



REPORT PD-2015-015

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: June 22, 2015

SUBJECT: Public Meeting - Rezoning Application, File D14/DRS
Residential Draft Plan of Subdivision, County File 23T-10004
DRS Developments Ltd., Concession 7, Part Lot 7, municipally known as
66 Queen Street, Morriston

BACKGROUND:

1. Purpose of Report

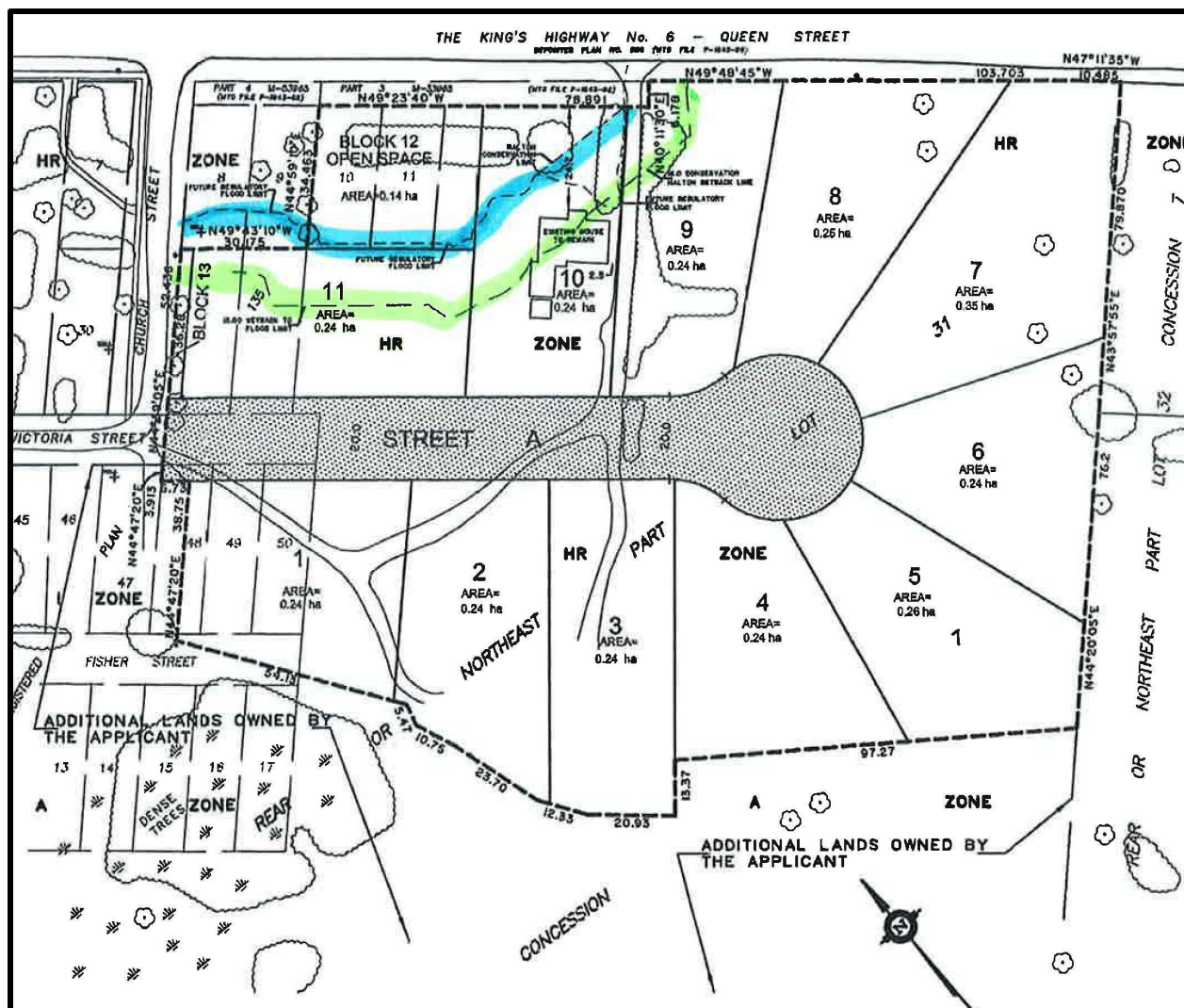
This report is to advise Council and the Public of the application for a Zoning By-law Amendment located at 66 Queen Street, Morriston. The proposed amendment seeks to rezone a portion of the subject property from Hamlet Residential (HR) Zone Natural Environment (NE) Zone to implement the Core Greenlands designation as per OPA 81, and to refine the setback requirements of the Natural Environment Zone.

Details of the Residential Plan of Subdivision are outlined in County of Wellington Planning Report dated June 17, 2015 (**see Attachment "A"**)

2. Application

The zoning amendment application has been submitted to rezone a portion of the lands currently designated Hamlet Residential to Natural Environment to satisfy the designated Core Greenlands implemented on the property under County of Wellington Official Plan Amendment 81.

The diagram below highlights in blue the Future Regulatory Flood Limit and the associated proposed 15 metre setback from the flood limit in green.

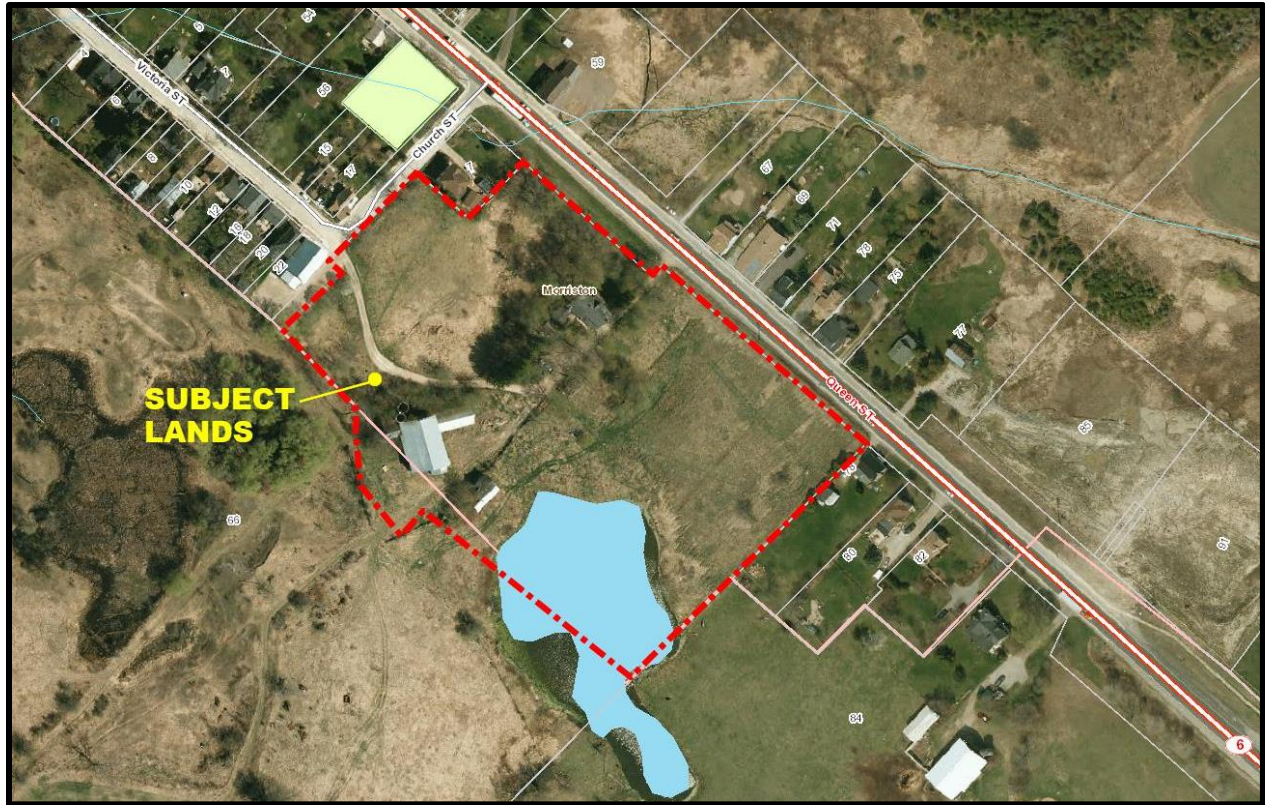


A Planning Justification letter (**Attachment “B”**) has been submitted as part of the application package.

3. Location & Site Characteristics

The subject site, known municipally as 66 Queen Street and locally called the Stewart Farm, is located on the west side of Queen Street in Morriston, at the south corner of Victoria Street and Church Street. The subject property is 36.4 hectares (90 acres). The proposed subdivision subject lands are 3.3 hectares (8 acres).

Residential lands are north and south of the proposed subdivision and across the road on the east side of Queen Street. Agricultural lands surround the remainder of the subject lands to the west and south-west (see aerial below).



APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The application form was submitted March 12th, 2015 and deemed complete April 16th, 2015 with the submission of a planning Justification Report.

2. Notice:

May 29, 2015: Notice of a Complete Application & Public Meeting for Zoning By-Law Amendment and Proposed Draft Plan of Subdivision was mailed to property owners within 120 metres of the subject property all required agencies and the interested parties list obtained from the County of Wellington regarding Subdivision File 23T-10004.

May 29, 2015: Notice of a Complete Application & Public Meeting was published in The Wellington Advertiser.

June 22, 2015: 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 Draft Plan of Subdivision and associated Rezoning is attached as a separate document titled Attachment “A” – County of Wellington Planning Report. The comments provided to date by the consultants and agencies for the rezoning application are attached below as **Attachment “C”**.

The Township has not received any comments from the public in support of or against the rezoning application.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

The Official Plan designates the subject lands as Residential in the Morriston Urban Centre. Single detached dwellings are a permitted use within this designation. A portion of the lands are also designated as Core Greenlands.

2. Township of Puslinch Zoning By-Law

The subject lands are zoned Hamlet Residential (HR) Zone. Permitted uses under the HR Zone include single detached dwellings. The proposed Natural Environment Zone on the subject lands does not permit any buildings or structures within the area designated NE and requires a 30 metre minimum setback for dwellings and a 3 metre minimum setback for accessory buildings.

CONCLUSION:

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

Attachment "A" – County of Wellington Planning Report



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 17, 2015

Karen Landry, CAO/Clerk
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario
N1H 6H9

Dear Mrs. Landry:

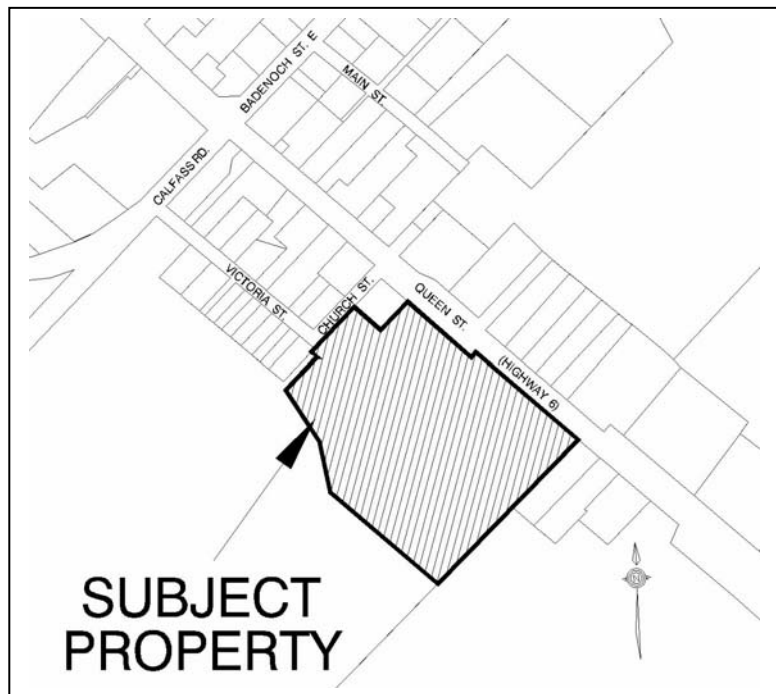
**Re: Proposed Zoning By-law Amendment – Township File D14/DRS
Residential Plan of Subdivision – County File 23T-10004
DRS Developments Ltd. (formerly Meran Holdings)
Queen Street, Morriston, Township of Puslinch**

As requested, we provide the following comments as an update regarding the above-referenced draft plan of subdivision and rezoning application for the front portion of the former Stewart Farm in Morriston.

Location and Surrounding Uses

The land subject to the proposed plan of subdivision and related rezoning application is situated on the west side of Queen Street (Highway 6) and south of Church Street in Morriston. The site is approximately 3.3 hectares (8 acres) in area and is part of the larger 33 hectares (82 acres) property known as the Stewart Farm. The subject land contains the original farm house. However, the original agricultural buildings on the balance of the property have been removed.

The land uses surrounding this property are: single-detached housing to the north and east; a small church immediately to the northwest (at the intersection of Victoria & Church Streets); and agricultural land with livestock buildings to the southwest. Wetlands are to the west.



Original Proposal and Recent Plan Revisions

The purpose of the proposed draft plan of subdivision is to create 11 single-detached lots, a storm water management block, and a public road (Street A). Road widenings and 0.3 metre reserves are also proposed. Each of the proposed lots will be serviced with private-individual wells and private individual septic services. Direct access to Highway 6 will not be permitted and therefore the proposed lots will gain access to the new public road (Street A) which connects to Church and Victoria Streets. The former Stewart (Callfas) farm house on the subject land is to remain as part of the subdivision and be incorporated into the subdivision.

The original subdivision application was filed with the County Planning Department in 2010. Initial agency and peer review comments have necessitated additional studies and revisions to the proposal. In February 2015 the County received a request by the applicant to amend the original submission. The plan was modified to address comments from Conservation Halton, the Township's consultants, and other peer review input. The changes included detailed storm water management design and the need to address revisions to the regulatory flood plain. Also, Lots 1, 2 and 3 were shifted easterly to provide greater separation from the wetland to the west.

There is a large pond on the southwest corner of the subject land which overlaps with the neighbouring property (see Figure 1 below). According to the neighbour, their half of the pond is accessed by their livestock for drinking. According to the applicant's proposed site servicing plans, this pond is to be re-configured but will be maintained between the two properties. Conservation Halton did not identify the pond as a wetland feature and had no concerns with the proposed alteration.

Figure 1 - Preliminary Functional Servicing Plan



A recent request for a widening of Highway 6 from the Ministry of Transportation has also required a slight modification to the draft plan of subdivision. In the end, the development concept has not changed significantly: 11 single detached lots are proposed.

The building lots within the proposed subdivision are to range in area from 0.24 ha (0.6 ac) to the largest at 0.34 ha (0.8 ac). These lot sizes are larger than the existing lots in Morriston as each newly created lot must be large enough to accommodate current standards for private wells and sewage treatment. The proposed lots comply with Township's Zoning By-law in terms of the minimum lot area provisions. To address the revised flood plain at it relates to the subject land, a reduction in setback to the limit of Natural Environment (NE) Zone is being requested.

County of Wellington Official Plan

Schedule A7 (PUSLINCH) and A7-2 (Morriston) of the Wellington County Official Plan identify the subject property as part of the Morriston URBAN CENTRE and are designated RESIDENTIAL. The RESIDENTIAL category permits residential uses including single-detached and other forms of housing. Non-residential uses including parks and public facilities are also permitted. The area surrounding the subject property is within the same RESIDENTIAL land use designation. A portion of the subject land is also designated CORE GREENLANDS (which reflects the revised regulatory flood limit as noted earlier).

Section 8.3.3 of the Official Plan states: *The predominant use of land in those areas designated RESIDENTIAL on Schedule "A" of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to dominate.*

The lack of full municipal services in Morriston would preclude the development of these lands for high density development. At this time, it is not certain what style or form of detached housing is being proposed for the subject land. The applicant will need to satisfy Council that the proposed development will maintain the stability and character of the existing Morriston community.

Township Zoning By-law 19/86

The majority of the subject land is zoned Hamlet Residential (HR) Zone which is similar to the surrounding zoning in Morriston. Single-detached residential housing and public uses (such as roads and storm water management facilities) are permitted within the HR Zone. An area of land at the northeast corner of the subject property is within the Natural Environment (NE) Zone. The existing church immediately northwest of the site is within the Institutional (IN) Zone.

The recent updates to the flood limit on the west side of Highway 6 in Morriston have resulted in the need to amend the Core Greenlands boundary in the County Official Plan. This was achieved through changes implemented through the OMB approved Amendment 81 to the County Official Plan (OPA 81). Preliminary design and engineering work for storm water management within the flood plain has been reviewed by Conservation Halton (see Figure 1).

With the approval of the revised Core Greenlands (i.e. regulatory flood limit) through the OPA 81/OMB process, changes to Schedule "A" of the Zoning By-law are necessary to accurately reflect this natural heritage feature. At the same time, a provision will be added for the subject land that recognizes the need to maintain a 15 metre setback from the natural features (floodplain, wetlands) as recommended by Conservation Halton.

Low Impact Development Standards

Low impact development standards (LIDs) are being promoted by conservation authorities and others as a

means of implementing new approaches to the design and construction of urban infrastructure (storm water management systems). These ecologically friendly approaches are considered less intrusive on our natural systems. The proponent has and will need to continue to work with Conservation Halton, the Township's Consulting Engineers, and Public Works staff, regarding the implementation of LIDs at this site.

Stewart Heritage House

The applicant has indicated that the original Stewart (Callfas) farmhouse, previously identified by the Heritage Committee as a heritage structure in the Township, will be renovated and incorporated into the overall residential development. The proponent has established Lot 10 on the proposed draft plan of subdivision to accommodate this heritage dwelling. However, concerns have been expressed as to the poor condition and structural stability of the structure. We understand that the house has remained unoccupied since the property was purchased by Mr. Bouck and in recent years the roof has leaked resulting in damage to the interior of the house. Staff will formulate conditions of draft plan approval in an effort to address the preservation and restoration of the heritage structure.

Morrison Streetscape Plan

The Queen Street (Highway 6) frontage of the subject property is part of the Morrison Community Streetscape Improvement Area. We are hopeful that the applicant is supportive of that initiative. We will work with Township Staff, the Township's consultants, and the proponent to ensure that the subdivision will be designed and constructed in keeping with the overall objective of the Streetscape Plan. Moreover, we will work with the proponent to determine whether any additional on-site (private land) features can be incorporated as part of the subdivision to enhance or augment the Streetscape Plan for the Queen Street corridor.

Summary

Both the County Official Plan and Township Zoning By-law recognize the subject land in Morrison as a location for residential development. While the proponent has addressed many of the technical matters, this application should proceed to a statutory public meeting in order to present the proposal to the community and obtain public input. Following the public meeting there may be additional comments or concerns from the community, Township Council, the Township's consultants, public agencies, and other stakeholders. The proponent will need to address and respond to those comments.

This office will provide a planning recommendation at a later date. At the appropriate time, we will also prepare an amending by-law for Council's review.

We trust that these preliminary comments are of assistance.

Yours truly,

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

Attachment “B” – Planning Justification Letter

Stovel and Associates Inc. *Planners, Agrologists and Environmental Consultants*

April 15, 2015

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

Attention: Karen Landry, CAO/Clerk

Re: **Application to amend the Zoning By-Law**
Draft Plan of Subdivision Application 23T-10004
Part of Lot 31, Concession 7
Township of Puslinch
County of Wellington

DRS Developments Ltd. (“DRS”) has made application to the Township of Puslinch to amend the Zoning By-Law for a portion of the subject property. Specifically, the lands intended to be re-zoned include all of Block 12, and portions of Lots 9-11 inclusive (see attached Site Sketch).

The following paragraphs provide a brief history of the proposal and a summary of the related Ontario Municipal Board (OMB) decision. A statement on relative conformity of the proposal to Provincial Policy Statement and County of Wellington Official Plan is documented in the final paragraphs of this letter report.

History

DRS submitted an application to the County of Wellington (“County”) for approval of a draft plan of subdivision. At the time of submission, the subject property was zoned Hamlet Residential. Recently, DRS applied to the County for a red-line revision to the draft plan. The application to amend the Draft Plan of Subdivision (23T-10004) and the Zoning By-law Amendment application are related files and deal with the same proposed development.

Official Plan Amendment #81

The County of Wellington started its 5-year review of the Official Plan in February 2010, referred to as Official Plan Amendment #81 (“OPA 81”). The review included an extensive public consultation process and dialogue with related government agencies. The County received input from a variety of agencies during this process and mapping schedules were updated to address natural heritage features such as wetlands/woodlands and updated flood mapping from conservation authorities. One of the changes affected the DRS property.

In 2012, DRS provided correspondence to the County regarding its concerns with the Core Greenland schedule. The Core Greenland designation directly reflected updated flood mapping from Conservation Halton. In September 2013, the County adopted OPA 81. DRS appealed OPA 81 to the OMB for a hearing in 2014.

Ontario Municipal Board

The DRS appeal was resolved at the OMB (see attached decision dated February 3, 2015). DRS provided detailed engineering drawings to Conservation Halton. The Township of Puslinch was copied with this material as part of the submissions on the Draft Plan of Subdivision application. Agreement was reached between Conservation Halton and DRS, as it relates to the subject property. Accordingly, the County agreed that the boundary of the Core Greenlands designation should be modified to reflect the settlement between the parties.

Schedule A-44 to OPA 81 was revised as outlined in the attached OMB decision.

Need for Zoning By-Law Amendment

A Zoning By-Law Amendment is required to ensure that the designated Core Greenland features on the DRS property are zoned Natural Environment – NE. Conservation Halton also requires a 15 m setback from the regulated area, thus specific zoning provisions will be required to ensure that development does not occur within the 15 m buffer area. As previously noted, Block 12 and portions of Lots 9-11 will be rezoned Natural Environment – NE.

Conformity

The proposed Zoning By-Law Amendment application fully conforms to the provisions of the Core Greenland designation.

The application is consistent with the provisions of the Provincial Policy Statement, 2014, specifically policy 3.0 – Protection Public Health and Safety where development shall be directed away from areas of natural or human-made hazards.

Based on the foregoing, it is my opinion that the proposed application is good planning.

Please do not hesitate to contact me if you have any questions or concerns during the processing of this application.

Yours truly,

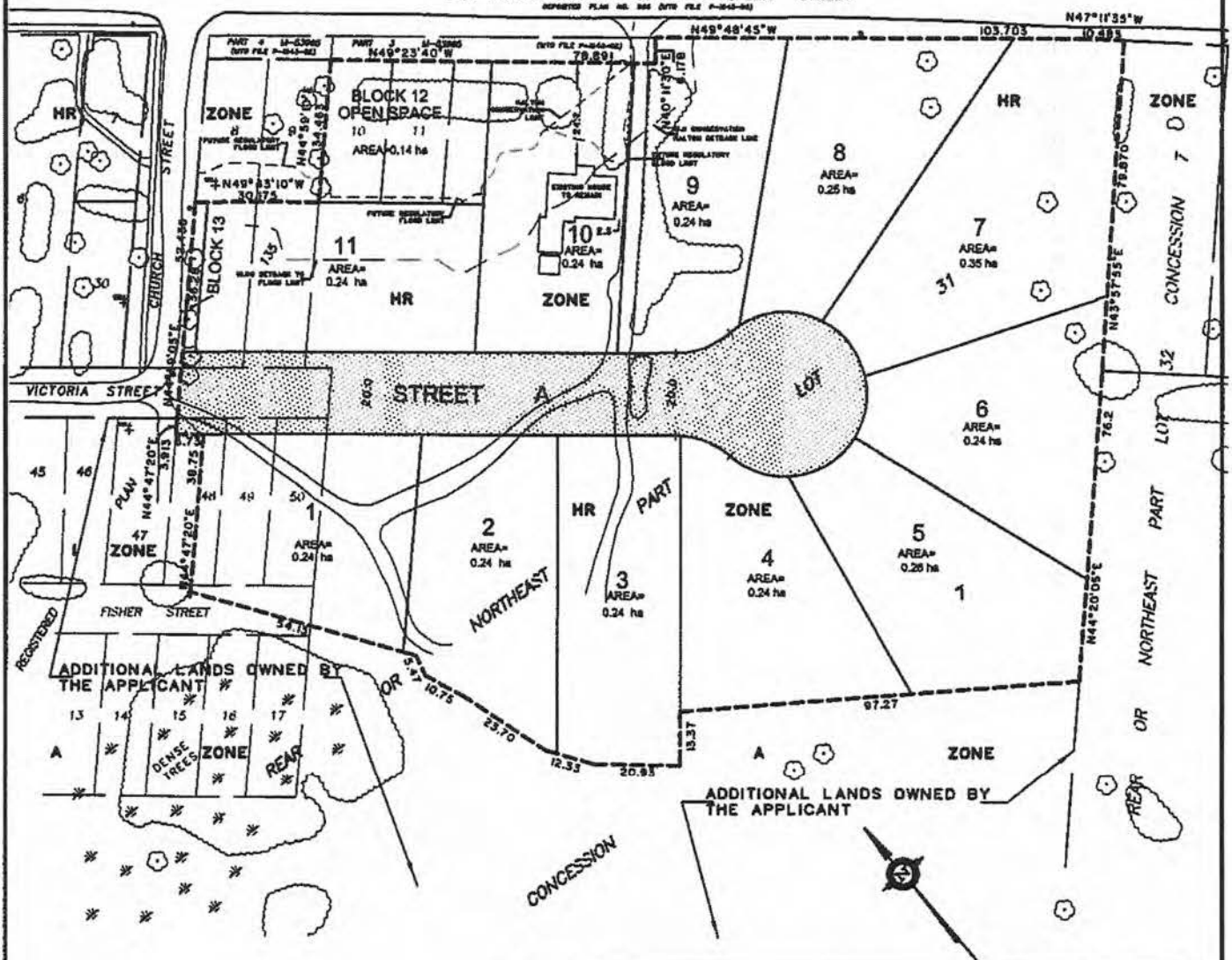


Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P.Ag.

Cc Aldo Salis (email copy only)
David Bouck and Ron Schiedel (email copy only)

THE KING'S HIGHWAY No. 6 -- QUEEN STREET

REGISTERED PLAN NO. 135 (2010-01-01)



- DENOTES EXTENT OF SUBJECT PROPERTY
- * DENOTES WETLAND
- DENOTES TREES
- DENOTES PROPOSED ROAD

AREA OF PROPERTY UNDER APPLICATION = 3.34 ha

AREA OF ADDITIONAL LANDS OWNED BY THE APPLICANT = 34.36 ha

OWNER - DRS DEVELOPMENTS LTD.

ZONING BYLAW AMENDMENT APPLICATION

OF
 LOTS 49 and 50 AND PART OF LOT 48
 SOUTH SIDE OF VICTORIA STREET
 AND PART OF
 LOTS 10 and 11, SOUTH SIDE OF QUEEN STREET
 AND PART OF
 VICTORIA STREET AND FISHER STREET
 COLFAS' SURVEY, REGISTERED PLAN 135
 AND PART OF
 REAR OR NORTHEAST LOT 31, CONCESSION 7
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE 1 : 1500

BLACK, SHOEMAKER, ROBINSON & DONALDSON
 LIMITED

BSR&D

Ontario Land Surveyors
 Urban and Rural Planners

331 Speedvale Avenue West
 Guelph, Ontario N1H 1C6
 TEL: (519) 822-4031
 FAX: (519) 763-9081
 WWW.BSRD.COM

DATE: MARCH 12, 2015
 DRAWN BY: DM
 PROJECT NO: 12-4309-S

Attachment "C" – Agency Comments to Date



PEOPLE | ENGINEERING | ENVIRONMENTS

June 3, 2015
Our File: 115006

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

Attention: Ms. Kelly Patzer

Re: D14/DRS Subdivision (Bouck/Meran)
Draft Plan of Subdivision Application 23T-10004

Dear Ms. Patzer:

An application has been submitted for an amendment to Zoning By-law 19/85, to rezone a portion of a property from Hamlet Residential (HR) Zone to Natural Environment (NE) Zone to Implement the Core Greenland designation as per County of Welling OPA 81 to permit development of the property for residential/subdivision purposes.

The following documents and drawings were received and reviewed:

- Application to Amend the Zoning By-law, Stovel and Associates, April 15, 2015
- Ontario Municipal Board Decision, February 3, 2015
- Zoning By-Law Amendment Application, March 12, 2015

Based on our review, we do not have any additional comments or concerns regarding the propose rezoning application.

Please note that there are outstanding comments relating to the Functional Servicing and Stormwater Management Reports (refer to GM BluePlan letter dated December 4, 2013). These comments do not impact the rezoning and may be addressed as part of the ongoing subdivision process.

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

Yours truly,

GM BLUEPLAN ENGINEERING

Per:

A handwritten signature in black ink, appearing to read 'Amanda Pepping'.

Amanda Pepping, P.Eng.

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4597
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4597
Télécopieur: (519) 873-4228



June 2, 2015

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

Attn: Kelly Patzer – Development Coordinator

RE: Applicant: DRS Subdivision
Submission No.: D14 DRS (23T-10004)
Part Lot 7, Concession 7
County of Wellington
Township of Puslinch - Highway 6

The Ministry of Transportation (MTO) has completed its review of the above-noted amendment in accordance with the requirements of our highway access control policies and the Public Transportation and Highway Improvement Act.

MTO have no objections to this amendment which proposes to rezone a portion of the subject lands from Hamlet Residential Zone to Natural Environment.

We would appreciate receiving a copy of your Council's decision on this application for our records.

Yours truly,

A handwritten signature in blue ink, appearing to read "John Morrisey".

John Morrisey
Corridor Management Planner
Corridor Management Section
West Region, London

c. Mr. Tracy Pastor, Corridor Management Officer – Corridor Management Section

June 17, 2015

BY EMAIL AND MAIL

Aldo Salis
County of Wellington
74 Woolwich Street
Guelph, ON
N1H 3T9

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

Dear Mr. Salis & Ms. Patzer:

**Re: Draft Plan Conditions
Draft Plan of Subdivision 23T-10004/P
66 Queen Street, Morriston
Township of Puslinch, County of Wellington
DRS Developments Limited – Morriston**

Conservation Halton (CH) is in receipt of a final submission for Draft Plan 23T-10004, received May 8, 2015 which included the following materials:

- *Letter re: Response to April 1, 2015 Comments [Katie Jane Harris (CH) – Gary A. Cousins (County)], related to Draft Plan of Subdivision 23T-10004/P; 66 Queen Street Morriston, prepared by Amec Foster Wheeler, dated May 1, 2015*
- *Letter re: Application to Amend Zoning By-Law, Draft Plan of Subdivision Application 23T-10004, Part of Lot 31, Concession 7, Township of Puslinch, County of Wellington, prepared by Stovel and Associates Inc., dated April 15, 2015*
- *Figures 1-8, prepared by AMEC Foster Wheeler, dated May 2015*

Staff have completed their review and offer the following comments.

Conservation Halton Regulation (Ontario Regulation 162/06)

In a letter dated September 18, 2014 Conservation Halton confirmed that the revised hydrologic and hydraulic modelling, and updated floodplain delineation identified on Sheet 8 of 8, Flood Limit, Mitigation Plan, received September 8, 2014 was satisfactory. These limits have been accurately reflected on *Figure 8 of 8, Flood Limit*

Mitigation Plan, prepared by Amec Foster Wheeler, dated May 2015 and therefore staff are satisfied with the extent of regulated area to be finalized through a Permit pursuant to Ontario Regulation 162/06.

As previously noted subsequent to the Permit works to re-align the limit of the floodplain and associated 15m setback, Lots 9-11 will contain portions the regulated area pursuant to Ontario Regulation 162/06. This was permitted through Policy 4.1.4 of Conservation Halton's *Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document* (August 11, 2011). **No new development is permitted** within the regulated areas on Lots 9, 10 and 11. Conservation Halton recommends the use of a restrictive easements or on-title agreements and landowner information brochures to ensure the landowners are aware of the protected areas on and adjacent to their property.

Recommendation

Based on staff's review, CH is in a position to issue Draft Plan Approval with the following conditions:

Prior to Pre-Grading and Pre-Servicing

1. That the Owner obtains a Permit from Conservation Halton, pursuant to **Ontario Regulation 162/06**, for any site alteration within the regulated area associated with pre-grading or pre-servicing prior to site alteration (i.e. floodplain alterations)
2. That the Owner prepares and implements a report outlining **erosion and siltation controls measures** required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and the County of Wellington. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.
3. That the Owner erects a suitable **temporary barrier to work fence** prior to and during construction or regrading along the rear of blocks adjacent to the 15m wetland setback (rear of lots 1 and 2) and regulation limit through blocks 9, 10 and 11.
4. That the Owner prepares and implements a **Soil Management Plan** (to be used for sites generating soil/fill material) and/or a **Fill Management Plan** (to be used for sites receiving fill material) where necessary in accordance with the document '*Management of Excess Soil – A Guide for Best Management Practices*' as prepared by the Ministry of the Environment, dated January 2014, and post securities with the County of Wellington to ensure effective implementation of the plan.
5. That the Owner ensures that there are **no in-water works** undertaken during the fisheries window as defined by the Ministry of Natural Resources and Forestry (MNR) and Conservation Halton.

Prior to Registration

6. That the Owner obtains a Permit from Conservation Halton, pursuant to **Ontario Regulation 162/06**, for any development or site alteration within the regulated area including, but not necessarily limited to, dumping of fill, grading, stormwater outfalls, watercourse realignments, and watercourse crossings.

7. That the Owner designs, constructs, stabilizes and has in operation all **stormwater management facilities** and stormwater outfalls, or appropriate alternative measures, including Low Impact Development facilities within the right-of-way of Street 'A' as agreed to by the Township of Puslinch, County of Wellington and Conservation Halton, in accordance with the approved Stormwater Management Plan. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months of draft plan registration as per the approved landscape drawings.
8. That the Owner designs, constructs, stabilizes and has in operation all **creek realignments and alterations** as well as any other alterations to natural hazards to the satisfaction of the Conservation Halton and the County of Wellington.
9. That the Owner prepares and implements, at no cost to the County of Wellington, a **landscape restoration and enhancement plan for the stormwater management facility** to the satisfaction of the County of Wellington and Conservation Halton in accordance with the County of Wellington's Stormwater Management Landscaping Standards and Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.
10. That the Owner **provides digital copies of the plan of subdivision** to be registered in AutoCAD 2012 or later version with the following coordinate system UTM NAD 83 Zone 17 to the County of Wellington, and all approved natural hazard delineations (e.g., wetland boundaries and flood plain limits to Conservation Halton, prior to registration of the plan.

Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28). Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.

Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.

11. That the Owner pays any **outstanding review fees** to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.
12. That the Owner submits the **final clearance fee** to Conservation Halton, pursuant to the County of Wellington's Memorandum of Understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.
13. Prior to the signing of the final plan the Director/Manager of Planning Services shall be advised by **Conservation Halton** that conditions 1-13 inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

Subdivision Agreement

14. That the Owner provides **as-built drawings** for the stormwater works within the natural hazards. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.
15. That the Owner agrees that **native non-invasive species** shall be planted in accordance Conservation Halton Landscaping Guidelines for lands adjacent to all natural heritage system, watercourses, and stormwater management facilities blocks and for all lands within Conservation Halton's regulated area.
16. That the Owner agrees to submit monthly (or after significant rainfall events) **sediment and erosion control reports** during construction to the satisfaction of Conservation Halton and the County of Wellington.
17. That the Owner agrees to post **acceptable securities** with the County of Wellington or Township of Puslinch as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any Natural Heritage System block or open space areas which may be disturbed during the development of the subdivision.
18. That the Owner agrees that any **exposed soil within a watercourse block**, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 24 hours of exposure to minimize the transport of sediment downstream.
19. That the Owner agrees that no fill from the site may be **dumped on or off-site** in an area regulated by a Conservation Authority without the prior written permission of the appropriate Conservation Authority.
20. That the Owner agrees to not **stockpile fill** within 15 metres of a watercourse, stormwater management block, floodplain or wetland without prior written approval on Conservation Halton.
21. That the Owner agrees to include in the offers of purchase and sale to the homeowners for all lots adjacent to the floodplain (9, 10, and 11) an information brochure that identifies the protected areas on their properties. The brochure should include the following statement:

“A portion of the rear of your property is regulated by Conservation Halton pursuant to Ontario Regulation 162/06 due to a floodplain associated with a headwater stream of Grindstone Creek. Please note that pursuant to Ontario Regulation 162/06, no development is permitted within the area regulated by Conservation Halton. Development as it pertains to the *Conservation Authorities Act* includes:

 - a) The construction, reconstruction, erection or placing of a building or structure of any kind;

- b) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) Site grading; or
- d) The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

If a homeowner wishes to obtain a copy of the regulated area on their own property, please contact Conservation Halton at 905-336-1158 and have your lot number ready as well as the Plan of Subdivision number 23T-10004/P.”

22. That the Owner agrees to include in the offers of purchase and sale to the homeowners for all lots adjacent to the wetland (lots 1 and 2) an information brochure that identifies the protected areas to the rear of their properties. The brochure should include the following statement:

“The lands to the rear of your property are regulated by Conservation Halton pursuant to Ontario Regulation 162/06. The rear lot limits of lots 1 and 2 are the limit of the regulatory setback from a regulated wetland feature. In order to maintain the function and feature on the landscape, no development is permitted within areas regulated pursuant to Ontario Regulation 162/06. Development as it pertains to the *Conservation Authorities Act* includes:

- e) The construction, reconstruction, erection or placing of a building or structure of any kind;
- f) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- g) Site grading; or
- h) The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

If a homeowner wishes to obtain a copy of the regulated area adjacent to their property, please contact Conservation Halton at 905-336-1158 and have your lot number ready as well as the Plan of Subdivision number 23T-10004/P.”

Notes

- The Owner should obtain an Authorization from the Department of Fisheries and Oceans for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
- That the Owner should obtain written approval of the Ministry of Natural Resources and Forestry for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
- That the Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary

Conclusion

Based on the above Conservation Halton are satisfied with the proposed Draft Plan of Subdivision 23T-10004 provided the above conditions of draft plan approval are included. In an effort to inform the future landowners of lots 9, 10 and 11, staff continue to recommend the implementation of a restrictive easement and/or on-title agreement over the regulated areas on the subject properties as well as the provision of an information brochure to all new homeowners.

Should the County of Wellington/Township of Puslinch wish to provide any additional information items in the landowner information brochure pertaining to the body of water to the rear of lots 3, 4 and 5, Conservation Halton staff would be happy to provide additional wording.

We trust the above is of assistance. If you require additional information please contact the undersigned at extension 2231.

Yours truly,



Katie Jane Harris
Environmental Planner
KJH/

Cc: Kelly Patzer, Township of Puslinch, kpatzer@puslinch.ca
Karen Landry, Township of Puslinch, KLandry@puslinch.ca
Aldo Salis, County of Wellington, aldos@wellington.ca
Gary Cousins, County of Wellington, cousinsg@wellington.ca
Robert Stovel, Stovel & Associates Inc., stovel.associates@sympatico.ca



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

June 4, 2015

PLN: 15-36

File Code: R14

Sent by: mail & email

Kelly Patzer
Development Coordinator
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9

Dear Ms. Patzer;

Re: Proposed Zoning By-law Amendment – D14/DRS
23T-10004 – DRS Developments Limited, Morriston

Planning staff at the Upper Grand District School Board has received and reviewed the application for a zoning by-law amendment for the above noted development to rezone a portion of the property from Hamlet Residential to Natural Environment to implement to Core Greenland designation.

Please be advised that the Planning Department at the Upper Grand District School Board **does not object** to the application.

Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 863.

Sincerely,

Emily Bumbaco
Planning Technician