

# 424 MALTBY ROAD

Persian Investments

Proposed Zoning By-law Amendment

Second Public Meeting

July 7, 2015

# PROJECT TEAM

DEVELOPER – PERSIAN INVESTMENTS

LAND USE PLANNING – GSP GROUP

NATURAL ENVIRONMENT – DANCE ENVIRONMENTAL

CIVIL ENGINEERS – BRAUN CONSULTING ENGINEERS

HYDROGEOLOGIST – LVM

# AUGUST 27, 2014 – PUBLIC MEETING / DEMONSTRATION PLAN



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# KEY ISSUES

- Public Comments
- Permitted Uses
- Traffic
- Wetlands/Water Quality
- Woodland Features
- Minimum Distance Separation
- Archaeology



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# KEY ISSUES: Public Comments

General Comment	Response / Action
Ultimate use of the property?	Requested permitted uses revised. Uses now requested provided on slide 7
Water quality? Permeable pavers allow infiltration of water but also could allow oil or other contaminants to infiltrate	Infiltration water not treated. Ultimate use of permeable pavers subject to site plan approval and detailed design
Truck Traffic on Concession Rd. 7	Truck traffic restricted on Concession Rd. 7 only permitted from Maltby to site driveway until full interchange on Hanlon constructed
Paris Galt Moraine / Water Balance	Proposed development to achieve water balance pre/post development subject to detailed review at site plan approval
When was Official Plan approved to permit industrial development	Township of Puslinch OP approved in 1988 to permit industrial uses. County OP approved in 1999 – provided greater priority to development on east side of Hanlon (i.e. subject land).

# KEY ISSUES: Public Comments

General Comment	Response / Action
Maltby Road intersection changes / impacts?	Ministry of Transportation has reviewed the application and confirmed they have no concerns with proposed rezoning. Traffic study confirmed intersection improvements not needed to accommodate the proposed rezoning
Development setbacks to wetlands?	All wetlands have been reviewed on site and setbacks proposed ranging from 15 to 30m. Ultimate zoning on property to reflect these features and setbacks
Future ownership / management of property?	Persian Investments will not maintain long term management of property.
Have the wetlands been evaluated?	E.I.S. completed and updated to identify wetlands and propose buffers – ultimate zoning to reflect these features and buffers

# KEY ISSUES: History and Permitted Uses

- Property has been designated Rural Industrial since 1988 Township of Puslinch Official Plan Approval. 1999 County Official Plan provided greater priority to development on east side of Hanlon (i.e. subject land).
- Revised Proposed Site Specific Uses – 2015
  - ~~automotive service and repair~~
  - professional and business office;
  - medical office / medical clinic;
  - research establishment / laboratory;
  - agricultural / industrial equipment sales and service;
  - motel;
  - nurseries/commercial greenhouses;
  - a building or contractors yard;
  - a factory outlet (secondary to permitted use on site and for the purpose of selling goods produced on site);
  - a dry industrial use;
  - a service trade;
  - ~~a transport terminal;~~
  - ~~a warehouse~~

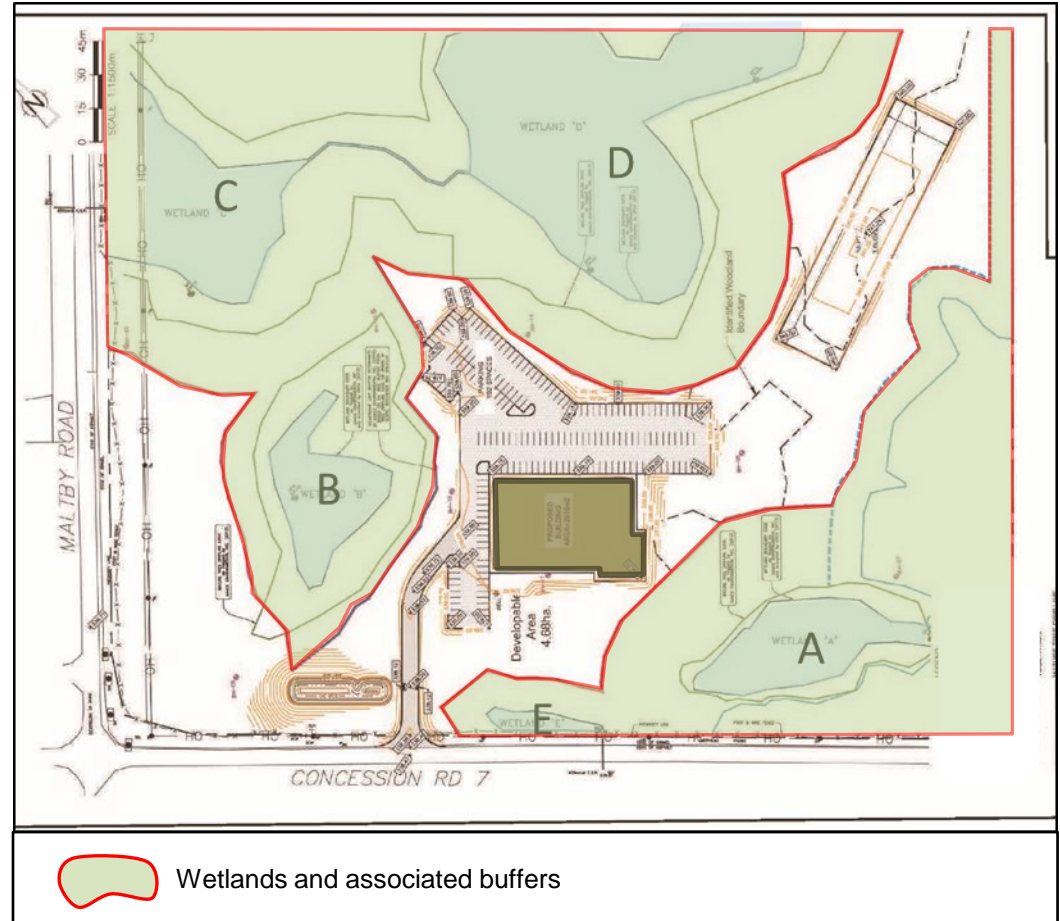
# KEY ISSUES: Traffic

- Transportation Review Report completed by Salvini Consulting Inc.
- Forecasted traffic likely 35 – 40 vehicles per hour up to a maximum of 65 – 100 vehicles per hour (1 to 1.5 vehicles/minute)
- Turning restrictions at Maltby Road / Concession Rd. 7 not needed
- Proposed driveway location has adequate sight distance to allow for safe turning movements
- Truck traffic would be directed to/from Maltby Road – would not travel further south along Concession Road 7 – until future interchange constructed.
- GM Blue Plan Review – “we are satisfied with the prepared transportation review and recommendations”



# KEY ISSUES: Wetlands / Water Quality

- Additional wetland (wetland 'E') identified/surveyed along Concession Rd. 7 – a 15m setback has been proposed
- Wetland 'A' has been accepted by Ministry of Natural Resources & Forestry and added to the Mill Creek Provincially significant wetland complex. A 30m setback has been proposed
- Wetland 'B' revised – setback based on break in slope of land and mature tree dripline along south
- Final Site Plan to ensure no impacts to wetlands or water quality
- GRCA confirmed in a letter dated June 17, 2015 they have no further concerns with proposed rezoning

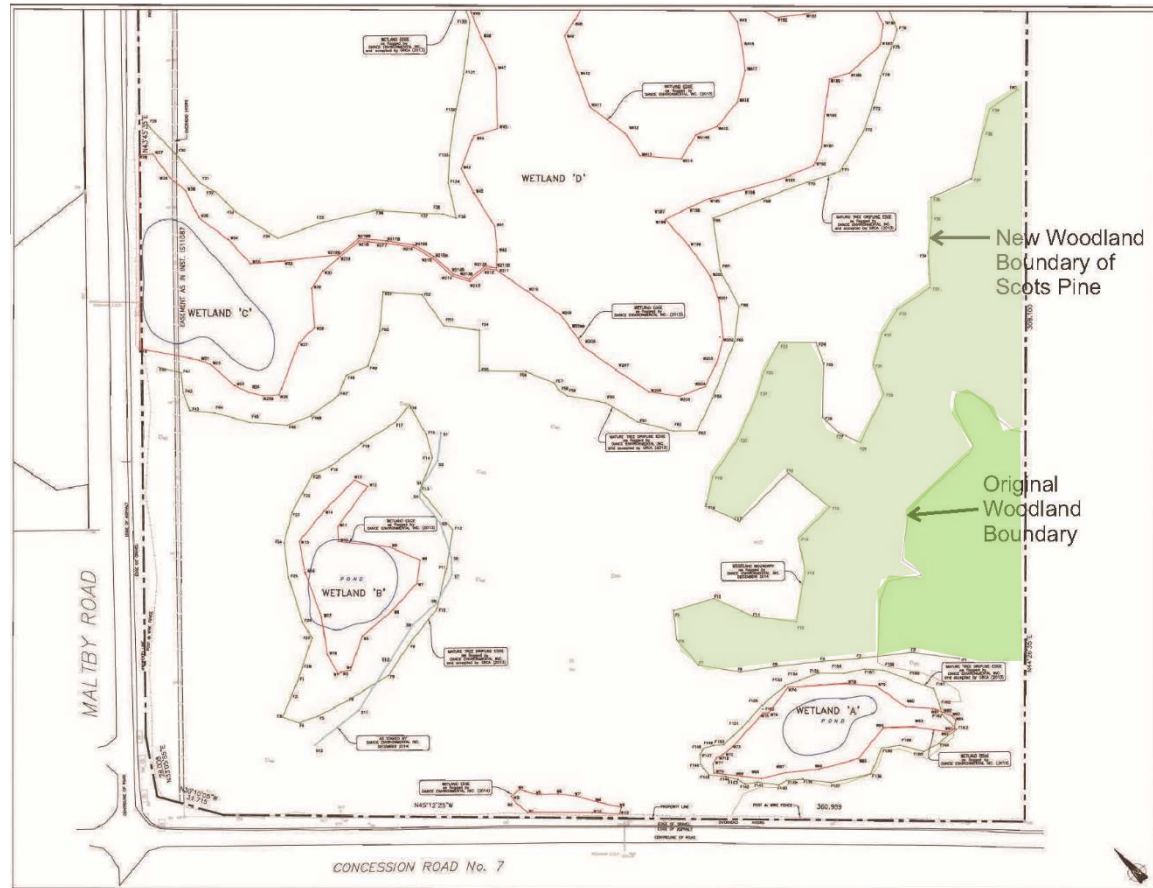


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# KEY ISSUES: Woodland Features

- Formerly identified meadow community revisited and determined to be Scots Pine Woodland community
- Revised vegetation communities mapping includes Scots Pine as Woodland Community
- In other settings Scots Pine have been removed to allow for development as it is an alien species and tolerant of development
- Extent of intrusions into woodland community to be further discussed prior to final zoning

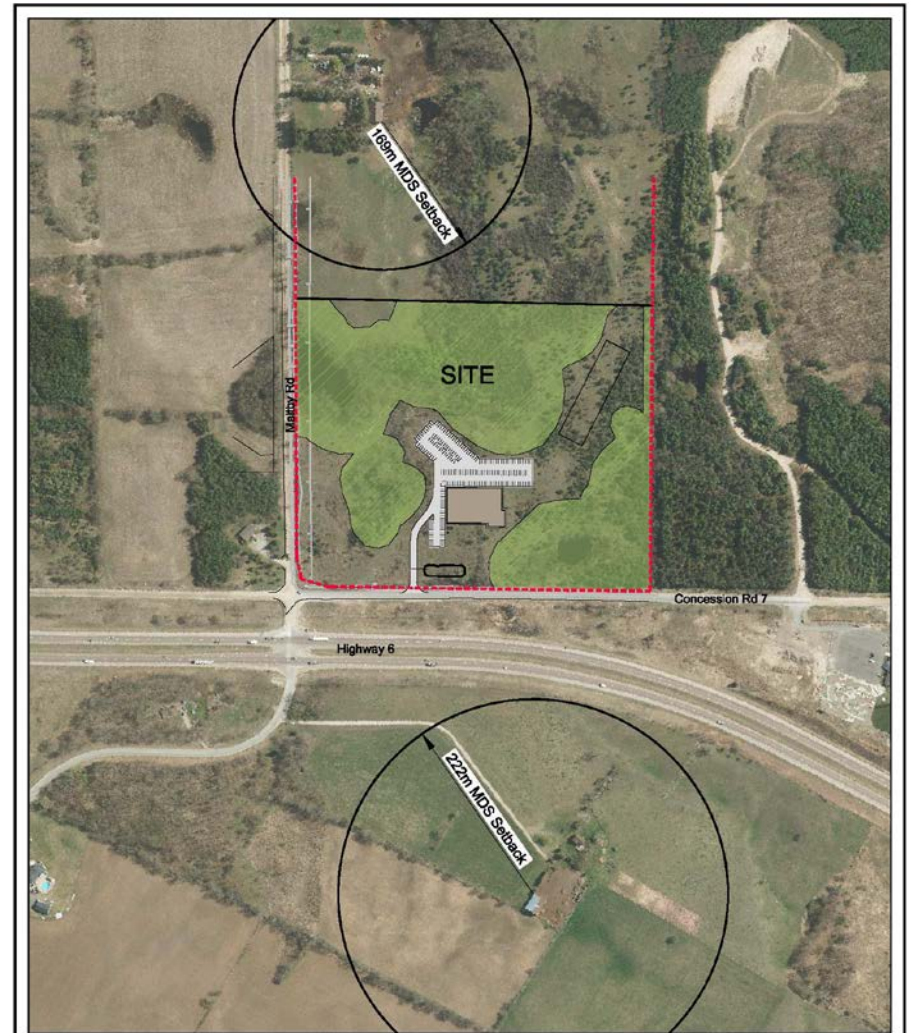


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# KEY ISSUES: Minimum Distance Separation

- Sarah Wilhelm, Senior Planner – County of Wellington confirmed on Dec. 23, 2014 MDS1 Review Complete
- Proposed Development will not cause any MDS Impacts



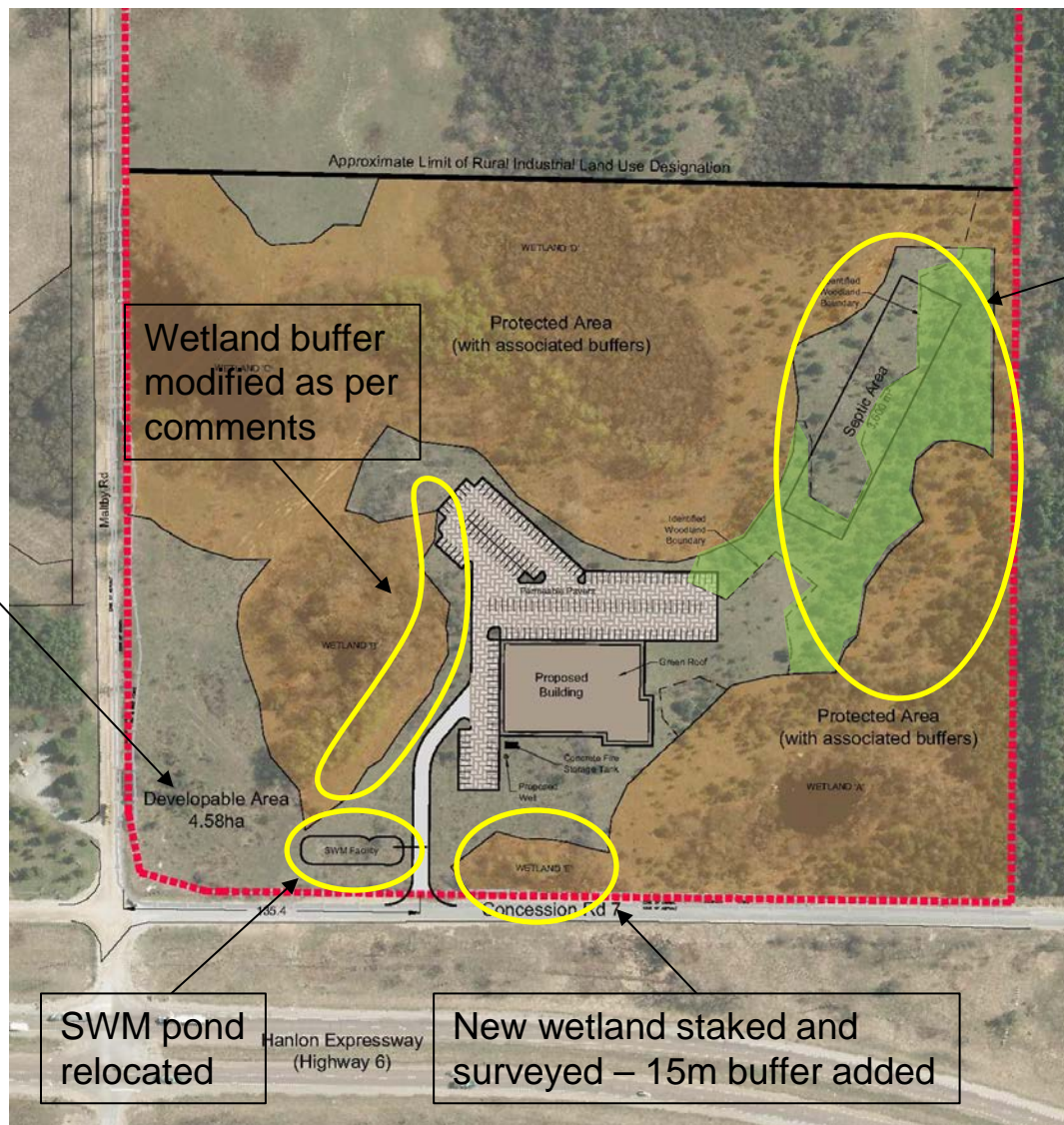
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# KEY ISSUES: Archaeological

- Stage 1 & 2 Archaeological Assessment completed by Detritus Consulting – May 2015
- Field test pit surveys completed in May 2015 – No artifacts found
- Report has been submitted to Ministry of Tourism, Culture and Sport (MTCS) for review and acceptance

# REVISED DEMONSTRATION PLAN



Developable area reduced to 4.58 ha. from 4.93 ha

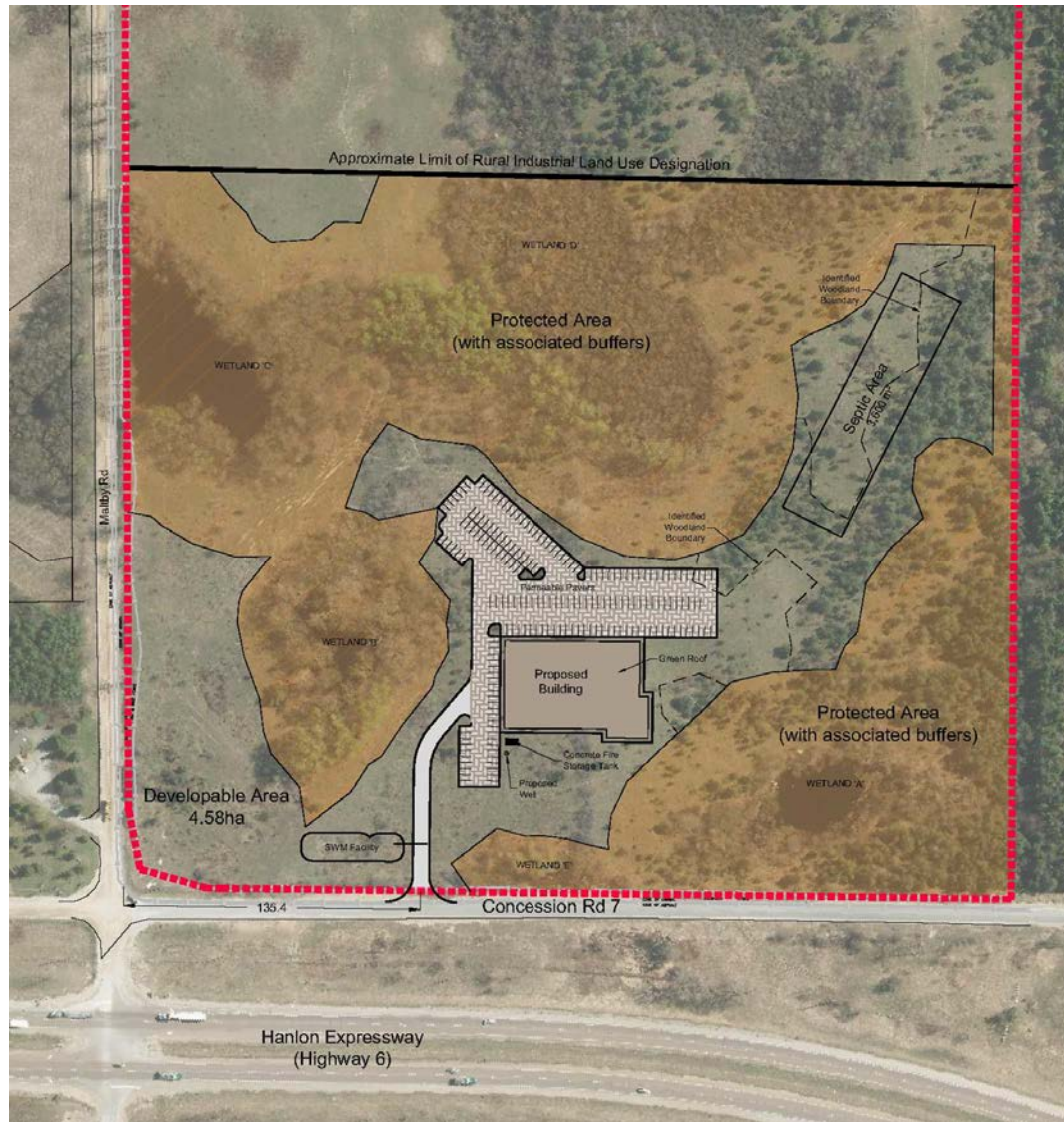
Area to be further reviewed to determine potential for development into Scots Pine Woodland

○ Areas of change from initial demonstration plan

SWM pond relocated

New wetland staked and surveyed – 15m buffer added

# QUESTIONS?



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