

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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October 15, 2013

Mrs. Karen Landry, C.A.O./Clerk
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario
N1H 6H9

Dear Mrs. Landry,

**Re: Official Plan Amendment Application (County File OP-2012-05) and
Zoning By-law Amendment Application (Township File P4/2012)
R&C Job Holdings Inc. - Ren's Pets Depot Warehouse Expansion
Part of Lot 20, Concession 7, Aberfoyle**

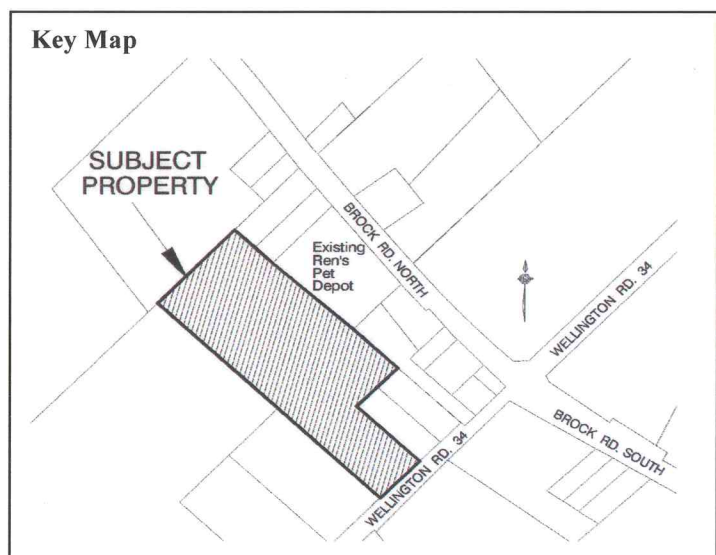
In response to the Notice of Public Meeting for the above-referenced applications, we provide Council with the following comments.

Proposed Development

Ren's Pets Depot is located at 20 Brock Road North in Aberfoyle. The existing Ren's site contains a building for retail sales and a separate warehouse building. It is the owner's intent to expand the existing warehouse building immediately west of the Ren's site onto the neighbouring property. Amendments to both the County Official Plan and Township Zoning By-law are required in order to permit the proposed building expansion. An application to the County Land Division Committee for a lot line adjustment will also be required to allow for the proposed building expansion.

Location

The property subject to the Official Plan and Zoning By-law applications is located in Aberfoyle at Part Lot 20, Concession 7 (see Key Map). The property has frontage on Wellington Road 34 and has a total lot area of 5.18 hectares (12.8 acres). The area of land subject to the proposed Official Plan and zoning amendments is a smaller area of land situated on the east side of the property adjacent to the existing Ren's Depot at 20 Brock Road North. The Ren's property and the subject property are owned by the same individuals.



Subject Land and Surrounding Area

The subject property is a vacant holding that is partially tree covered and traversed by Mill Creek and its associated flood plain. The property is identified as part of the Aberfoyle URBAN CENTRE in the County Official Plan and designated RESIDENTIAL and CORE GREENLANDS. The subject property is zoned Agricultural (A) Zone and Natural Environment (NE) Zone.

The existing Ren's Pets Depot commercial use is situated on the adjacent property with frontage and access on Brock Road. This parcel of land was severed from the subject property by the previous owner. The Ren's site is zoned Highway Commercial (C2). The area of land that is proposed to be added to the Ren's property is approximately 0.55 hectares (1.4 acres) in area and is designated RESIDENTIAL in the County Official Plan and zoned Agricultural (A) Zone in the Township's Zoning By-law.

This area of Aberfoyle has a mix of land uses including retail and service commercial development, small and large residential properties, municipal/institutional uses (e.g. Township's Municipal Office, Fire Hall and Public Works Building), and large natural areas. Both Brock Road (Wellington Road 46) and Wellington Road 34 are major roads with relatively high traffic volumes.

Planning Applications

As mentioned, to permit an expansion to the Ren's warehouse building, it is proposed that the existing commercial property be increased and that land be appropriately zoned. The proponent is also seeking approval from the County to amend the Official Plan designation. The purpose of Official Plan amendment is to change the land use designation from RESIDENTIAL to **HIGHWAY COMMERCIAL**. The balance of the subject property will remain within the RESIDENTIAL and CORE GREENLANDS land use categories.

In terms of the zoning request, only the land to be added to Ren's property is to be rezoned **Highway Commercial (C2) Zone**. The remainder of the subject property is to remain within the Agricultural (A) Zone and the Natural Environment (NE) Zone. As well, the proponent will be seeking approval from the Land Division Committee for consent to sever in order to merge that parcel with Ren's property at Brock Road.

Attached to this report is a copy of a sketch prepared by the applicant's planning consultants that illustrates the proposed changes to the County Official Plan for Aberfoyle (Schedule A7-1). This map identifies the proposed area of land to be used for the warehouse expansion. The area to be rezoned is similar in area and location as the area subject to the proposed Official Plan amendment.

Supporting Technical Studies

In support of the proposed expansion, the applicant has submitted technical reports including: a Functional Servicing Report (April 2012) and a Final Hydrogeological Investigation (May 2013) both prepared by MTE consulting engineers; and a Geotechnical Investigation (January 2013) prepared by CMT Engineering Inc. A Planning Report (May 2012) was prepared by MHBC Planning, Urban Design & Landscape Architecture. Supplementary correspondence and technical drawings (including functional service plans and detailed site plans) have been provided by the proponent in response to peer review and agency technical comments and to address initial public concerns.

Review of Provincial and County Planning Policy

MHBC's Planning Report provides a review of the relevant Provincial and County land use policies applicable to the proposed development. The County's Highway Commercial designation is primarily intended for commercial uses serving the travelling public. The Highway Commercial designation is an area

normally on a major road that is set aside for land uses that, due to their nature, require large sites to accommodate their associated buildings, storage and parking requirements. The County Official Plan policies provide for the expansion of existing Highway Commercial areas. In assessing an expansion to a Highway Commercial area, consideration must be given to a location's suitability for site services, the appropriateness of the transportation system, protection of the natural environment, and land use compatibility. In the opinion of MHBC, the proposed expansion is consistent with the Provincial Policy Statement, is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe, and conforms with the policies of the County Official Plan.

Revisions to the Proposal and Peer Review Comments

In an effort to address technical and planning concerns raised, the proponent's consulting engineers and planners submitted a revised development concept in May 2013. Changes included a reduced building envelope and a modified storm water management approach. Upon review of the changes and updated technical reports, the Township's peer review consultants stated they had no concerns with the proposed development. As with all major development applications, the Township's consultants will be involved with the final review and acceptance of the detailed site plans for this development proposal.

In their letter dated July 8, 2013 the Grand River Conservation Authority confirmed that they had no objection to the proposed planning applications. The Authority also asked to be involved in the review and approval of the final storm water management design for the site.

Based on recent correspondence from County Engineering Services, the Roads Division had no concerns regarding the proposed expansion, but did request that the applicant provide a copy of the revised storm water management (SWM).

Statutory Public Meeting

It would appear that the major technical issues for the proposed expansion have been addressed to the satisfaction of Township staff, peer review consultants, and applicable public agencies. Letters of concern from area residents have been submitted and have included, but are not limited to, matters such as: drainage and flooding, impacts on the natural environment, water quality, traffic, noise, negative property values, and overall building design and aesthetics.

The upcoming public meeting will provide an opportunity for the applicant to present the revised concept plan and technical information to the community. The meeting will also provide Council, the residents, and others, with an opportunity to ask questions of the proponent and their consultants.

We trust that these comments are of assistance to the Township.

Yours truly,



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

Attach. (1 page)

This map was prepared by MHBC. It illustrates the area of land (yellow with black diagonally lines) to be redesignated to HIGHWAY COMMERCIAL as part of the proposed Official Plan Amendment. This same highlighted area of land is the land proposed to be rezoned and the application for lot line adjustment as the parcel of land to be added to the adjacent Ren's Pets Depot at 20 Brock Road North (orange block).

