Road.

3.2. Environmental Consideration

There are no proposed fuel storage tanks on site either above ground or underground. Gasoline fuel required on-site is limited to 20 litre CSA approved storage containers. There is also limited oil and other fuel related products available for sale on site. The property is not located with a wellhead protection area as identified in proposed Official Plan Amendment No. 98 of the County of Wellington which identifies such areas.

The proposed site plan was circulated to Grand River Conservation Authority (GRCA) for preliminary review in October, 2015. By email response dated November 6, 2015, GRCA did not see any significant concerns and advised they would provide full comments when finally circulated by the Township. They noted that most of the development is outside the area regulated by GRCA.

3.3. Grading and Drainage

A stormwater management design has been prepared by Van Harten Surveying Inc. and is being submitted with the planning applications. Stormwater from the property will generally continue to flow to the northwest corner of the property as is currently the case, and will include a proposed stormwater management pond. The proposed facilities are adequate to control the 5 year and 100 year storm to at or below existing run-off water rates, as required by the municipality.

3.4. Noise Impacts

The owner retained HGC Engineering to prepare a noise feasibility study for the proposed development which is being submitted with the planning applications. An analysis was conducted to determine the potential impact of noise from rooftop HVAC units, truck deliveries and sounds from repair bays which may be open on the existing sensitive receptors near the subject site. The analysis, assuming typical worst-case equipment and operating scenarios, indicates that the noise impact of the proposed development on the sensitive receptors can comply with MOECC criteria without additional noise mitigation.

3.5. Design Considerations

To ensure that the proposed use is compatible with surrounding uses, the following considerations have been made in the proposed design for the property:

- a) The rear portion of the property will be retained on a separate lot for residential use to provide compatibility with the residential use of the properties in Aberfoyle Meadows subdivision. This also provides a substantial distance buffer between the proposed use and adjacent subdivision.
- b) The existing house and surrounding trees on the property will be retained. The house is a traditional two (2) storey red brick house and will maintain the mixed residential and commercial character of the existing development along Wellington Road 46.
- c) The buildings will be designed to have a semi-rural character consistent with what exists in Aberfoyle. Parking will be located in the side and rear yards rather than the front yard to maintain the streetscape. The storage building proposed on the site will only have access from the front facing Wellington Road 46, and vehicle unloading will take place between the main building and storage building to minimize visual impacts from the road and adjacent properties.
- d) Landscaping and fencing can be used to further buffer the proposed use from adjacent properties.

4. Conclusions

The proposed Official Plan and Zoning Bylaw amendments will designate and zone the property at 92 Brock Road South to permit the relocation of Aberfoyle Snomobiles, to the property.

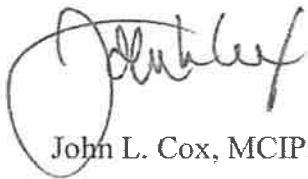
- a) Aberfoyle Snomobiles is a long standing family owned business which has been located in the hamlet of Aberfoyle since 1971.
- b) The proposed amendments are consistent with applicable Provincial policies which encourage municipalities to provide for a range of suitable sites for employment uses to meet the needs of both existing and future businesses and to permit the lands where the business is currently located to be redeveloped to a use which enhances the downtown area.
- c) The proposed use is similar to other uses which have been permitted within the Hamlet Commercial area as designated within the Wellington County Official Plan.
- d) A zoning amendment for the property from A Agricultural to Specialized C1 Hamlet Commercial is required to permit the proposed relocation of the business to the new site.

- e) The Wellington County Roads Division has agreed to permit one access for commercial purposes, to be constructed to meet the County's criteria. The proposed site meets the criteria of the Wellington County Official Plan for a vehicular access for commercial use on a major road.
- f) The site is not located within a wellhead protection area as identified by the County of Wellington, and storage of any potential contaminants on-site is very limited.
- g) Functional stormwater management and servicing reports prepared by Van Harten Surveyors Inc. have been submitted indicating how the use will be accommodated on the site meeting Township standards.
- h) HGC Engineering were retained to complete a noise feasibility study of the proposed use and determined that anticipated noise impact from the proposed use can comply with MOECC criteria without additional noise mitigation.
- i) The design of the site has been done to preserve the original house and trees to retain semi-rural character of the site. The design of the buildings proposed and their location and configuration on the property will also maintain this semi-rural character. A proposed new residential use and distance separation are being used to buffer the proposed use from existing residential development to the east.

Based on the foregoing, it is my opinion that the requested Official Plan and Zoning Bylaw amendments are appropriate and represent good planning.

Respectfully submitted,

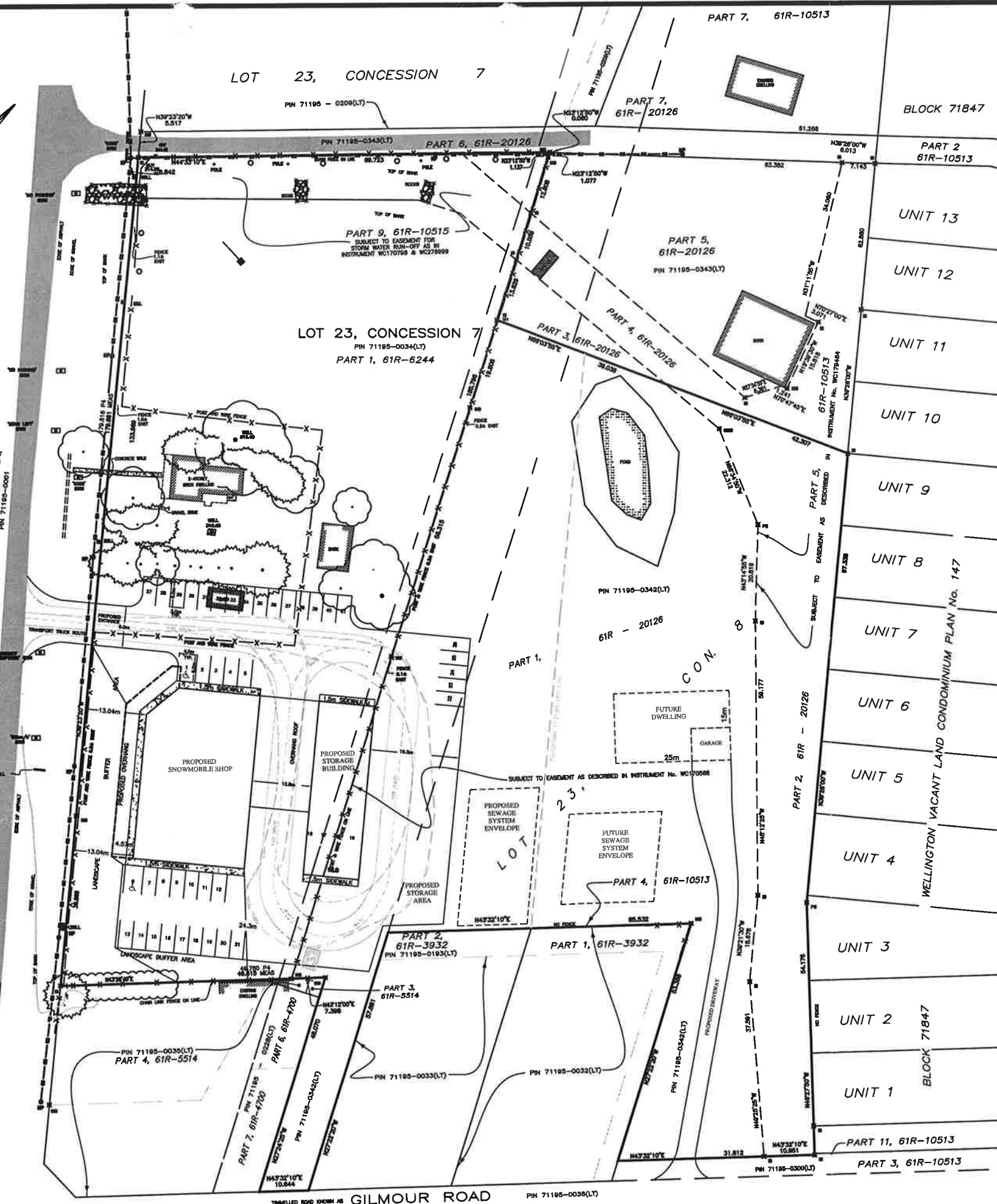
JL Cox Planning Consultants Inc.



John L. Cox, MCIP, RPP

WELLINGTON ROAD No. 46 (BROCK ROAD)

RECORD OF LAND PLAN REGISTERED AS INSTRUMENT No. M-17229 (ON FILE P-160-180)
(PREPARED BY THE SURVEYOR GENERAL No. 6)
PIN 71195-0001



LEGEND:

- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 - IB DENOTES .015 x .015 x 0.60 IRON BAR
 - SSIB DENOTES .025 x .025 x 0.80 SHORT STANDARD IRON BAR
 - WIT DENOTES WITNESS
 - CC DENOTES CUT CROSS
 - 1155 or VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
 - 375 DENOTES BLACK SHOEMAKER & CO., O.L.S.'s
 - P4 DENOTES DEPOSITED PLAN 61R-8244 BY (375)
- ALL SURVEY MONUMENTS ARE 375 UNLESS OTHERWISE NOTED

EXISTING ELEVATION 205.55

BELL PEDESTAL BELL

HYDRO POLE HP

GUY WIRE GW

LIGHT STANDARD LS

SIGN

OVERHEAD HYDRO OH

FENCELINE X

DITCH/SWALE

CENTRELINE OF ROAD

EDGE OF BUSH

TOP OF BANK

CONCRETE

ASPHALT

GRAVEL

WATER

DECIDUOUS TREE

CONIFEROUS TREE

SAPLING SACP or SAPD

SUBJECT PROPERTY:

- 82 BROCK ROAD SOUTH
PIN 71195-0034 (LT)
PART OF LOT 23, CONCESSION 7 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8
BEING PART 1, 61R-8244
TOWNSHIP OF PUSLINCH
SUBJECT TO EASEMENT:
• INSTRUMENT WC170798 OVER PART 9, 61R-10513 FOR STORM WATER DRAINAGE IN FAVOUR OF PARTS 1 & 2, 61R-10513
• INSTRUMENT WC278999 OVER PART 9, 61R-10513 FOR STORM WATER DRAINAGE IN FAVOUR OF UNITS 1-55 WELLINGTON VACANT LAND CONDOMINIUM PLAN No. 147

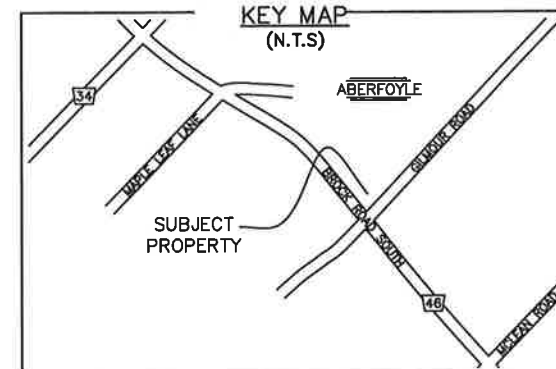
BEARING AND COORDINATE NOTES:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSR (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999815.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83-CSR (2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS TO A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

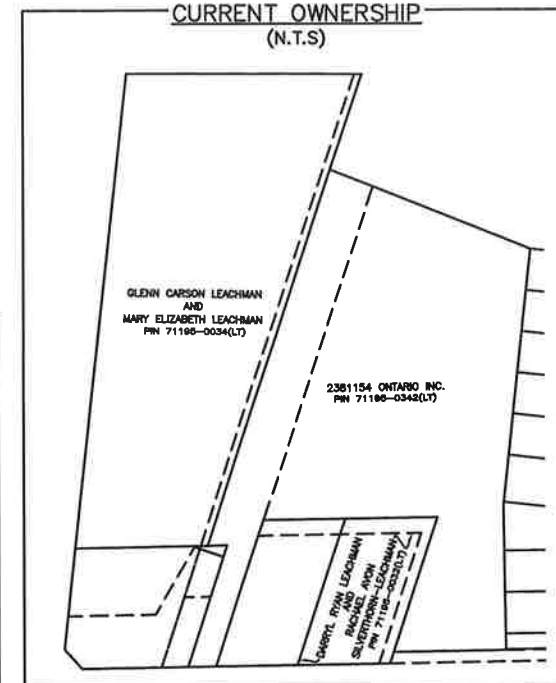
BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HT-2, AS SUPPLIED BY NATURAL RESOURCES CANADA.

KEY MAP (N.T.S.)



CURRENT OWNERSHIP (N.T.S.)



PRELIMINARY SITE PLAN

PART OF LOT 23, CONCESSION 7
PART OF ROAD ALLOWANCE BETWEEN
CONCESSIONS 7 & 8
CLOSED BY TOWNSHIP OF PUSLINCH
BY-LAW 34-1989, INSTRUMENT No. ROS609892
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

PREPARED FOR: ABERFOYLE SNOMOBILES LTD.

PROJECT No. 21527-13

DRAWING SCALE 1 : 1000

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

J.L. Cox Planning Consultants Inc.

Urban And Rural Planning Services

17 Spencer Crescent,
Guelph, Ontario
N1L 1N1
Tel. (519) 836-5622

