



## **REPORT PD-2016-025**

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### INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: October 4, 2016

SUBJECT: Public Meeting - Rezoning Application, File D14/CBM - 2443109 Ontario Inc c/o CBM Aggregates - Part Lot 25, Concession 7, McLean Road W and Brock Road S.

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### **BACKGROUND:**

#### **1. Purpose of Report**

This report is to provide an outline to Council and the Public of application D14/CBM and the review completed to date in advance of the Public Meeting being held Tuesday October 4<sup>th</sup>, 2016 at 7 p.m. regarding the Zoning By-law Amendment on the lands located on Brock Road S. and McLean Road S.

#### **2. Application**

An application has been submitted to rezone a portion of the subject property from Agricultural (A) Zone and Extractive (EX1-3) Zone to a specialized Industrial (IND-\_) Zone to expand the list of permitted uses on the subject lands to include office, commercial and industrial uses.

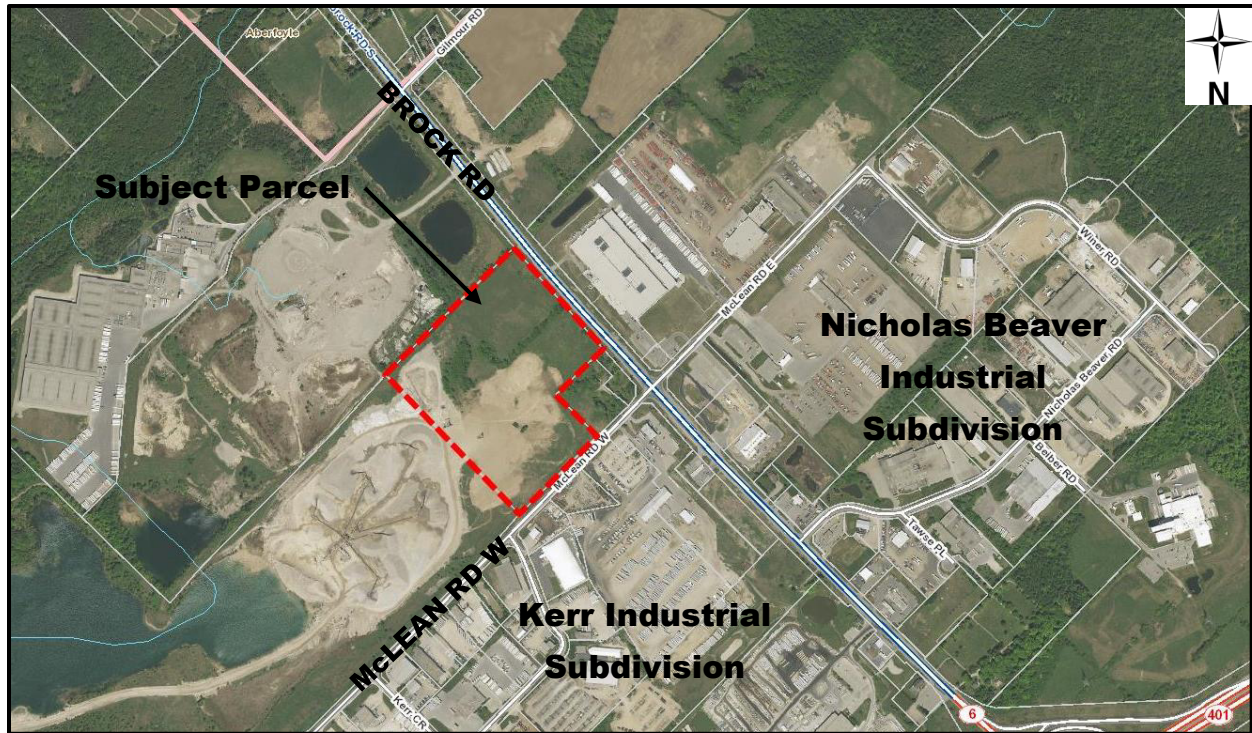
A specific development proposal has not been made with this application but a development concept plan has been designed to capture the maximum capacity of the site.

A Planning Justification report prepared by Glen Schnarr & Associates Inc., attached, has been submitted as part of the application package. Other submission documents include a Technical Studies Report prepared by Golder Associates and a Traffic Impact Study prepared by Paradigm Transportation Solutions Limited.

#### **3. Location & Site Characteristics**

The subject land proposed to be rezoned is approximately 13.2 hectares (32.6 acres) in size, located at the northwest corner of McLean Road West and Brock Road South (Wellington Road 46), legally known as Part of Lot 25, Concession 7. The parcel of land

has been severed from the SMC “Aberfoyle Pit North” mineral aggregate resource operation under County of Wellington Consent file No.B111/14. Industrial and extractive uses surround the lands, as shown below.



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 was mailed to required agencies and property owners within 120 metres of the subject property and a notice sign has been placed on the subject property.

September 9, 2016: Notice of a Public Meeting was published in The Wellington Advertiser and mailed to required agencies and property owners within 120 metres of the subject property.

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 first submission was circulated for review to the Township's consultants and External Agencies for comment and are attached.

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.

At the July 25, 2016 Heritage Committee meeting, the Committee advised that they do not have any comments regarding the Notice of Complete Application for the application.

The Township has not received any written comments from the public in support of or against the rezoning application. 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 of the Official Plan (Puslinch) designates the property partially as 'Secondary Agricultural Area' and partially as 'Rural Employment Area. The property is located within the 'PA7-1' (Puslinch Economic Development Area) Special Policy Area, that is intended to be a predominant location for economic activity and employment opportunities in the Township of Puslinch.

#### **2. Township of Puslinch Zoning By-Law**

The subject lands are zoned Agricultural (A) Zone and Extractive (EX1-3) Zone and proposed to be zoned Industrial Special (IND-\_) Zone.

The permitted uses in the proposed IND-\_ Zone include:

- bakery
- bank
- building or construction contractor's yard
- business office, professional office, or administrative office
- clinic
- dry cleaner's distribution station
- factory outlet
- industrial use
- personal service shop
- public use
- retail lumber and building supply yard
- restaurant

- service trade
- transport terminal
- veterinarian's clinic
- warehouse
- public indoor storage facility
- Retail uses or a showroom ancillary to an above-listed permitted use.

**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 and Consultant/Agency Review Comments

Attachment "B" – Planning Justification Report & Development Concept Plan prepared by Glen Schnarr & Associates Inc.



## **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 D14/CBM – WR46 at McLean Road West**  
**Zoning By-law Amendment**  
**Part of Lot 25, Concession 7**  
**Township of Puslinch**

### **SUMMARY**

The purpose of this zoning by-law amendment application is to allow for the development of new employment lands in the Aberfoyle industrial/commercial corridor at Brock and McLean Roads. Various service commercial and industrial uses are proposed for the subject land. A public meeting is scheduled for October 4, 2016. This report provides a preliminary overview of the proposal, highlights of some of the applicable planning policies to be considered, and explains the next steps in the application process.

### **INTRODUCTION**

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

The land subject to the proposed zoning by-law amendment is located on the west side of Wellington Road 46 (Brock Road) north of McLean Road West. **Figure 1** illustrates the location of the subject land. This property (recently severed from the larger CBM/St. Marys Cement property to the west) is approximately 13 hectares (32 acres) in land area. The surrounding land uses include: extractive industrial, transport storage and repair, material warehousing and shipping, and general industrial uses. Immediately adjacent and south of the subject property (along McLean Road) is a property that was recently rezoned to a specialized zone to permit transport truck repair and other industrial uses.

### **DEVELOPMENT PROPOSAL**

The purpose of the amendment is to rezone the subject land (currently Agricultural and the Extractive Industrial EXI-3 Zone) to a site-specific zoning category to allow for the establishment of various industrial/service commercial uses. A development scenario proposed by the applicant would provide a total floor area of approximately 37,000 m sq. (400,000 sq. ft.) of office and warehouse uses in three separate buildings. The site would be serviced by private well and septic, storm water management, parking and loading areas, with approximately 35% of the site to be landscaped. The only full retail use proposed at this time is a building supply and lumber establishment. Retail sales and showroom space ancillary to a main permitted use is also proposed for the subject property. However, no specific uses or tenants are secured at this time.

A 0.3 metre reserve was established along the Wellington Road 46 (Brock Road) through the consent process. As such, vehicle access for the site is restricted to McLean Road. The concept plan below (**Figure 2**) illustrates the driveway access that would be established for the proposed development.



The subject property is currently vacant, but part of a Provincially licensed aggregate extraction use (operated by CBM Aggregates). We understand that the aggregate material from this site has been extracted and the land is undergoing final rehabilitation with the aggregate license being surrendered in the near future.

**Figure 1 Property Location**



**Figure 2 – 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 including industrial, commercial and institutional 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, among other matters. Wellington Road 46 is a major road that is designed to accommodate a relatively high volume of traffic (including truck traffic). Comments regarding traffic and the suitability of the road network will be provided by County Engineering Services under separate review.

## **COUNTY OFFICIAL PLAN**

According to Schedule A7 (Puslinch) of the Official Plan, the street frontage portions of the subject property is designated RURAL EMPLOYMENT AREA. The lands to the rear are within the Puslinch Economic Development Area (Special Policy Area PA7-1). This special area is intended to provide locations for economic activity and employment opportunities in the Township. The Special Policy Area identifies the predominant location for business and industry in Puslinch “as after-uses when the extractive or aggregate-related activities have either ceased or are incorporated into an after-use”.

Dry industrial uses and commercial development requiring large lots, major road access or proximity to rural resources are permitted in rural employment areas. Accessory uses including the retail sales of products produced on site may be allowed. Appropriate zoning is used to implement these policies. The applicant has prepared a draft zoning by-law to introduce site specific zone that includes a variety of industrial and service commercial land uses that they believe are appropriate and technically feasible at this site.

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

- planning report
- natural environment assessment
- geotechnical and hydrogeological assessment, and
- stormwater management report.

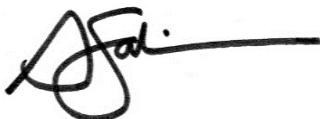
A review of the above-noted reports and studies will be conducted by the applicable public agencies, the Township’s peer review consultants, and others, with responses/comments provided by such agencies or consultants through the planning review process.

## **NEXT STEPS**

The public meeting for this application 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



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



# COUNTY OF WELLINGTON

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## MEMORANDUM

**TO:** Kelly Patzer, Development Coordinator – Township of Puslinch  
Aldo Salis, Manager of Development Planning – County of Wellington

**FROM:** Pasquale Costanzo, Technical Services Supervisor – County of Wellington

**RE:** D11/CBM – St. Mary's Cement Aberfoyle, (2443109 Ontario Inc.)  
Brock Road South at McLean Road, Part Lot 25, Concession 7, Puslinch

**DATE:** September 2, 2016

The County of Wellington Road Division has reviewed the first submission for a proposed rezoning as noted above and has the following comments

- The provided Traffic Impact Study will be forwarded to our consultant to be peer reviewed
- No objection in regards to the provided Stormwater Management Plan
- Access onto Brock Road (Wellington Road 46) for this proposed development will not be granted as outlined in the County's official plan

Sincerely

A handwritten signature in black ink, appearing to read "P. Costanzo", is written over a horizontal line.

Pasquale Costanzo C.E.T.  
Technical Services Supervisor



**From:** [Jason Benn](#)  
**To:** [Kelly Patzer](#)  
**Subject:** D11/CBM (2443109)  
**Date:** July-25-16 2:01:28 PM  
**Attachments:** [water tank specifications.doc](#)

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Good afternoon,

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](mailto:jbenn@puslinch.ca)

Prevention Begins With You!





August 5, 2016  
Our File: 116006-11

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

Attention: Ms. Kelly Patzer  
Development Coordinator

Re: D11/CBM- 2443109 Ontario Inc.  
Zoning By-law Amendment Application  
Township of Puslinch

Dear Ms. Patzer,

We have reviewed the application in support of the Zoning By-Law Amendment for Brock Road South and Mclean Road W, Part Lot 25, Concession 7, Township of Puslinch.

Documents submitted and reviewed include:

- Planning Justification Report, prepared by Glen Schnarr & Associates Inc., dated May 2016
- Technical Studies Report, prepared by Golder Associates, dated April 2016
- Traffic Impact Study, prepared by Paradigm, dated
- Zoning By-law Amendment Application
- Proposed By-law

Based on our review of the documents listed above, we have no comments regarding the proposed zone change.

A detailed analysis will be completed during the Site Plan Approvals Process on all supporting documents once a more detailed plan for the development has been determined.

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', is written over a light blue horizontal line.

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



File: 3617  
By: Email

August 11, 2016

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

Attention: Ms. Kelly Patzer  
Development Coordinator

Dear: Ms. Patzer

**Re: CBM Aberfoyle Lands, D14/CBM**

As requested, I reviewed the Technical Studies Report prepared by Golder Associates, particularly the Section on Natural Environment, along with the proposed Development Concept Plan and other supporting documentation. I also briefly inspected the site on August 10<sup>th</sup>. CBM is proposing to rezone the 13.2 ha (32.6 acres) parcel of land located along Brock Road South and McLean Road from its current Extractive (Exl-3) and Agricultural (A) zoning to a specialized Hamlet Commercial Zone (C1-\_) that allows a broader range of permitted commercial and industrial uses.

Based upon the information submitted and my observations of existing site conditions I offer the following comments.

1. The description of ELC vegetation communities given in Table 1 is inconsistent with the mapping shown in Figure 4 and my observations of existing vegetation conditions. For example, the Fresh White Cedar Coniferous Forest (FOC2-2) described in Table 1 is not shown in Figure 4 and in fact does not exist on the landscape today. In contrast, the coniferous plantation established along Brock Road exists and is shown in Figure 4 but is not described in Table 1. Furthermore, the spatial distribution of the Mineral Cultural Woodland (CUW1) does not reflect the distribution I observed or is shown on the GRCA website. These errors and omissions should be corrected as the information presented is very confusing.

2. Although CBM can remove vegetation under their existing aggregate extraction license prior to re-zoning as stated in the Golder report, it is generally accepted that sites should not be disturbed while they are under review for a planning application. Further disturbance of this site is therefore not recommended at this point in time.

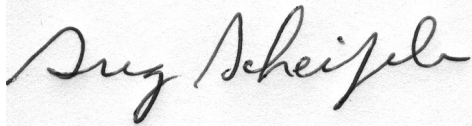
3. Although there are no significant natural heritage features on this site consideration should be given to retaining established tree cover along Brock Road, particularly the white pine and white spruce trees in the coniferous plantation and any healthy basswood and white elm trees in the central hedgerow (FOD7). The area along Brock Road is identified as Landscaped Open Space on the Development Concept Plan so it seems reasonable to retain existing good quality trees in this area. If site grading and/or servicing requirements make tree saving unfeasible in this area the pine and spruce trees are of suitable size and quality for transplanting with a spade truck elsewhere on site.

4. Approximately 35% of the property is now proposed as landscaped open space according to the proposed Development Concept Plan and this landscaping must be consistent with the requirements in the Puslinch Design Guidelines.

Aside from the items listed above, I have no concerns from a natural environment perspective with the proposed rezoning application.

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



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: 16-27

August 8, 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/CBM (2443109 Ontario Inc)**

We have reviewed the following reports:

*Glen Schnarr and Associates Inc. Planning Justification Report*

*Golder Associates Technical Studies Report CBM St. Marys Cement  
Aberfoyle Lands Re-Zoning*

We have reviewed the re-zoning application for Puslinch file D11 CBM St Marys Cement. The proposal is for re-zoning to allow for two office buildings and warehouse space on the site. Preliminary estimates include the use of 81,000 litres of water per day taken from a bedrock well(s) and treatment and subsurface disposal of the same volume of sewage effluent.

Shallow groundwater flow is northward towards active and inactive aggregate extraction areas. It is likely that the majority of effluent from the large septic system will travel beyond the property line onto the adjacent lands and discharge to the existing pit ponds. However, the site a) lies within the area of influence of the Nestle Waters Canada production well and vertically downward gradients and b) is situated in an upland area with natural downward gradients. Golder Associates also consults to Nestlé Waters Canada and is aware of hydrogeological conditions in the area. We expect that consideration of downward contaminant migration be addressed by the proponent. We expect that any water wells penetrating the Vinemount Member be cased into the upper Goat Island Formation, thereby isolating the deeper aquifer from the Guelph and overburden aquifers.



Our detailed comments are as follows;

### **Sewage System**

The reporting assumes the potential for a variety of uses at the site and therefore uses an estimate of sewage flows based on possible employee numbers. If the rezoning is approved then more detailed work contained within an Environmental Compliance Approval (ECA) issued by the Ministry of the Environment and Climate Change (MOECC) will be required.

The Golder report assumes that the sewage generated will be from employee washrooms and allowable dry industrial uses.

The documentation describes a relatively comprehensive sewage effluent treatment process. Prior to permitting this volume of treated effluent to be released into the subsurface, effluent concentrations of other pertinent parameters should be discussed and examined to ensure that no long term groundwater impacts result from this development.

The effluent dilution calculation assumes that the background nitrate concentration is zero, although monitoring well 14-6 has a nitrate concentration of 2.73 mg/L. Adding another 5 mg/l of nitrate, in the effluent, to the existing background concentration amount may result in unacceptable groundwater nitrate concentrations. We expect that the MOECC will comment on the use of background nitrate concentrations in the ECA process.

This site is within the catchment area of Nestlé Waters Canada production well and other domestic water supply wells. The introduction of 81,000 L containing 5 mg/L will inject a significant mass of nitrogen into the subsurface. Contributing such a large mass of nitrogen to the subsurface every year may result in long term degradation of the underlying aquifers. A more fulsome discussion of where contaminants will ultimately flow should be presented and consideration for emerging contaminants of concern (e.g. pharmaceuticals) must be included.

### **Water Supply**

The proposal suggests that the Gasport formation should provide sufficient water for the development. We agree that the water is available however other permits to take water and the cumulative impacts on the aquifer need to be discussed. The area of influence of the Nestlé Waters Canada well extends beneath this site and beyond. The additional taking of 81,000 l/day from the Gasport Aquifer should have a more thorough discussion in terms of potential impact to adjacent wells including Nestlé Waters Canada and Meadows of Aberfoyle. A permit to take water will be required from the MOECC.

## **Infiltration and Groundwater Recharge**

Low Impact Development (LID) design has been incorporated into this proposal including grassed swales, infiltration trenches and an infiltration basin. Using these techniques they estimate that infiltration will be reduced by less than 10% from predevelopment conditions.

Sincerely,

Harden Environmental Services Ltd.

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

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



**PLAN REVIEW REPORT TO: Township of Puslinch  
Kelly Patzer, Development Coordinator**

**DATE:** August 2<sup>nd</sup>, 2016 **YOUR FILE:** D11/CBM  
**GRCA FILE:** D11-CBM – Brock Road S and McLean Road W, Part Lot 25, Concession 7,  
Township of Puslinch

**RE:** **Application for Zoning By-Law Amendment D11/CBM**  
Brock Road S and McLean Road W, Part Lot 25, Concession 7, Township of  
Puslinch  
CBM (2443109 Ontario Inc.)

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the zoning by-law amendment to allow for a specialized Hamlet Commercial zone.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the lands contain no resource features.

**2. Legislative/Policy Requirements and Implications:**

None.

**3. Additional Information/Suggestions provided in an advisory capacity:**

- We would defer review of the Storm water management review and any tree preservation or landscape review to the Township of Puslinch.
- The note on Page 8 of the Golder's report identifies Bank Swallow as onsite and further comments that the MNRF will be engaged in management of the species under the ESA. Our office has no objections the direction provided, however, would recommend that correspondence from the MNRF be provided as supporting documentation stating that the proposed strategy is acceptable and has been carried out.

Please note that a review fee of \$380 will be invoiced to the applicant.

Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.

Yours truly,



Nathan Garland  
Resource Planner  
Grand River Conservation Authority

\* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Sarah Wilhelm/Aldo Salis – County of Wellington (via email)  
Karen Bennett – Glen Schanrr and Associates Inc. (via email)  
2443109 Ontario Inc. (David Hanratty) – applicant (via email and mail)

**Planning Justification Report for Zoning By-law Amendment  
SMC Aberfoyle North Lands  
Part of Lot 25, Concession 7; Part of Road Allowance between  
Concessions 7 & 8  
Township of Puslinch, County of Wellington**

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## **1.0 INTRODUCTION**

Glen Schnarr & Associates Inc. has been retained by St. Marys Cement (SMC) to assist in obtaining a Zoning By-law Amendment to change the existing zoning designation and expand the list of permitted uses for approximately 13.2 hectares (32.6 acres) of land within the 'Aberfoyle Pit North' lands for employment uses. The subject lands are located on the west side of Brock Road South (Wellington Road No. 46) and north of MacLean Road West, in the Township of Puslinch.

The purpose of this report is to outline the nature of the proposed development and to evaluate the proposal in the context of the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Wellington Official Plan, and the Township of Puslinch Zoning By-law. Summaries and conclusions of required supporting studies are also included towards the end of this report.

## **2.0 SITE DESCRIPTION AND SURROUNDING LAND USES**

The SMC 'Aberfoyle Pit North' pit lands total approximately 163.6 hectares (404.3 acres) in size and are located on the north side of Highway 401, just west of Brock Road interchange and just east of the Highway 6 North interchange with Highway 401. The subject lands to be rezoned in this Zoning By-law Amendment Application pertain to a parcel of land 13.2 hectares (32.6 acres) in size, located at the northwest corner of MacLean Road and Brock Road South (Wellington Road 46), legally known as Part of Lot 25, Concession 7; Part of Road Allowance between Concessions 7 & 8. The subject lands were previously severed from the original property via a consent application, under subsection 53(42) of the Planning Act, in December, 2014 (file number B111/14).

The subject lands to be rezoned are illustrated in Figure 1 – *Location Plan*. The subject lands were previously part of the larger mineral aggregate resource operation. The site is currently licensed under the Aggregate Resources Act (ARA) and available resources have been fully extracted. The property has been rehabilitated with the exception of a small area in the northwest corner of the site. This small corner has been extracted but not fully rehabilitated as it has been contoured but not seeded. The ARA licence will need to be surrendered at a later point during the planning approval process.

The lands to the immediate south of the subject lands consist of existing office and industrial uses including a two-storey office building for TransX (private transportation company) and an Esso gas station. To the east of the subject lands across Brock Road South is Maple Leaf Food's newly built distribution centre. To the west and north of the subject lands are existing mineral aggregate



extraction operations. A GO Transit ‘park and ride’ lot and bus stop is located kitty corner from the subject lands at the southeast intersection of Brock Road South and McLean Road. This GO Transit bus stop provides access to routes leading to Mississauga, Milton, Guelph, and Kitchener/Waterloo.

### 3.0 DEVELOPMENT PROPOSAL

SMC is proposing to rezone an area of 13.52 ha (32.6 acres) of the lands located at the northwest quadrant of MacLean Road and Brock Road from its existing ‘Extractive – EXI-3’ and ‘Agricultural-A’ to ‘Industrial – IND-X (Special Provision)’ in order to facilitate the future development of office/industrial uses. A *Development Concept Plan* is enclosed as an appendix at the end of this report. The concept plan contemplated for this application is very preliminary and consists of two buildings (Buildings A and B) at a maximum of three storeys in height for a total gross floor area of 27,870 m<sup>2</sup> (300,000 square feet) in addition to one warehouse building (Building C) at one storey in height. Building C would represent a gross floor area of 9,290 m<sup>2</sup> (100,000 square feet). The proposed development scenario, while preliminary, has been based in part on the capacity of the proposed septic system, including anticipated effluent volumes and estimated number of employees. In summary, three buildings have been proposed, as follows:

- Two buildings at 3-storeys each (total office GFA = 300,000 sq. ft.); plus
- One 1-storey building with 100,000 sq. ft.

It is anticipated that the two 3-storey buildings with a total GFA of 300,000 sq. ft. can accommodate approximately 1000 employees (based on the assumption that 1 employee occupies 300 sq. ft.) Further, it is anticipated that the warehouse building would accommodate approximately 100 employees (bases on the assumption that 1 employee occupies 100 sq. ft.). One vehicular access is proposed via MacLean Road along the south lot line. The development concept plan provides a surface parking area with a total of 772 parking spaces to contemplate the office rate for parking at a rate of 1 space per 40 m<sup>2</sup> (662 spaces) for buildings A & B and the industrial rate at 1 space per 100 m<sup>2</sup> (89 spaces) for the proposed warehouse building. The concept also includes two septic beds with sizes of 1.5 hectares (3.71 acres) and 0.5 ha for a total of 2.0 hectares (4.94 acre) for septic bed, a 1.24 hectare (3.06 acre) stormwater management pond and a waste treatment facility at 0.32 hectares (0.79 acres) in size within the subject lands.

As of May 2016, SMC does not have a specific user for the proposed development. Accordingly, the purpose of this rezoning application is to enact a site specific IND zone for the property that provides a range of compatible and appropriate uses. The proposed concept plan meets the IND Zone requirements for lot area, lot frontage, all yard depths, maximum lot coverage (which is in effect treated as FSI), and minimum landscaped area.

## 4.0 LAND USE POLICIES

### 4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS 2014) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Section 1 of the PPS outlines policies associated with future development and land use patterns.

Sections 1.1.1 and 1.1.4.1 states:

*“1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs;*

*1.1.4.1 Healthy, integrated and viable rural areas should be supported by:*

- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*

The proposed Zoning By-law Amendment conforms to Sections 1.1.1 and 1.1.4.1 as the subject lands will promote efficient development and land use patterns and can provide a range of future employment related uses that will contribute to the range and mix of existing land uses within the County of Wellington. By rezoning the subject lands to accommodate a range of industrial and office uses, it will also promote a diversification of the economic base of the Township, ultimately contributing to the increased long-term well-being of the municipality. The proposed rezoning will make use of the existing transportation infrastructure and public service facilities provided along Highway 401 and existing roads, thereby representing an efficient use of existing transportation infrastructure.

The PPS contains policies related to Employment and Employment Areas (Section 1.3):

*“1.3.1 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;*

- 1.3.2.3 *Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.”*

The proposed Zoning By-law Amendment conforms to Section 1.3 as it provides an opportunity for new economic development uses to meet long-term needs of the community. Furthermore, with the subject land’s size and proximity to the Highway 401 corridor, it can support a wide range of economic activities, which will encourage a diversified local economy.

Section 1.6 of the PPS provides policies relating to Infrastructure and Public Service Facilities:

- “1.6.6.4 *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”*

The proposed rezoning conforms to Section 1.6 as private sewage and water services will be provided on-site to accommodate future uses. In addition, the subject lands’ close proximity and access to Highway 401 will make efficient use of existing and planned transportation infrastructure.

Section 2.5 of the PPS contains policies related to Mineral Aggregate Resources:

- “2.5.3.1 *Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved designations into consideration”*

The proposed rezoning application conforms to Section 2.5 as the available resources on the subject lands have been fully extracted and rehabilitated with the exception of a small area in the northwest corner of the site. This small corner has been extracted but not rehabilitated as it has been contoured but not seeded. The ARA (Aggregate Resources Act) license will need to be surrendered at a later point during the planning approval process.

## **4.2 Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is intended to be a framework for implementing strong prosperous communities and a competitive economy through managing growth in the region to 2041. Growth Plan policies relevant to the proposed development include Policy 2.2.2 ‘Managing Growth’, which states:

*“2.2.2.1 Population and employment growth will be accommodated by –*

- f) ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness*
- g) planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling”*

The proposed Zoning By-law Amendment promotes the policies of the Growth Plan as it ensures the availability of sufficient land for employment to accommodate forecasted growth in order to support the Greater Golden Horseshoe's economic competitiveness.

The Growth Plan also contains policies which relate to employment areas, which are defined as areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. Rezoning the lands at the northwest corner of MacLean Road and Brock Road will create a new employment area within the Greater Golden Horseshoe consistent with the Wellington County Official Plan. Further, Section 2.2.6 of the Growth Plan provides policy directives specific to Employment Lands. Relevant policies to the proposed Zoning By-law Amendment include:

*“2.2.6.2 Municipalities will promote economic development and competitiveness by –*

- a) providing for an appropriate mix of employment uses including industrial, commercial 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*
- c) planning for, protecting and preserving employment areas for current and future uses”*

The proposed Zoning By-law Amendment promotes the Employment Land policies of the Growth Plan by providing for an appropriate mix of employment uses to meet long-term needs. By rezoning the lands to facilitate future development of comprehensive industrial and prestige industrial uses, opportunities exist on the subject lands to allow for a diversified economic base.

#### **4.3 County of Wellington Official Plan**

The County of Wellington Official Plan (Last Revision March 9, 2015) provides land use policies to guide development within the County. It also gives direction for lands within the Township of Puslinch given the absence of a local Official Plan for the Township.

As shown on Figure 2 – *Excerpt of Wellington County Official Plan* in the appendix of this report, the subject lands are located within two designations in the Official Plan’s Rural System: ‘Secondary Agricultural Area’ and ‘Rural Employment Area’.

The Secondary Agricultural Area designation is defined as non-prime agricultural areas where some agricultural uses can be sustained. Permitted uses and activities within Secondary Agricultural Areas include small-scale commercial, industrial and institutional uses in addition to prime agricultural area uses and public service facilities (as per Section 6.5 of the Official Plan). Commercial, industrial and institutional uses are permitted, subject to certain requirements including:

- that adequate water and sanitary servicing can be provided;
- that the use is compatible with the surrounding area;
- that the proposed location is appropriate for market and land considerations;
- that the use is small in scale and contained within one lot; and,
- that the use will not preclude agricultural or aggregate operations.

The proposed Zoning By-law Amendment and development concept conform to the Secondary Agricultural designation in providing sufficient land area to accommodate sanitary treatment and a septic system, and is surrounded by similar adjacent compatible uses including a Maple Leaf Food’s distribution centre to the east, and a two-storey office building for a transportation company to the south. In light of the surrounding employment uses and moreover there is limited future potential for these lands to be used for high quality agricultural purposes. In our opinion, it is logical and appropriate to seek employment uses on the subject lands, consistent with the County of Wellington Official Plan.

The Rural Employment Area designation is defined as areas for industrial and limited commercial uses which benefit from a rural location for transportation access, land parcel size and natural resource considerations (as per Section 6.8 of the Official Plan). This designation permits dry industrial uses such as manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials, as well as service-focused commercial uses including business or professional offices, agricultural machinery sales, small scale motels or restaurants, and limited accessory retail. The Official Plan states that detailed land use regulations are to be determined by the Zoning By-law and that proposed uses shall be compatible with the surrounding area.

It is also important to note that Section 4.2 the County of Wellington Official Plan includes policies for economic development including industrial and commercial uses, particularly within the Rural System. Subsection 2.4.3 notes that “*opportunities for industrial, commercial and recreation activities will be supported in appropriate locations*” and that within the Rural System, such opportunities “*will be considered where they offer advantages to businesses such as larger sites, compatibility or proximity to resources or major transportation facilities*”. These policies are reinforced in subsection 4.2.5 for ‘Rural Opportunities’ which outlines that the Rural System business opportunities benefit from larger lot sizes and access to major roads.

As depicted in Figure 2 – *Excerpt of Wellington County Official Plan Schedule A7*, the subject lands are also located within the ‘PA7-1’ (Puslinch Economic Development Area) Special Policy Area. This is an area that is intended to be a predominant location for economic activity and employment opportunities in the Township of Puslinch. The ‘PA7-1’ Special Policy Area specifically notes that



extractive uses with the policy area “*should be considered for industrial, commercial, institutional and/or recreational activities or natural area as after-uses when the extractive or aggregate-related activities have either ceased or are incorporated into an after-use*”. This policy accurately describes the subject lands which have served as a mineral aggregate resource operation and are now a strong candidate for a new compatible land use and serves to compliment the County’s vision for economic development.

The proposed Zoning By-law Amendment conforms to the County of Wellington Official Plan as it proposes compatible uses on a large, fully extracted aggregate operation site that will be available to accommodate a range of employment opportunities. Furthermore, the proposal intends to accommodate for a range of employment and business opportunities, while taking advantage of existing transportation infrastructure due to the site’s close proximity to major roads, Highway 401 and a GO Transit Park & Ride lot.

#### **4.4 Town of Puslinch Zoning By-law**

As shown on Figure 3 - *Excerpt of Township of Puslinch Zoning By-law (Schedule A)*, a portion of the subject lands that are designated Secondary Agricultural Area in the Official Plan is zoned ‘Extractive – EXI-3’. Similarly the parts of the subject lands that are designated Rural Employment Area in the Official Plan are zoned ‘Agricultural’ in the Township of Puslinch Zoning By-law 19/85 (November 2014 Consolidation).

An ‘Extractive – EXI’ zone permits a single dwelling unit, agricultural use, aggregate storage area, gravel pit, quarry, public use and retail outlet or business office accessory to a permitted use. The exception ‘3’ restricts the extraction of aggregate resources below a point, which is one (1) metre above the high water table. The ‘Agricultural’ zone permits agricultural uses, a single detached dwelling, home occupation, and open space and conservation uses. General industrial and office uses are currently not permitted under the existing zones. In order to facilitate the future development of industrial and commercial uses on the subject lands, a Zoning By-law Amendment application is required.

### **5.0 PROPOSED ZONING BY-LAW AMENDMENT**

To allow for the development of the proposed development, it is proposed that the subject lands be rezoned from ‘Extractive – EXI-3’ and ‘Agricultural – A’ to ‘Industrial – IND-X (Special Provision)’ zone in order to permit a range of industrial and commercial uses. A copy of the draft implementing zoning by-law is attached as Appendix 1 to this report.

### **6.0 SUPPORTING STUDIES AND PLANS**

The Development Review Meeting on April 24, 2013, and again in June, 2014 set out the required supporting studies to support the proposed rezoning. These studies have been prepared and are submitted in conjunction with the Zoning By-law Amendment Application. We have summarized the findings of each report in this section.

## **6.1 Technical Studies Report**

The supporting Technical Studies Report prepared by Golder Associates Ltd. (Golder) dated April 2016 has been prepared to support this rezoning application. The report provides technical studies to address the requirements of the County of Wellington and Township of Puslinch. This report includes a Natural Environment Assessment, a Geotechnical Assessment, a Hydrogeological Assessment and a Stormwater Management Assessment.

### **6.1 a) Natural Environmental Assessment**

An assessment was conducted to determine if any significant environmental features exist on the subject lands. There are no surface water features or wetlands found on the subject lands. In addition, all of the plant species identified through the vegetation surveys are secure and common in Ontario.

With regards to wildlife, habitat on the subject lands are characterized primarily by disturbed areas and cultural vegetation communities, and no vegetated connections or corridors with off-site features were found. A total of 35 bird species were observed in the study area during the breeding bird surveys. However, it was determined that there are no habitats in the study area for avian SAR that warranted species-specific surveys. A total of four (4) mammal species were observed in the study area and represent a common community of species. All mammal species observed during the surveys are very common provincially and globally. One species, milksnake, is designated special concern and was identified as having moderate potential to be found on the subject lands given the suitable habitat. As milksnake is designated special concern, neither its habitat nor individuals are protected. Therefore, during construction a worker awareness program is recommended as sufficient to protect any milksnake that may be on the subject lands.

An assessment was also completed to assess the natural heritage features and functions located on the subject lands.

Based on the assessment completed, the following features do not occur within the subject lands:

- Significant wetlands;
- Significant woodlands;
- Significant valleylands; and
- Significant Areas of Natural and Scientific Interest (ANSI)

There is no suitable habitat for endangered or threatened species on the subject lands, or in the study area. Further, there are no surface water features on the subject lands. Based on the surface water assessment, local drainage to off-site natural systems, or fish habitat, will not be affected by the proposed rezoning and proposed conceptual development.

An analysis was conducted on seasonal concentration areas, and no seasonal concentration areas were identified in the study area. Furthermore, no migration corridors or specialized habitats were identified in the study area. Finally, no vegetation communities in the subject lands are ranked extremely rare or rare-uncommon.

#### 6.1 b) Geotechnical Assessment

Based on the results of the investigation carried out by Golder, the subsurface soil conditions are generally considered to be suitable to support the proposed development.

#### 6.1 c) Hydrogeological Assessment

It has been determined that the bedrock aquifers in the Guelph Formation and the Gasport Formation in the area have been shown to provide good water quantity and quality and are used for various purposes. The water supply could be obtained from one or more wells depending on the demand required and it is recommended that the siting of the well be sufficiently far from the area for the proposed septic tile bed. Water taking for typical industrial/commercial uses is not expected to create well interference with neighboring wells.

Given the hydrogeological conditions, it is recommended that fully raised tile beds be constructed. The existing topography of the subject lands will require grading of the tile bed area prior to construction. The conceptual site plan developed as part of this application has set aside an area of approximately 2 ha (divided over 2 blocks consisting of 1.5 ha and 0.5 ha) for the construction of a subsurface septic disposal system. A septic bed impact assessment was conducted, and confirmed that nitrate, nitrite and total phosphorus concentrations are generally low at the wells monitored at the site.

A communal wastewater treatment process must be provided given the anticipated volume of effluent generated each day based on the proposed preliminary concept plan. Given the size of the system and effluent objectives it is recommended that a treatment process involving pre-treatment, post-treatment, denitrification and disposal bed be provided. With the exception of the disposal bed and forcemains, the entire treatment process would be located within the proposed treatment plan which would include electrical power (including emergency), potable water supply and heating.

There is no expectation of water quality impact as a result of the proposed effluent discharge. There are no surface water receptors within 300 m of the proposed tile bed locations, the shallow water table is not at risk of eclipsing Ontario Drinking Water Standards and the bedrock aquifer is naturally protected by the geologic conditions.

#### 6.1 d) Stormwater Management

A conceptual plan has been prepared to illustrate a proposed development pursuant to the 'IND-Zone'. The proposed post development condition contains four buildings (1 warehouse, two 3 storey buildings and a wastewater treatment facility), paved parking, sidewalks and driveway, lawn/grass areas, septic bed, infiltration basin and a Stormwater Management pond.

Under the post development scenario, it is anticipated that the runoff from the total catchment area will flow towards the northwest into the proposed stormwater management pond and will continue to contribute to the water table.

Proposed Low Impact Development (LID) features in the post-development scenario include an infiltration basin to receive runoff from the roof of the buildings and enhanced grass swales and infiltration trenches to receive runoff from the parking area. Modelling data indicates that LID features will largely compensate the infiltration volume reductions estimated for the post-development scenario.

It is important to note that the SWM pond size shown on the preliminary development concept plan of 1.24 ha is currently oversized. As the rezoning process progresses, more definitive calculations will be provided to more accurately size the SWM pond.

#### 6.1 e) Conclusions:

Based on the technical studies completed by Golder, the following conclusions include:

- There are no anticipated unacceptable impacts on natural features in the area of the subject lands as a result of the conceptual development;
- The subsurface native soil conditions are generally considered to be suitable to support the proposed conceptual development; however, fill materials encountered within a limited area on site are unsuitable and must be removed prior to development;
- A suitable water supply can be likely established from the bedrock aquifer, specifically within the Gasport Formation;
- A septic system area has been identified that can accommodate a daily average effluent loading of approximately 81,000 L/day of treated septic effluent;
- The septic system has been sized for the appropriate number of employees proposed to be accommodated in this development proposal. This was determined using a rate of effluent generated per employee of 75 L/employee/8 hour shift, which would result in a daily effluent volume of 81,000 L/day, which in turn corresponds to 1,080 employee shifts per day.
- Tertiary treatment of septic effluent will be required with a sewage treatment plant with nitrate removal;
- LID features will be required to compensate the infiltration volume reductions that will occur during post development;
- An infiltration basin and wet pond, designed for enhanced water quality treatment, will be required for storage and water quality requirements; and
- The proposed SWM pond will provide a permanent pool, extended detention volume, and additional freeboard with overflow from the SWM pond being directed to the adjacent pit lake.

## **5.2 Traffic Impact Study**

The supporting Traffic Impact Study prepared by Paradigm Transportation Solutions dated April 2016 has been prepared to determine the impact of the proposed development on the existing surrounding road network. It has been determined that:

- The intersection of Brock Road and MacLean Road within the study area is currently operating within acceptable levels of service during the AM and PM peak hours;
- Once completed, the development is expected to generate 613 AM peak hour trips and 552 PM peak hour trips;

- The intersection of Brock Road and McLean Road within the study area is expected to operate within acceptable levels of service in the AM and PM peak hours during the 2021 background traffic conditions;
- During the AM peak hour, the northbound left turn movement is expected to be approaching capacity. Optimizing the signal phase timings and intersection cycle length is expected to be able to accommodate the forecasted traffic demand.
- By 2021 with build-out of the subject site, the intersection of Brock Road and McLean Road is expected to operate with an overall LOS C in the AM peak hour. The northbound left turn movement is expected to operate with a volume to capacity ratio of 0.94 and a LOS E. The southbound movement at the intersection of McLean Road and the Site Driveway is expected to operate with LOS C during the 2021 AM peak hour;
- During the 2021 PM peak hour with build-out of the subject site, the intersection of Brock Road and McLean Road is expected to operate with an overall LOS D. The eastbound left-through turn movement, eastbound right turn movement, and the northbound left turn movement are expected to all operate with LOS F and volume to capacity ratios greater than 1.0. The westbound left-through turn movement will operate with LOS E and a volume to capacity ratio of 0.90; and
- The southbound movement at the intersection of McLean Road and the Site Driveway is expected operate with LOS F during the 2021 PM peak hour.

The report recommends that the applications be approved as proposed with the following conditions:

- the County of Wellington monitor traffic conditions at the Brock Road and McLean Road intersection to adjust signal timing;
- signal timing at the Brock Road and McLean Road intersection be optimized for peak hour;
- exclusive left and right turn lanes for the eastbound and westbound approaches at the intersection of Brock Road and McLean Road to be implemented upon full development of the site;
- a westbound right turn lane and eastbound left turn lane be constructed at the intersection of McLean Road and the site driveway; and
- if warranted by the County of Wellington, a traffic signal may be constructed at the intersection of McLean Road and the site driveway.

The report recommends that the first office building be approved prior to the construction of recommended improvements. Until sufficient monitoring occurs that confirms the assumptions of the report it must be considered that traffic patterns may develop in a manner that requires adjustment to the improvements. If required, a report addendum will address changing traffic patterns and required improvements.

## **7.0 CONCLUSION**

The proposed Zoning By-law Amendment is justified and represents good planning for the following reasons:

1. The proposal conforms to and promotes the policies of the Provincial Policy Statement, the Growth Plan, and the County of Wellington Official Plan.



2. The proposed zoning by-law amendment will ensure that land will be available to accommodate a range of employment and commercial opportunities to meet projected needs in the County of Wellington;
3. Amending the Zoning By-law to permit a range of commercial and industrial uses on the subject lands would be consistent with the County's vision for areas of previous extractive uses that are within the 'Puslinch Economic Development Area';
4. The proposed rezoning will make use of the existing transportation infrastructure and public service facilities provided along Highway 401 and existing local collector roads, thereby representing an efficient use of existing rural infrastructure, which avoids uneconomical expansion of public services;
5. The proposed development will be on private servicing and will be consistent with surrounding existing developments.

**Respectfully submitted,**

**GLEN SCHNARR & ASSOCIATES INC.**

**Karen Bennett, MCIP, RPP**  
**Associate**



**Evan Perlman, M.Pl.**  
**Planner**

**Figures:**

1. Location Plan
2. Excerpt of Wellington County Official Plan (Schedule A7)
3. Excerpt of Township of Puslinch Zoning By-law (Schedule A)
4. Development Concept Plan (Scenario B)

**Appendix:**

1. Draft Zoning By-law Amendment



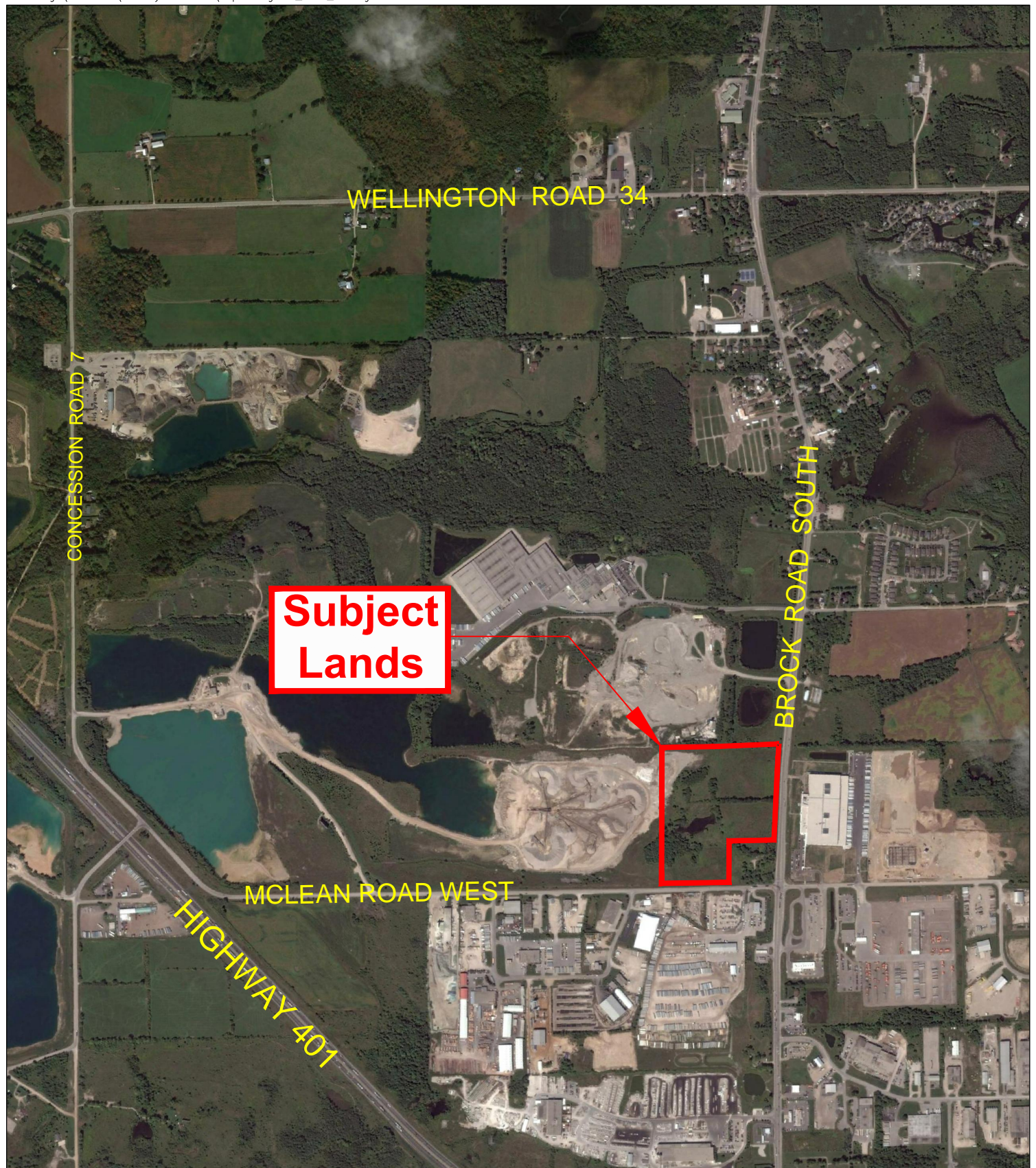


Figure 1 - Location Plan

— Subject Lands



January 6, 2016



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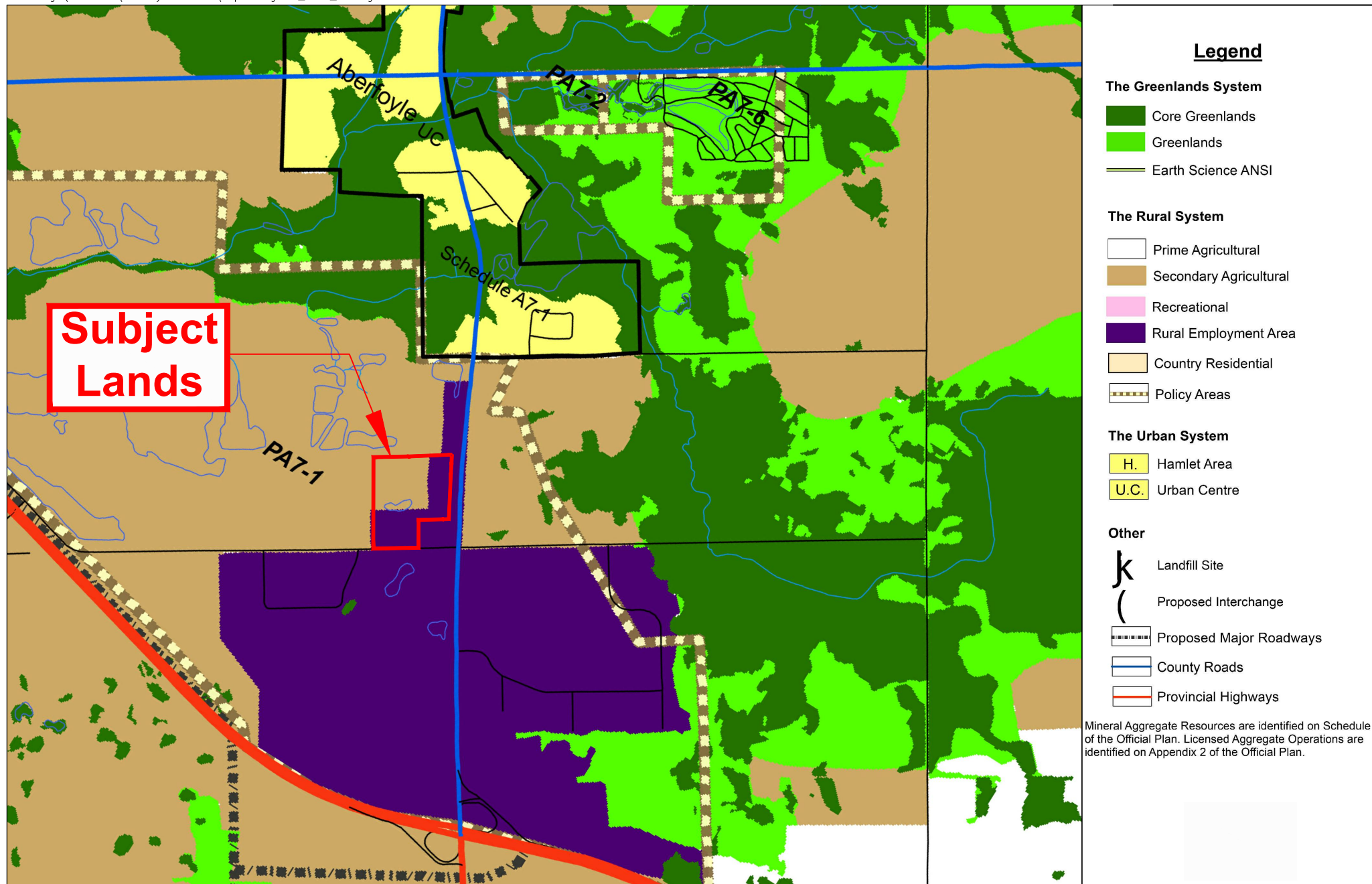


Figure 2 - Excerpt of Wellington County  
Official Plan (Schedule A7)

— Subject Lands



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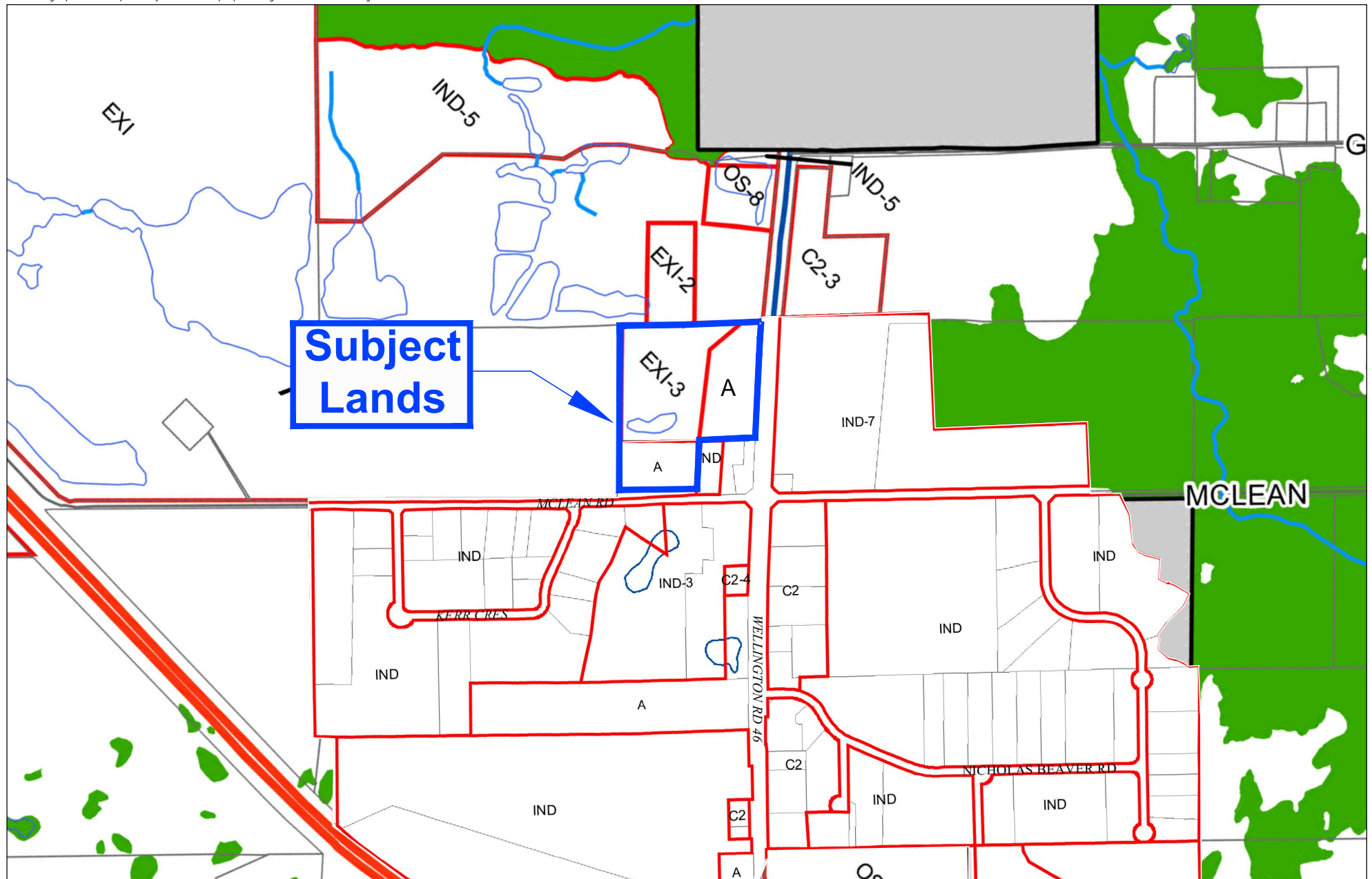


Figure 3 - Excerpt of Township of Puslinch  
Zoning By-Law (Schedule A)

— Subject Lands



January 6, 2016



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<p>PART OF LOT 25, CONCESSION 7</p> <p>PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 7 &amp; 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON</p>	
<b>Development Statistics</b>	
<b>Total Area:</b>	<b>13.52ha (33.41ac)</b>
Buildings A-B (3 Storeys):	13,935m <sup>2</sup> (150,000ft <sup>2</sup> )
<i>Total Floor Area:</i>	<i>27,870m<sup>2</sup> (300,000ft<sup>2</sup>)</i>
(6.9% Coverage;	20.6% FSI)
Buildings C (1 Storey):	9,290m <sup>2</sup> (100,000ft <sup>2</sup> )
(6.9% Coverage;	6.9% FSI)
SWM Pond: 1.24ha (3.06ac)	
(9.2% Coverage)	
Parking & Drive Aisles:	3.01ha (7.44ac)
(22.3% Coverage)	
Septic Bed: 2.00ha (4.94ac)	
(14.8% Coverage)	
Waste Treatment Facility:	0.32ha (0.79ac)
(2.4% Coverage)	
Walkways: 0.30ha (0.74ac)	
(2.2% Coverage)	
Landscaped Open Space:	4.79ha (11.83ac)
(35.3% Coverage)	
<b>IND Zone - Notes</b>	
<p>-25% Minimum Landscaped Open Space</p> <p>-Parking Rate: 1/40m<sup>2</sup> (Office - 662) and 1/100m<sup>2</sup> (Warehouse - 89), therefore <b>751 Parking Spaces required</b></p> <p>(per Office rate and assumes 5% deduction for interior walls, etc.)</p> <p>-<b>772 Parking Spaces Provided</b></p> <p>-Typical Parking Space: 3m x 6m</p> <p>-Typical Handicapped Parking Space: 4m x 6m</p>	

- 25% Minimum Landscaped Open Space
- Parking Rate: 1/40m<sup>2</sup> (Office - 662) and 1/100m<sup>2</sup> (Warehouse - 89), therefore **751 Parking Spaces required**  
(per Office rate and assumes 5% deduction for interior walls, etc.)
- 772 Parking Spaces Provided**
- Typical Parking Space: 3m x 6m
- Typical Handicapped Parking Space: 4m x 6m

therefore **751 Parking Spaces required**  
(per Office rate and assumes 5% deduction for interior walls, etc.)

**-772 Parking Spaces Provided**

-Typical Parking Space: 3m x 6m

-Typical Handicapped Parking Space: 4m x 6m

**-772 Parking Spaces Provided**  
 -Typical Parking Space: 3m x 6m  
 -Typical Handicapped Parking Space: 4m x 6m

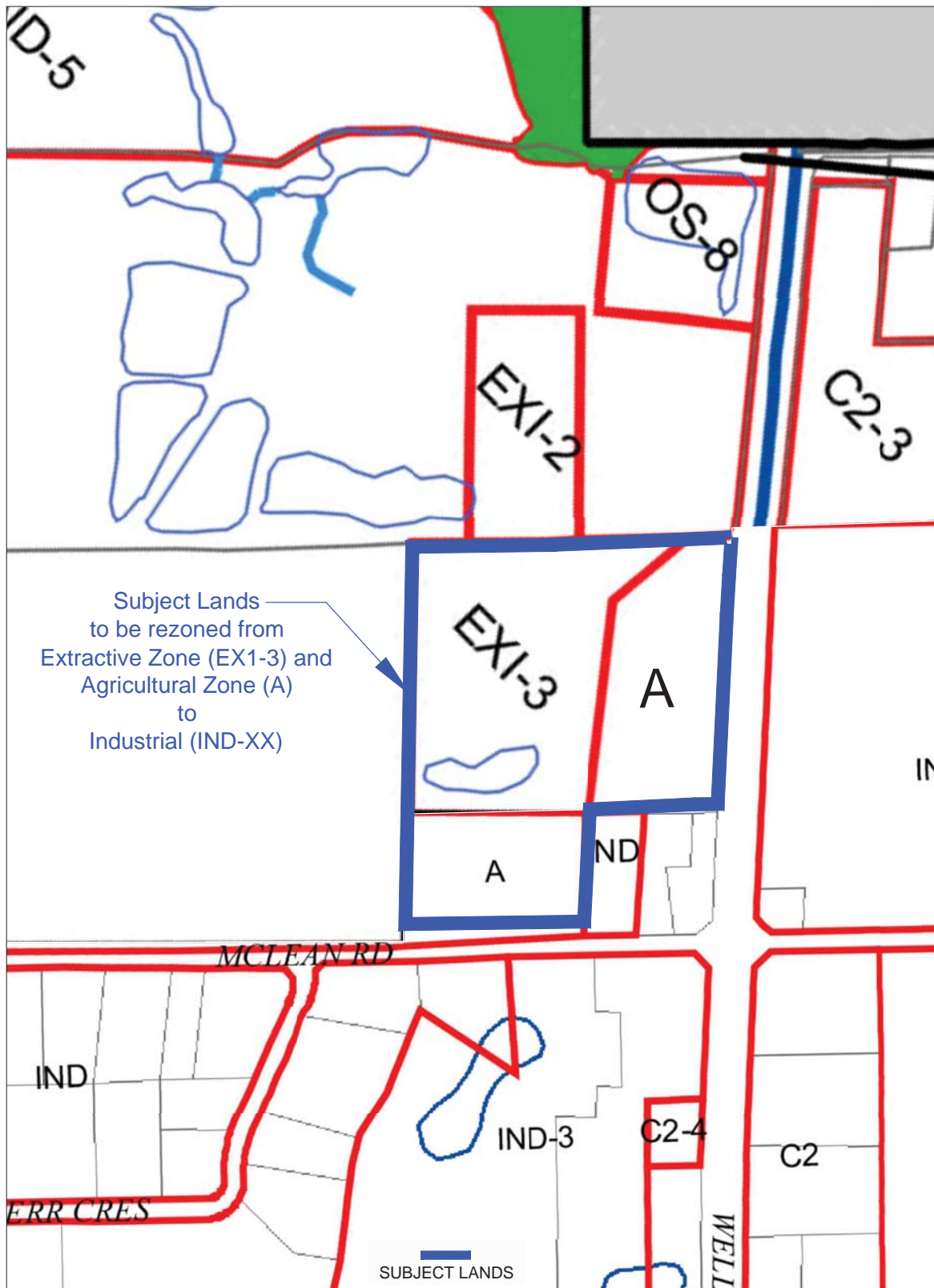
- Typical Parking Space: 3m x 6m
- Typical Handicapped Parking Space: 4m x 6m

-Typical Handicapped Parking Space: 4m x 6m

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# Schedule A



NOT TO SCALE

**THIS IS SCHEDULE 'A'**  
**TO BY-LAW \_\_\_\_\_ - 2016**  
**PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016**



SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK