



REPORT PD-2015-017

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: July 7, 2015

SUBJECT: Second Public Meeting - Rezoning Application File D14/PER – Persian Investments Ltd. - Part Lot 16, Concession 7, municipally known as 424 Maltby Road

BACKGROUND:

1. Purpose of Report

This report is to advise Council and the Public of the revisions to application D14/PER for a Site Specific Zoning By-law Amendment located at 424 Maltby Road. The site is currently zoned Agricultural (A) Zone and Natural Environment (NE) Zone. The proposed amendment seeks to rezone a portion of the property from Agricultural (A) Zone to a Site Specific Industrial (IND-___) and to expand the limits of the Natural Environment (NE) Zone, which have been amended to address environmental comments from the original submission (**see Attachment 'A'**).

2. Application

The Zoning By-law Amendment application has been submitted to implement the County of Wellington's existing Rural Industrial Official Plan designation. The final Rural Industrial use of the site is not known at this time. The applicant has revised the requested permitted uses within the Site Specific Industrial Zone due to public and agency feedback and removed three of the proposed uses:

- ~~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 the site)

- A dry industrial use (as specifically defined with the following uses):
- A service trade
- ~~A transport terminal~~
- ~~A warehouse~~

The following reports and documents have been revised and submitted for review with the second submission:

- Comprehensive Response Table – Agency Comments
- Comprehensive Response Table – Public Comments
- Revised Draft Zoning Schedule
- Revised Development Demonstration Plan
- Scoped Transportation Review – Salvini Consulting, dated May 4, 2015
- Revised Hydrogeology Study, LVM, dated April 13, 2015
- Stage 1 & 2 Archaeological Assessment – Detritus Consulting, dated May 2015; currently under review by the Ministry of Tourism, Culture & Sport

Attachment 'B', attached as a separate document, contains the public and agency response tables and revised development demonstration plan. The reports and studies are available upon request for review at the Township office.

Prior to any development, Site Plan Approval would be required detailing a specific design of the site. The Industrial (IND) Zone Requirements of Zoning By-law 19/85, as amended, would need to be met.

3. Location & Site Characteristics

The subject property, known municipally as 424 Maltby Road, is located at the south-east corner of Maltby Road W and Concession 7, just east of the Hanlon Expressway/Highway 6. Directly north of the property lies the City of Guelph municipal boundary, defined by Maltby Road which is under jurisdiction of the City of Guelph. Future expansion Guelph's Southgate Business Park will be to the extents of Maltby Road. Agricultural lands surround the property, with estate residential lots further east of the subject property (see aerial photo below). The 42 hectare (104 acre) property contains a dwelling and a barn. The vacant area of the proposed rezoning is approximately 13.5 hectares in size (33 acres). See aerial photo below:



NOTICE:

June 15, 2015: Notice of a Second Public Meeting was mailed to all property owners within 120 metres of the subject property, all required agencies and to all interested parties who requested notification.

June 19, 2015: Notice of a Second Public Meeting was published in The Wellington Advertiser.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. Provincial Policy Statement

The Township is required to be consistent with the relevant policies of the 2014 Provincial Policy Statement (PPS, effective April 30, 2014) in accordance with Section 3 of The Planning Act.

The PPS deals with matters when directing development in settlement areas and rural lands pertaining to Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety. The final recommendation report will assess how the application has met the applicable policies of the PPS.

2. Growth Plan for the Greater Golden Horseshoe

The Growth Plan directs to manage employment and population development to urban and rural Settlement Areas. Lands designated in an Official Plan for development over the long term are included in the definition of Settlement Areas. The subject land is part of an area designated as Rural Industrial by the County of Wellington Official Plan.

3. County of Wellington Official Plan

The Official Plan designates the subject property as Rural Industrial, Secondary Agricultural, Core Greenlands and Greenlands. Further, the property falls within the Mill Creek Watershed Area. The area proposed for industrial zoning is within the Rural Industrial, Core Greenlands and Greenlands designations.

The Rural Industrial designated lands at Maltby Road and Highway 6 are also subject to the policies of Section 9.8.3 of the County Official Plan referred to as the “Puslinch Industrial Policy”. These special policies establish the Highway 6 (Hanlon Expressway) area as a Secondary Industrial Area (after the 401/Wellington Road 46 industrial/commercial corridor). It also gives the east side of the Hanlon priority of development over the west side lands.

The policies of Section 9.8.3 together with the policies of the Rural Industrial designation support the development of a range of industrial land uses and various service-oriented commercial land uses. The policies promote land uses which generally require or benefit from sites with access to major roads and locations that provide large rural sites. Complementary commercial uses such as restaurants, professional offices, and automotive uses are also encouraged.

4. Township of Puslinch Zoning By-Law

The subject lands are zoned Agricultural (A) Zone and Natural Environment (NE) Zone.

STAFF & AGENCY COMMENTS:

The second submission of the application was circulated for review May 26, 2015 to the Township’s consultants and External Agencies. All comments received will be incorporated into the final Recommendation Report.

The comments provided to date by the commenting agencies from the second submission circulation are attached as a separate document titled **Attachment ‘C’ - Consolidation of Second Submission Comments**. The City of Guelph and the County of Wellington are striving to have comments available prior to the Public Meeting. When submitted, the comments will be posted on the Township’s website. Please note the MTO had no further comments from the first submission.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be prepared which summarizes all agency and public comments and assesses the merits of the application for consideration by Township Council.

Attachment 'A' – Revised Draft Zoning Schedule

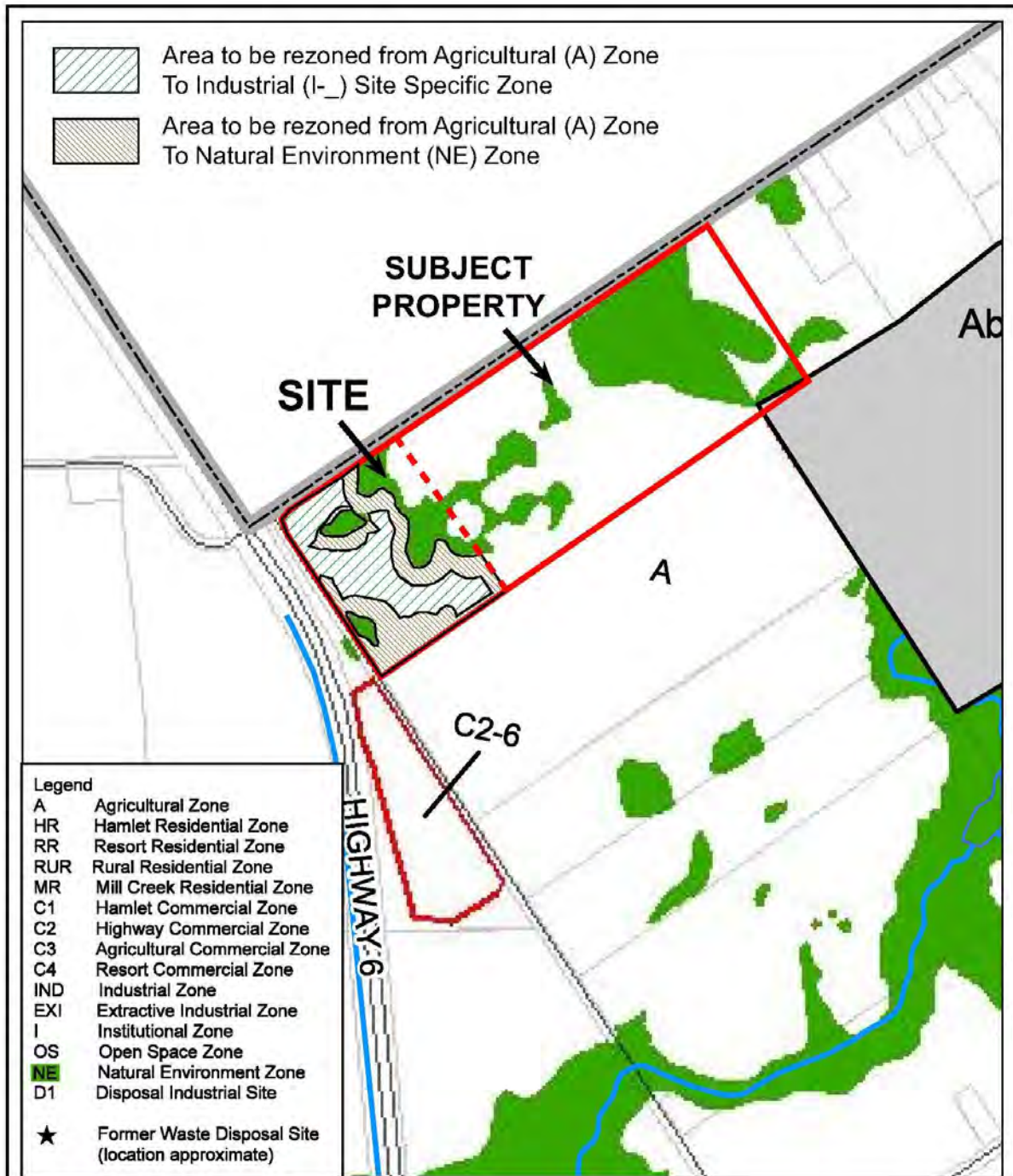


Figure 9

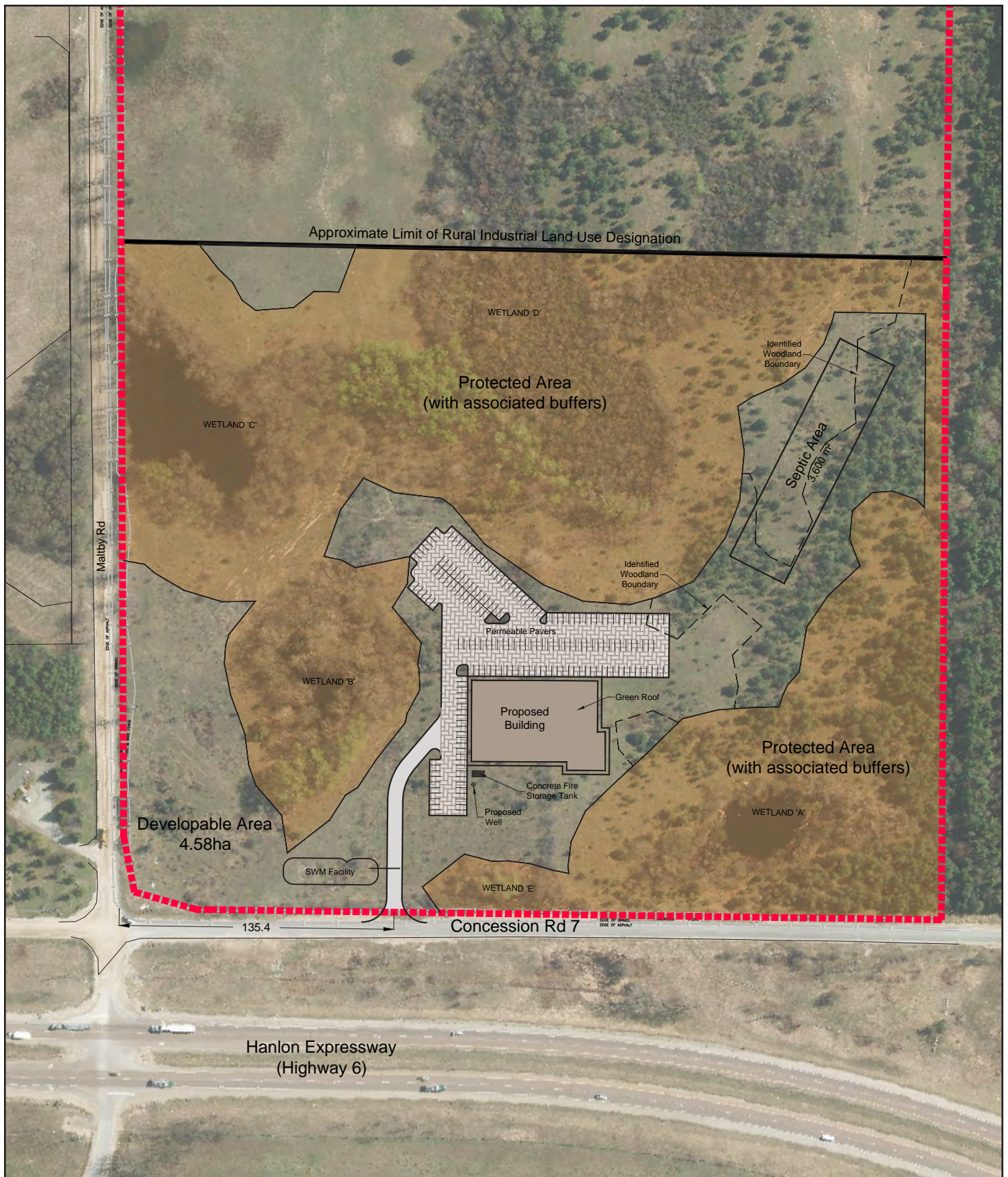
Draft Zoning Schedule

Persian Investments - 424 Maltby Rd West, Puslinch

Source: Township of Puslinch Zoning By-law, Schedule 'A' (Sept 2012), GSP Group (May 2015)



Attachment B



**ZONING BY-LAW AMENDMENT D14/PER
PERSIAN INVESTMENTS
424 MALTBY ROAD
TOWNSHIP OF PUSLINCH**

COMPREHENSIVE RESPONSES TO PUBLIC COMMENTS RECEIVED

Last updated: May 12, 2015

COMMENT	RESPONSE	ACTION
Kevin Johnson		
Questioned if the office building was the only proposed use on the property, noting there was room for development at the corner of Maltby Rd and Concession 7 and asked if anything was proposed for that area of land.	The final use of the property has not been determined. The final siting of the building will be established through a detailed site plan approval process.	Zoning By-law Amendment Approval required
Identified the main concern for development is water quality. He asked how the water that goes through the permeable pavers would be treated.	The permeable pavers would support infiltration to maintain the on-site water balance. Water passing through the pavers would not be treated. Sustainable Technologies Evaluation Program (STEP) [sustainabletechnologies.ca], a multi-agency initiative led by the Toronto and Region Conservation Authority has and continues to research permeable pavers. They provide design guidance based on sound technical research which will be utilized in the detailed design of the final stormwater management system for the ultimate development plan.	Final site design details to be approved at Site Plan stage. Design to be in accordance with guidance provided by STEP.

Bev Wosniak		
Commented Concession 7 does not suit truck traffic.	Based on comments received from the Township Director of Public Works trucks would only be permitted to travel Concession Road 7 for the distance from Maltby Road to the site driveway.	Road restrictions / truck traffic routes could be included in conditions of Site Plan Approval.
Asked how the development would affect the Paris Moraine, as Guelph is also installing a new water tower in their industrial lands.	The detailed site design will aim to accommodate an on-site water balance and will be further defined during the site plan approval process.	Final site design details to be approved at Site Plan stage
Stated that Concession 7 is often the last road ploughed in the winter, and Maltby Road will eventually be closing. Guelph has enough truck terminals and this is an area that Puslinch needs to be proud of and does not want to see storage or automotive uses in the area.	Maintenance of Concession 7 is a Municipal responsibility. Additional development in this area may increase priority of maintaining this road. We are aware of the future closure of the Maltby Road access to the Hanlon. The final use of the site has not been determined. However, the zoning by-law amendment seeks site specific approval for a list of specific uses. The Township will have to be satisfied with the proposed uses.	Zoning By-law Amendment Approval required.
Asked if new owners of the property have to abide by the proposed concept plan.	The concept plan was prepared to demonstrate how the site could be developed. The ultimate development of the site will be required to be approved during a full site plan approval process.	Final site design details to be approved at Site Plan stage
Helen Purdy, on behalf of the Millcreek Subwatershed Liaison Team		
Felt the application was premature and difficult to comment on with no end use determined and was concerned how the development would affect the water quality of the Mill Creek Watershed and Paris Moraine. A green house would not be a good land use within the Paris Moraine due to the pesticides required, and wondered what the quality of the surface runoff water would be when permeable pavers are used.	Water quality will be maintained. Conceptually at this point the Engineering Consultant and Environmental Consultant are confident that future site development can occur in a manner that will not result in negative impacts to the Mill Creek Watershed.	Final site design details to be approved at Site Plan stage

Inquired if a Permit to Take Water will be required.	A permit to take water should not be required for any of the uses proposed to be permitted on this site. The Township and County would not support a use on the site that is considered to be a high water user.	Final site design details to be approved at Site Plan stage
Asked if the wetlands have been evaluated and when because many frogs died over the harsh 2013-2014 winter.	The wetlands have been evaluated. The first evaluation occurred in May and June 2013.	An addendum report will be prepared in support of detailed Site Plan stage
Asked if Guelph has policies for the protection of the Paris Galt Moraine.	Yes Guelph has policies for the protection of the Paris Galt Moraine, as does the County of Wellington. These policies have been reviewed in the supporting studies and it has been confirmed that development on this site can occur in a manner that conforms to these policies.	Final site design details to be approved at Site Plan stage
Asked for confirmation for when the Official Plan was approved to designate the front portion of the Property Rural Industrial	The Rural Industrial designation has been in place since the adoption of the County of Wellington Official Plan in 1999. Prior to that the Township of Puslinch Official Plan designated the same area Rural Industrial. The Township Official Plan was approved by the Ministry of Municipal Affairs in 1988.	No Further Action Required
Gayle Rice		
Feels the application is premature as Maltby Road is closing, the future Concession 7 to Wellington Road 34 exit/overpass can impact the design and wondered about the amount of employees on the property.	The Ministry of Transportation has review the application and provided comments indicating no concerns with the proposed rezoning of the property. The amount of employees on the property will not be known until the end user of the site determined.	Zoning By-law Amendment approval required.

Kathy White		
Noted that a 30 metre buffer should be a minimum distance from the environmental features. This area was designated Industrial at least 14 years ago and things have changed and questions if this area would still be designated Industrial. She wondered how development would affect deer in the area.	A 30 m buffer is proposed around the significant wetlands and a 20 m buffer was proposed around the non-significant wetland B. A detailed evaluation of the site has been completed to determine what areas need to be protected. An additional on-site wetland has also been evaluated, staked, surveyed and proposed for protection along the Concession 7 frontage.	Final site design details to be approved at Site Plan stage
Questioned if development was proposed within 120m of a Provincially Significant Wetland?	Yes there will be development within 120m of a provincially significant wetland. The necessary studies have been completed and have identified necessary setbacks and buffer areas to protect all identified wetlands.	Final site design will also require an addendum report completed by the environmental consultant to confirm site design satisfies necessary setbacks and buffers.
Nancy DeCristofaro		
Asked if Persian Investments will be maintaining management of the property and is there a prospective tenant.	Persian Investments will not be maintaining management of the property.	Future owner / developer of the property will be required to obtain Site Plan Approval.
Questioned what will be sold in the future? Entire parcel or only developed portion.	To be determined. Subject to purchasers interests. Development is only proposed on land designated Rural Industrial. A future severance of the land could split the existing parcel into two parts. The retained land would consist of the Secondary Agricultural portion of the property.	If property is to be severed this will be determined in the future and will be subject to a public consent approval process.

Councillor Fielding		
Councillor Fielding is looking forward to receiving MTO comments and has not been happy with the end result when giving approval to a variety non-specific uses.	MTO Comments have since been provided. MTO has no objections the requested zoning by-law amendment. MTO land use permits will be required at the time of Site Plan Approval.	TIS to be approved. MTO land use permits required prior to any work on site.
Councillor Stokley		
Councillor Stokley feels economic development is important in Puslinch but there are many items which need to be addressed with this application. Plans need to look into the future in terms of traffic as Concession 7 is not suitable for heavy traffic. He is concerned with the impacts on the water and Provincially Significant Wetlands. He recommends a scheduled monitoring program to address any impacts of development on the water. Councillor Stokley noted that the Township's Urban Design Guidelines are posted on the website.	<p>A TIS has been completed. The scope of the TIS was first vetted with GM BluePlan Engineering. The findings of the TIS indicate that the existing road network is sufficient to handle anticipated traffic volumes.</p> <p>Complete background studies have been completed in support of the requested rezoning. Additional monitoring of water levels and quality are on-going.</p>	TIS to be approved. Addendum reports as necessary to background information provided at this point will be undertaken at time of detailed site plan review.
Diana Makinson		
Said it is hard for people to feel comfortable when there are a lot of "what if's" and suggested another public meeting.	The application for Zoning By-law Amendment requires Township Approval. Future meetings of Township Council to consider the application are open to the public to attend and provide further input.	Zoning Amendment Application to be approved. Township can further scope permitted uses if necessary.
Jim Christie		
Jim Christie asked if the Rural Employment policies in the OP are being met and if there would be an additional public meeting?	The requested Zoning By-law Amendment conforms to the policy direction provided in the County of Wellington Official Plan. A further public meeting will be scheduled by the Township.	A further public meeting to be scheduled by the Township. Zoning Amendment to be approved.

**ZONING BY-LAW AMENDMENT D14/PER
PERSIAN INVESTMENTS
424 MALTBY ROAD
TOWNSHIP OF PUSLINCH**

COMPREHENSIVE RESPONSES TO AGENCY COMMENTS RECEIVED

Last updated: May 12, 2015

COMMENT	RESPONSE	ACTION
<p>Ministry of Transportation – Sept. 11, 2014</p> <p>The Ministry of Transportation (MTO) has completed its review of the above-noted application. The application has been considered in accordance with the requirements of our highway access control policies and the Public Transportation and Highway Improvement Act. The following outlines our comments and conditions of approval.</p> <p>MTO have no objection to the proposed zoning to permit rural industrial uses on a portion of the subject property.</p> <p>Page 15 in the Planning and Justification Report (April 2014) notes that direct access to the Hanlon Expressway from Maltby Road will be closed once the new interchange is completed. The EA for Highway 6-Freelton to Guelph was approved on January 22, 2009; however, closure of Maltby Road at the Hanlon Expressway is not currently scheduled. I have attached the Recommended Plan for your use.</p> <p>The owners should be aware that permits are required from the MTO before any grading or construction work commences. As a condition of MTO permits, the owner shall submit a site plan, site-servicing plan, grading plan, and drainage plan for the proposed development to MTO for review and approval. MTO</p>	<p>Comments received. MTO offered no objections. Noted that MTO permits will be required prior to any grading or construction work.</p> <p>Salvini Consulting has undertaken a scoped T.I.S and confirms anticipated traffic volumes will likely be less than 100 vehicles per hour and that this level of traffic generation is low and there are options to accommodate it within the existing road network both in the short term and the longer term.</p>	<p>No further action at this time. MTO permits will be obtained as necessary at time of site plan approval / building permit.</p>

<p>may also require a Stormwater Management Report upon review of these plans.</p> <p>We would appreciate receiving a copy of your Committee/Council decision for our review and records.</p>		
GWS Ecological and Forestry Services Inc. – August 22, 2014		
<p>As requested, I have reviewed the Scoped Environmental Impact Study prepared by Dance Environmental Inc. in support of Persian Investments proposed industrial development at 424 Maltby Road. I also examined the Hydrogeology Study Report prepared by LVM and Functional Servicing Report prepared by Braun Consulting Engineers.</p> <p>The subject property is 42 ha in size and it has frontage on Maltby Road and Concession Road 7. The County's Official Plan designates the property as Secondary Agricultural, Rural Industrial, Core Greenlands and Greenlands. The area proposed for industrial zoning is situated at the west end of the property and covers about 13 ha. It lies within the Rural Industrial, Core Greenlands and Greenland designations and is currently zoned Agricultural and Natural Environment Zone.</p> <p>For development to proceed at this site the Township's zoning by-law would have to be amended to an appropriate industrial zoning. At present, the proponent has not determined a specific industrial use but has identified a proposed development concept for a variety of potential land uses with driveway access off Concession Road 7. No intrusions are proposed into the Greenlands system and development setbacks have been applied to natural heritage features to provide additional environmental protection. Private sewage treatment and waste supply systems are assumed.</p>	See specific question/responses below.	

<p>Based upon my review of the available documentation, I offer the following comments on the EIS and proposed industrial use of this site.</p> <p>1. The vegetation and wildlife inventories appear to be thoroughly carried out in a manner consistent with generally accepted standards. However, the air photo base map provided in Figure 2 indicates that a large meadow community (MEMM3) contains areas with much woody growth and this suggests that these areas should either be combined with adjacent woodland communities (e.g. FOCM6-3 and SWTO2-3) or be identified as a separate successional community. This needs to be confirmed by a site inspection since this matter has Greenland implications which could affect the development concept.</p>	<p>During a site inspection attended by Mr. Scheifele, the authors of the E.I.S., municipal staff and the planning consultant it was determined that plots should be inventoried to determine if tree density met the criterion for woodland designation in the Wellington County by-law, in the area in question.</p> <p>Dance Environmental Inc. completed the inventory and found that slightly more than 1000 trees/ha were present and that most of these trees were Scots Pine. This meets the criterion for woodland designation.</p> <p>The margin of the new area considered to be new woodland was flagged and the new woodland margin flagging was checked and agreed to by Mr. Scheifele. The OLS (Van Harten) surveyed and plotted the new woodland margin, see Figure 1.</p> <p>During the site work the significance and sensitivity of the new area added to the woodland unit was discussed with Mr. Scheifele. In other settings Scots Pine have been removed to allow for development since this is an alien species and is considered to be invasive and tolerant of development. The potential for removal of some of the Scots Pine area that has been added to the woodland unit will be discussed later, when the new development concept is presented</p>	<p>At the time of a detailed site plan approval application the applicant will need to determine possible encroachments into identified Scots Pine woodland area and will need to discuss specific compensation plans at that time.</p>
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	and evaluated. During detailed design the limits of clearing for the septic system construction would be defined and tree saving techniques would be specified to protect the core of the woodland area and its new margin. Also during detailed design a dry meadow seed mix and vegetation management plan for the septic facility would be specified.	
2. On page 57 Dance states that an updated EIS should be prepared during detailed design for a specific industrial use. I agree with this recommendation but suggest that an Addendum report may be adequate depending upon the extent of deviation from the development concept now proposed.	We agree with the GWS suggestion that only an Addendum Report may be required to address a detailed design.	An addendum report to be a requirement of future site plan approval.
3. On page 57 and 58 there is a discussion about the use of a 15 to 20 m buffer around wetland B. It is presented in a somewhat confusing manner. Since this wetland feature is of low quality I suggest this issue can be simplified by establishing a 1 m setback from the dripline of existing mature trees. This would result in an easily recognized buffer that varies from about 10 to 30 m in width.	GWS has suggested an approach for establishing the buffer width adjacent to Wetland B. The GRCA has suggested a different approach for determining an appropriate buffer width. It is expected that GWS will find the approach that we used to respond to the GRCA comments acceptable. See a later section of this letter for the response to GRCA.	Setback is now proposed as a 5m setback from the outer limit of the mature tree dripline of from the break in slope (as suggested by the GRCA), whichever is farther upslope from the southern margin of Wetland B. See Figure 4. Setbacks to be respected during Site Plan Approval.

<p>4. On page 58 I have concerns with the suggestion that no effort should be made to control highly invasive alien species such as common buckthorn, tartarian honeysuckle and garlic mustard, all of which have been reported on the subject lands. I have achieved good success on implementing control measures where populations are relatively low and appropriate control measures are implemented over two or more years. However, where these invasive species have become very abundant and there is not a good diversity of native plants available to compete with these weeds attempts to eradicate or control the spread of the undesirable species could prove too expensive to implement. In these extremely disturbed communities there may be no practical solution to restore them to a more natural and ecologically desirable condition. I will defer my comments on this matter until I have the opportunity to inspect the property.</p>	<p>Mr. Scheifele commented on invasive alien plant control on the site. It is our understanding from conversations during the site meeting that he now agrees that alien plant control on the site is not practical nor recommended.</p>	<p>No further action required. An appropriate Landscape Plan will be prepared at the time of site plan approval.</p>
<p>5. On page 59 I agree that a Tree Saving and Vegetation Management Plan should be prepared as a condition of Site Plan approval.</p> <p>In summary, the proposed industrial use of this site seems reasonable from a natural environment perspective subject to the resolution of Greenland concerns identified above. Please do not hesitate to contact me if further clarification is required on this matter.</p>	<p>Comment Received. A tree saving and vegetation management plan will be prepared in support of a detailed site plan approval application.</p>	<p>A tree saving plan and vegetation management plan will be required as part of a detailed site plan approval application.</p>
<p>MNR Comments – August 2014</p>		
<p>MNR – Species at Risk review</p> <p>Hi Ken,</p> <p>In my opinion if Jefferson salamanders were breeding at this site the survey methodology described should have captured some of the individuals. The negative results suggest to me that Jefferson</p>	<p>Agreed – No Jefferson Salamanders on site.</p>	<p>No further action required.</p>

<p>salamanders are not breeding at this location. Please let me know if you require any further assistance.</p>		
<p>I have reviewed the EIS for 424 Maltby Road. Since the report was prepared by the time the results of the last round of COSSARO assessments had been released I recommend the report be updated to reflect the addition of two species to the SARO that were documented during field work:</p> <p>Eastern Small-footed Bat Wood Pewee</p> <p>The Eastern Small-footed Bat was detected twice, which may indicate it was using the area of the property around bat station 3 as a maternal roost. It is my understanding this area is not going to be developed. Typically MNR likes to see more than 2 surveys and all occurring in June, to provide a clearer picture of the presence of maternal roosts.</p> <p>I also recommend the section of the report on significant wildlife habitat should be updated to reflect the presence of eastern Wood-pewee.</p>	<p>Eastern Small-footed Bat which now has Endangered status was found at inventory stations 3 and 3B. These stations are located to the north and east of the area proposed for development. Approximately 100m of dense wetland separates the development area from the Small-footed Bat locations recorded in 2013.</p> <p>Mr. Buck mentions the possible need to undertake more inventory to determine if a maternal roost of Small-footed Bat is present. We recommend that such work, if MNRF continues to require it, be part of the detailed site specific E.I.S. that would be undertaken as part of detailed design of a specific development.</p> <p>Regarding the Eastern Wood-pewee (EWPE) and significant wildlife habitat we point out that this bird was recorded outside of the lands that have a rural industrial designation. The</p>	<p>Further review could be provided as part of E.I.S. addendum to be provided at time of site plan approval. Until detailed site plans are developed potential impacts are not unknown.</p> <p>No further action required. Habitat for Eastern Wood-pewee is well</p>

	<p>closest Eastern Wood-pewee was recorded 300m± to the east of the eastern margin of the rural industrial designated lands in a woodland habitat that does not extent into the rural industrial designated lands. Another EWPE territory was located 750m to the northeast of the closest rural industrial designated lands margin. Significant Wildlife Habitat for EWPE is so far away from the present undertaking that no impacts on this species or its habitat are expected.</p>	beyond the proposed limits of development.
Township of Puslinch Transportation Comments – Don Creed, Director of Public Works		
<ul style="list-style-type: none"> • Under Township by-law 36/13 heavy vehicles (excess of 4.6 tonnes) are not permitted on Concession 7 between Maltby Rd and Wellington Rd 34. Any heavy vehicles accessing this location would only be permitted to travel to and from Maltby Rd, access to #34 would not be permitted. • Should the owner/developer wish to be able to access #34 then Concession 7 would have to be designed and constructed to engineering standards, all costs for this process would be the responsibility of the property owner/developer 	Salvini Consulting have completed a scoped TIS to determine possible traffic impacts resulting from development on the subject parcel. The scoped TIS confirmed anticipated traffic volumes (including any associated large trucks) will be low and that the existing road network has options available to accommodate traffic for both the short and longer terms.	
Township of Puslinch Fire Department Comments – Steven Goode, Fire Chief		
Fire Department has no concerns.	Comment Received	No Further Action
County of Wellington Comments – Aldo Salis, Manager of Development Planning August 20, 2014		
<p>Purpose of the Zone Change</p> <p>The purpose of this zone change application is to permit the development of a portion of the subject land for industrial purposes. If approved, an industrial zoning would provide for the establishment of dry industrial uses and a limited amount of</p>	<p>Agree proposed end user of the Site will not be a high water user.</p>	

<p>service commercial uses (i.e. uses that do not require significant consumption of water or generate significant quantities of effluent). Natural areas on the property (identified as part of the County OP Greenlands and zoned Natural Environment) will remain unchanged.</p> <p>At this time, an application to sever the proposed industrial lands from the balance of the subject property (designated Secondary Agricultural) has not been filed. It is our understanding that the owners wish to proceed with a rezoning application and continue to market the property for potential development. If it is necessary to subdivide the property as a result of a purchaser's industrial proposal, an application for consent will be filed at that time.</p>	<p>The need for a consent application will be determined in the future. A consent application if filed would likely seek approval to sever the industrial designated land from the agricultural designated land.</p>	<p>No further action required at this time.</p>
<p>County Official Plan</p> <p>According to Schedule A7 – PUSLINCH, the Official Plan designation for the subject 42 hectare (104 ac) property is SECONDARY AGRICULTURAL, RURAL INDUSTRIAL, CORE GREENLANDS and GREENLANDS. The area proposed for industrial zoning is approximately 13 hectares (32 acres) and is within the RURAL INDUSTRIAL, CORE GREENLANDS and GREENLANDS designations. This area of the property is situated on the western end of the property with frontage along Concession Road 7 and Maltby Road. This area of land is currently zoned Agricultural and Natural Environment Zone.</p>	<p>Comment received.</p>	<p>No further action required.</p>
<p>The RURAL INDUSTRIAL designated lands at Maltby Road and Highway 6 are also subject to the policies of Section 9.8.3 of the County Official Plan referred to as the “Puslinch Industrial Policy”. These special policies establish the Highway 6 (Hanlon Expressway) area as a secondary industrial area (after the</p>	<p>A demonstration concept plan has been provided to indicate how the site could potentially be developed. The purpose of the demonstration plan is to graphically show how the site could be developed with a large office</p>	<p>A detailed site plan approval will be required in support of a specific development</p>

<p>401/Wellington Road 46 industrial/commercial corridor). It also gives the east side of the Hanlon priority of development over the west side lands. The policy limits land fragmentation pending review and approval of a detailed concept plan is developed in cooperation with the City of Guelph. A preliminary meeting with City staff to discuss the development of the subject land was held in June 2012.</p> <p>The policies of Section 9.8.3 together with the policies of the Rural Industrial designation support the development of a range of industrial land uses and various service-oriented commercial land uses. The policies promote those land uses which generally require or benefit from sites with access to major roads and locations that provide large rural sites.</p> <p>Complementary commercial uses such as restaurants, professional offices, and automotive uses are also encouraged.</p>	<p>building, associated parking, stormwater management pond and a suitable location for a septic system. Formal Site Plan Approval will be required at the time of a specific development application.</p> <p>The zoning by-law amendment seeks approval to permit uses that conform to the Rural Industrial designation.</p> <p>A scoped list of potential uses has been submitted for the Zoning By-law Amendment Application.</p>	<p>approval. The Township/County will have the opportunity with the final zoning approval to further scope the uses if necessary.</p>
<p>Development Concept</p> <p>It is proposed that the development of the subject land be located on the southwestern part of the property outside of the Greenlands system. The areas that are currently zoned Natural Environment (NE) Zone at this location are to remain unchanged. Development setbacks to the natural heritage features are to provide additional environmental protection.</p> <p>Site services are individual and private water supply and sewage treatment systems. The proponent has not secured a specific industrial tenant or end user at this time. Instead, a development concept has been prepared and a suggested list of land uses have been proposed in a draft amending by-law prepared by their consulting planners.</p>	<p>Development setbacks to natural features on the site have been proposed by the EIS. The rezoning application seeks to increase the NE Zones to reflect the development setbacks proposed by the EIS.</p> <p>The requested zoning by-law amendment seeks permission for a range of uses. A specific development concept is not proposed at this time. Once a specific end user of the Site is identified a detailed site plan approval process will be required.</p>	<p>Zoning By-law Amendment will amend NE Zones in compliance with EIS.</p>

<p>Technical Studies and Reports</p> <p>Technical studies have been submitted by the proponent and include: planning, functional servicing, environmental, geotechnical, and hydrogeological. Comments filed by the Grand River Conservation Authority, dated July 22, 2014, indicate that additional review and site verification is required by the applicant. County staff has reviewed the Planning Justification Report prepared by the GSP Group and we are generally satisfied with the conclusions. However, the report has not addressed agricultural impacts and more specifically compatibility regarding livestock buildings (minimum distance separation requirements). Further, a cultural heritage and archaeological assessment has not been prepared as required by Provincial and County planning policy.</p>	<p>Additional review as required by the GRCA has been undertaken and specific responses to the noted GRCA comments have been provided in this table.</p> <p>The Zoning By-law Amendment requested seeks to implement the existing Official Plan Policies and land use direction for the subject land. That is zoning the land to permit industrial uses as provided for in the Official Plan. The portion of the subject property that is currently designated Secondary Agriculture will continue to be zoned General Agriculture. The subject land is not prime agricultural land.</p> <p>Minimum Distance Requirements (MDS I) have been vetted with Sarah Wilhelm and determined there will be no MDS constraints. Sarah provided MDS clearance on Dec. 23, 2014.</p> <p>Archaeological Assessment will be completed early spring 2015 – weather permitting/snow melting.</p>	<p>Archaeological assessment to be completed as soon as possible. Should it not be completed prior to zoning approval a holding provision could be placed on the property; or the archaeological assessment could be required as a condition of site plan approval.</p>
<p>Outstanding Technical Concerns</p> <p>We would recommend that the applicant: follow-up with additional environmental assessment as required by the Conservation Authority in their July 22, 2014 letter; address the matters we have noted above; and respond to any comments or concerns raised at the public meeting by Council, the public, and</p>	<p>Additional assessment has been undertaken and further explained in responses to GRCA and GWS comments in this table. Actions such as defining / enlarging the woodland boundary have been completed along with</p>	<p>Final review and acceptance of modified constraints plan required as part of final Zoning By-</p>

<p>peer review comments (at the time of writing this report, comments from the Township's peer reviewer were not available). We would also recommend that County staff and the Township's ecologist review the woodland boundary on the property as suggested by the GRCA.</p> <p>We trust that these initial comments are of assistance to the Township. This office will provide supplementary comments following our review of any other written submissions and the resolution of outstanding matters.</p>	<p>surveying the additional wetland along Concession 7.</p> <p>Site Visit with all interested parties undertaken on Sept. 25, 2014 and further site work undertaken by Dance Environmental following. An updated Site Constraints plan has been completed to identify the findings.</p>	<p>law Amendment Approval.</p>
GM BluePlan Engineering – June 12, 2014		
<p>An application has been submitted for a site specific amendment to Zoning By-law 19/85, to permit uses under the Rural Employment Designation, as listed under County of Wellington OPA #81.</p> <p>The following documents and drawings were received and reviewed:</p> <ul style="list-style-type: none"> - Planning Justification Report (GSP Group, April 2014). - Hydrogeological Study Report and Preliminary Sewage System Assessment (LVM, April 1, 2014). - Scoped EIS (Dance Environmental, April 16, 2014). - Preliminary Geotechnical Investigation (LVM, April 22, 2014). - Functional Servicing Report (Braun Consulting Engineers, April 2014). <p>Based on our review, we offer the following comments:</p>		
<p>TRAFFIC CONSIDERATIONS</p> <ol style="list-style-type: none"> 1. Access to the proposed site will be from Concession 7. We note that the proposed entrance does not achieve the 	<p>Salvini Consulting have completed a scoped TIS to address these comments. The findings conclude: "<i>the sight distance requirement for</i></p>	

<p>minimum 'clear vision' distance requirement of 150 m from the intersection of Concession 7 and Maltby Road. It is therefore recommended that the application be reviewed by the Township Road Superintendent with respect to the proposed entrance.</p> <p>2. The site will generate significant increase in local traffic therefore it is recommended that a traffic impact assessment report be submitted by the applicant. The traffic assessment should give consideration to traffic patterns, particularly predicted traffic volumes for Concession 7 between the subject site and Wellington Road 34. Improvements to the unpaved section of Concession 7, between the driving range and Wellington Road 34 may need to be reviewed.</p>	<p><i>northbound CR7 traffic is met. Given that there is adequate stopping sight distance available for southbound CR7 traffic and that the sight distance is available for speeds of 45 kph in a location where speeds are low, the sight distance is considered adequate for all turning movements at the proposed driveway."</i></p> <p>Salvini has concluded that traffic generation from the site is likely to be in the range of 35 to 45 vehicles per hour with a possible maximum (based on ultimate use of property) of 100 vehicles per hour. This level of traffic generation is noted as being low and that there are options within the existing road network to accommodate this traffic both in the short term and longer term.</p>	
<p>PRELIMINARY SANITARY SEWAGE SYSTEM DESIGN</p> <p>3. The peak sanitary sewage flow rate for the proposed development is estimated to be in the range of 15,000 to 20,000 L/day. The principle source of sanitary sewage is anticipated to be employee washrooms given that the proposed use of the site is a 'dry' industrial use. A</p>	<p>Comment noted. Further information will be provided in support of site plan approval for a specific development proposal. Should the final septic design be for a system exceeding 10,000 l/day the required MOE approvals will</p>	<p>Detailed septic design will be required in support of site plan approval.</p>

<p>sewage system exceeding 10,000 l/day falls under the jurisdiction of the MOE and will require and Environmental Compliance Approval. The allowable nitrate-nitrogen effluent concentration is 4.68 mg/L to achieve the MOE reasonable use criteria of 2.5 mg/L.</p> <p>Tertiary sewage treatment will be required to achieve these effluent objectives, as indicated in the Hydrogeological Study Report and Preliminary Sewage System Assessment Report. Due to the low percolation rate and high groundwater elevations, a raised leaching bed will likely be required.</p>	<p>be obtained. Based on the demonstration concept plan a septic system was conceptually sized and it was determined that an enhanced tertiary treatment system would be appropriate. Final septic design is dependent upon identified end user of the site.</p>	
<p>POTABLE WATER SUPPLY</p> <p>4. Potable water supply for the site will be provided through a drilled well. The well will be located upgradient (west) of the proposed septic leaching bed and will likely be founded in the bedrock aquifer due to the anticipated low capacity of the overburden aquifer. Preliminary water quality samples from the deep overburden aquifer were found to meet the Ontario Drinking Water Quality Standards for health parameters.</p>	<p>Final well placement to be confirmed during site plan approval. The hydrogeological assessment determined that a suitable source of potable water is available that meets Ontario Drinking Water Quality for all analyzed parameters.</p>	<p>Finalize well location during final site plan approval.</p>
<p>FIRE PROTECTION</p> <p>5. Fire protection will be provided through an in-ground precast water storage reservoir. The size of the proposed reservoir will be determined at the time of site plan approval. It is noted that a suitable fire route satisfying the requirements of the Ontario Building Code will also need to be demonstrated.</p>	<p>Water storage reservoir and fire route details to be confirmed during detailed site plan approval.</p>	<p>Finalize fire route and water reservoir location during site plan approval</p>

<p>PRELIMINARY STORMWATER MANAGEMENT DESIGN</p> <p>6. The existing site contains several wetland areas which contribute to recharge of the deep bedrock aquifer in the area. Use of Low Impact Development (LID) stormwater management practices, which rely heavily on infiltration, are proposed in order to ensure the water balance for the site is maintained to pre-development levels. The overall stormwater management concept incorporates a wetland facility to manage runoff from the proposed paved access driveway, while permeable pavers (with suitable granular bedding depth) is proposed to manage discharge from the parking area during storm events up to and including the 100 year storm. A green roof is proposed to manage peak discharges from the building rooftop, with alternate management practices such as rainwater harvesting or an infiltration gallery for the balance of the 100 year event. It is noted that the detailed stormwater management design submitted to support the site plan application will need to demonstrate how the regional storm event is to be managed.</p> <p>Based on the building finished floor elevation of 339.5 m it is inferred that the finished grade of the adjacent parking areas will be of similar elevation. The MOE Stormwater Management Planning and Design Manual (2003) requires that the seasonally high water table depth should be 1 m below the bottom of an infiltration trench. The elevation of the shallow overburden aquifer was observed between 334.5 m and 336.3 m therefore the proposed infiltration of water from the permeable paver parking area appears to be feasible.</p>	<p>Best management practices are proposed for on-site stormwater management including permeable pavers, infiltration galleries, green roof design among other matters. The final implementation of these elements will need to be further determined through detailed design in support of site plan approval.</p> <p>Final Stormwater Management scheme to be designed in accordance with the Ministry of the Environment document – “Stormwater Management and design Manual, March 2003” or a newer version of this manual if available.</p>	<p>Final detailed design to accommodate the proposed best management practices will be undertaken at the time of site plan approval.</p>
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<p>The geotechnical investigation indicates that sub-surface soils on the subject site vary from silt till and sand till to sand and gravel. Localized infiltration rates will vary accordingly. Boreholes in the vicinity of the parking generally indicate sand and gravel soils, however some shallow silt was also observed. This will need to be reviewed in design of the cut/fill and grading works to ensure that soil conditions in the vicinity of the parking area are conducive to infiltration.</p>	<p>Soils under future proposed parking areas to be confirmed at the time of detailed site plan approval.</p>	
<p>SERVICING AND GRADING PLAN</p> <p>7. Based on the preliminary site grading concept, it is anticipated that it will be possible to achieve a cut/fill balance for the site. Significant importation of fill is not anticipated. As noted above, consideration will need to be given to soil types and permeability values to ensure the site is conducive to the proposed infiltration strategy.</p>	<p>A detailed cut/fill balance will be determined at the time of a detailed site plan approval. Soil types will be noted and permeability values analyzed prior to placement in proposed areas of infiltration.</p>	<p>Review soils and cut / fill balance at time of detailed site plan approval.</p>
<p>ADDITIONAL COMMENTS</p> <p>8. Lighting and Landscaping Plans will be required at the time of site plan approval.</p>	<p>Comment noted. Appropriate plans will be prepared in support of Site Plan Approval.</p>	<p>Site Plan Approval</p>
<p>SUMMARY</p> <p>In general, we are satisfied that the proposed land use can be adequately serviced at the site, however we recommend that additional consideration be given to traffic impacts as per the above. Additional details in terms pertaining to fire protection and stormwater servicing may be finalized during the site plan approval process.</p>	<p>Traffic concerns have been reviewed through a scoped TIS prepared by Salvini Consulting. The findings of the TIS note that the existing road network can accommodate proposed development on the site. Further sight line analysis has been completed by Salvini which concluded: <i>the sight distance requirement for northbound CR7 traffic is met. Given that</i></p>	<p>At the time of the site plan approval an addendum to the TIS can be prepared if necessary to confirm anticipated traffic impacts.</p>

	<i>there is adequate stopping sight distance available for southbound CR7 traffic and that the sight distance is available for speeds of 45 kph in a location where speeds are low, the sight distance is considered adequate for all turning movements at the proposed driveway."</i>	
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Additional Comments – GM BluePlan – Amanda Pepping – Feb. 5/15 Email to Kelly Patzer		
<p>Further to our discussions this morning, we believe that a traffic impact study is warranted in relation to the proposed development at 424 Maltby Road. The traffic study which was prepared for the Southgate business park study considered traffic volumes from Concession 7 to be minimal and did not take into account development at the subject site. Further, we understand that the Draft Plan for the business park has lapsed, which may also be taken into consideration.</p> <p>Further, we have reviewed the condition of the unpaved portion of Concession Road 7, between the driving range and Country Road 34. The road profile along this portion has significant variations in topography and as a result has deficiencies in terms of sight line. The presence of the hydro corridor to the west will render improvements to the topography difficult and costly.</p> <p>Further, there is the potential for changes/realignment of Concession Road 7 at the time of the future interchange from the Hanlon expressway. We believe that a 'cash in lieu of improvements' payment would be appropriate. We suggest that a value in the range of \$70,000 may be appropriate as this is in line with the amount the driving range contributed at the time it was developed (adjusted for inflation). There is also potential</p>	<p>A traffic impact study has been completed. A terms of reference was firstly agreed to with GM BluePlan. The findings of the TIS note that the anticipated traffic volumes can be accommodated within the existing road network.</p> <p>This item needs to be reviewed further.</p>	

site for additional development along Concession 7 which could contribute funds to future road improvements.		
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GRCA Comments – July 22, 2014		
<p>Thank-you for the circulation of the supporting material for the above noted property. We have reviewed the following information.</p> <ol style="list-style-type: none"> 1. Scoped Environmental Impact Study — Dance Environmental — April 16th, 2014 2. Functional Servicing Report — Braun Consulting — April 2014 3. Hydrogeology Assessment — LVM — April 1, 2014 4. Preliminary Geotechnical Investigation — LVM — April 22nd, 2014 <p>At this time we would recommend the application be deferred until additional clarification can be provided with respect to Natural Heritage. Please find attached detailed comments below</p>		
<p><u>Natural Heritage/Wetland</u></p> <ol style="list-style-type: none"> 1. The GRCA has mapped a small, unevaluated wetland just east of Concession 7, north of 'Wetland A'. Comments are required in the EIS to provide justification for removal or why the wetland was excluded. Should it be a mapping error, inclusion of the wetland and confirmation of the boundaries and comments on associated buffers would be required. 	<p>The margins of the small, unevaluated wetland just east of Concession 7 were examined during the site visit and have subsequently been flagged, surveyed and plotted by Van Harten. Figure 2 (attached) shows the boundaries of this feature which appears to be located entirely within the subject property within a topographic low which has its southwestern boundary formed by the road base of Concession 7.</p> <p>There are no surface water connections from this wetland and the vegetation community</p>	<p>The now evaluated, and surveyed wetland could be rezoned Natural Environment (NE) Zone to provide further protection should the Township desire.</p>

	<p>consists of a simple cattail fringe. The wetland is 400m² ± in size. Since this wetland is not known to contain any significant features, a 15m wide buffer from the wetland margin is recommended. The entrance driveway, parking and building envelopes are all more than 30m from this wetland.</p> <p>The SWM facility proposed to be placed to the north of this wetland is 15m± away from the wetland margin.</p> <p>It is our opinion that the updated Conceptual Site Plan (see Figure 3 attached) would not impact this small wetland feature. Sediment control fencing would be used to prevent any sediment from washing into this wetland during construction.</p>	
<p>2. With respect to 'Wetland B', the proposed 15 m buffer illustrated in Figure 6 is not consistent with recommendation #12 in Section 10.0, which states "A 20 m wide buffer, undisturbed by development, is recommended around 'Wetland B' since there are limited ecological features and functions present." Staff are not in agreement with this assessment. Full choruses of spring peeper, wood frog, and gray tree frog were documented in this pond. Therefore, this wetland may meet the criteria for designation as significant wildlife habitat (i.e. specialized amphibian breeding habitat) in accordance with the OMNR's EcoRegional Criteria (Schedule 6E). Consequently the GRCA believes there is insufficient justification in the EIS to support a 15 metre setback.</p>	<p>During the site visit with GRCA staff it was discussed that Table 7 in the E.I.S. confirms that there were no frog choruses associated with Wetland B. This wetland has very little herbaceous vegetation present, it is primarily a depression surrounded by Silver Maple trees.</p> <p>During the site visit Tony Zammit of the GRCA asked that along the southern edge of Wetland B (the side where development is proposed) the break in slope which defines the area of surface water flow to Wetland B be staked. Figure 4 (attached) shows the break in slope in pale blue.</p>	

<p>3. Figures 6 and 7 are not accurate. 'Wetland A' is currently mapped as an unevaluated wetland by the Ontario Ministry of Natural Resources and Forestry (OMNR) and the GRCA. The status of 'Wetland A' is recommend to be confirmed by the OMNR, Guelph District Office should the proposed 30 metre buffer be reduced.</p>	<p>Mr. Zammit indicated that a combination of the dripline of mature trees (the green line on Figure 4 - attached) and the break in slope line be considered when determining a setback width.</p> <p>As can be seen on Figure 4 (attached) the break in slope line is very similar to the mature tree dripline.</p> <p>The thick black line on Figure 4 represents the outer limit of constraints along the southern margin of Wetland B since it encompasses the mature treed edge and break in slope for surface water draining into the Wetland. A 5m setback (orange line) from the constraint limit is recommended. The 5m setback would be allowed to naturalize. This protects all of the mature trees around the wetland, prevents earthmoving within the sloped area draining to Wetland B and provides an undisturbed vegetated buffer of widths in the 17 to 29m range from the southern edge of the red Wetland B margin on Figure 4 (attached).</p> <p>All grading, landscaping and construction would occur outside of the 5m setback.</p> <p>Dance Environmental Inc. has contacted MNRf regarding Wetland A. The status of Wetland A was reviewed by Art Timmerman at MNRf. Mr. Timmerman's email response</p>	
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<p>4. Staff agree that the conifer plantation associated with the woodland should be regarded as significant and zoned (protected) as Greenland. Staff suggest that the boundary of this conifer community is somewhat vague and would recommend the County confirm the woodland boundary.</p>	<p>is provided below. There has been no proposal by the proponent to reduce the 30m buffer from Wetland A that was described in the April 2014 E.I.S.</p> <p>Art Timmerman – Nov. 26, 2014 Email: <i>Ken: After reviewing your report SCOPED EIS 424 Maltby Road, Wellington County, Township of Puslinch (April 16, 2014) I have added the previously un-evaluated wetland polygon A to the Mill Creek Puslinch wetland complex. This wetland polygon is centred at approximately UTM 17 565846E 4813569N.</i></p> <p>As described in the response to the GWS comments the woodland boundary has been confirmed, surveyed and plotted.</p>	
<p><u>Engineering</u></p> <p>5. We find the development concept with use of Low Impact Development practices, such as the proposed use of a green roof, a rainwater cistern and permeable pavement parking areas, to be generally well conceived. We now offer the following comments to assist the preliminary design:</p> <p>a) We note the hydrogeological assessments recommendation to consult a hydrogeological or geotechnical engineer in order to avoid groundwater mounding in low permeability areas. However, we also note that the grading concept appears to use fill to raise grades where this may be a concern. We therefore suggest that any fill be confirmed as suitable by a</p>	<p>Further details will be refined during site plan approval.</p> <p>Appropriate design engineers will be consulted during detailed design to appropriately address the concerns noted.</p>	

<p>geotechnical engineer before placement in areas where infiltration is required and where existing groundwater flow paths are to be maintained.</p> <p>b) Given the reliance on maintaining or enhancing existing infiltration rates and overall dispersion, we support the proposed development of a monitoring program as the stormwater management system is detailed.</p> <p>c) We also ask that a salt management plan be prepared and implemented to protect both surface and groundwater quality. Key to this will be monitoring and maintenance of the permeable pavement parking area to ensure that it remains a well-drained system and thus less prone to surface freezing.</p>	<p>On-going monitoring has been occurring since summer of 2014 and will continue. The future monitoring program will be developed in conjunction with detailed design of the final stormwater management system for the ultimate development plan.</p> <p>A salt management plan can be prepared in support of Site Plan Approval once final site use and layout is determined.</p>	
<p>Future Consideration</p> <p>According to Section 6.1.3 of the EIS, the wetland ponds on this site are considered to be groundwater expressions and would represent kettle wetlands which are sustained in part by groundwater contributions. The EIS further notes that runoff also contributes to the water balance within the wetlands, and that depression-focused infiltration likely occurs within the wetlands on a seasonal basis. Proposed water balance calculations for Wetlands A, B, C, and D will be required at the detailed design stage in order to demonstrate that future development will not negatively affect the hydrologic and ecological functions of the wetlands.</p>	<p>Both the E.I.S. and the Servicing/Engineering reports recognized the need for water balance calculations at the detailed design stage relative to Wetlands A, B, C and D.</p>	<p>Detailed water balance and future site development details to be examined during Site Plan Approval</p>

A plan review fee of \$2010.00 will be required for the processing of this request. The applicant will be invoiced the fee of \$2010.00.		
Harden Environmental – July 10, 2014		
<p>We have reviewed the following documents in support of an application for a Zoning By-law Amendment submitted by Persian Investments Limited at 424 Maltby Road West in the Township of Puslinch:</p> <ol style="list-style-type: none"> 1. Planning Justification Report, Persian Investments Limited, by GSP Group, April 2014 2. Functional Servicing Report by Braun Consulting Engineers, April 2014 3. Scoped E.I.S. by Dance Environmental Inc. April 16, 2014 4. Hydrogeology Study Report and Preliminary Sewage System Assessment, by LVM, April 1, 2014 <p>The proposed development is located on a 42 hectare property, of which thirteen hectares are designated Rural Industrial Area in the County of Wellington Official Plan. Less than five hectares are proposed to be rezoned as much of the thirteen hectare parcel is Zoned Natural Environment Zone by the Puslinch official plan. The site is located on Concession 7 and on the south side of Maltby Road. To the north of the site is the city of Guelph and the proposed Southgate Industrial park. The site is located within Wellington County's Paris Galt Moraine Policy Area.</p> <p>The application is to change the zoning of portions of the site from agricultural to Rural Industrial and some lands that are zoned agricultural to Natural Environment. The proposed land use has not been defined but may include business or</p>		

<p>professional offices, dry industrial uses such as manufacturing, processing, fabricating along with service, transportation / distribution and storage.</p>		
<p>2.1 Sewage Effluent</p> <ol style="list-style-type: none"> 1) A localized-perched groundwater system has been identified in the supporting documents. This perched groundwater system supports the local wetlands and is not directly connected to the regional groundwater system. This results in a very localized groundwater flow pattern. It is proposed to discharge the sewage effluent into this local flow system and the studies show that the nearby Provincially Significant Wetland is the likely receiver of the groundwater. With this in mind and an estimated effluent volume of some 20,000 litres per day, the environmental impact to the local wetland should be evaluated with respect to increased volume of hydrologic input, increased nitrogen, increased phosphorous and potential bacteriological increases. 2) The proposed location for the septic system disposal field is at a local groundwater divide. This presents an opportunity for groundwater to move into the adjacent local groundwater catchment area to the south. An improved description of the local system is needed to identify what impacts, if any, could arise from the southerly movement of effluent. 3) Consideration of off-site impacts must be made in the event that the effluent encounters a “window” of permeable material and migrate to the water table. 	<p>Section 4.1 of the LVM hydrogeological report explains that based on the leaching bed location, flow is likely northwards (not southwards); however, the report acknowledges that no boreholes have been drilled in the proposed leaching bed area. Further investigation (i.e. more boreholes) will be required to more accurately delineate the groundwater divide. Investigation of the proposed leaching bed area will likely be required in the future in order to determine how to design the bed. This will be completed as part of detailed site plan approval when the end user of the site is known and appropriate design parameters can be applied. Tertiary treatment options can be further reviewed to obtain satisfactory nitrate levels.</p> <p>The groundwater measurements and cross sections do not indicate the presence of a window to the deeper overburden aquifer – there is a clear 4-10 m separation between upper and lower groundwater elevations. However, in the event that effluent did migrate vertically downwards, the same nitrate impacts assessment calculations presented in the report would apply; therefore,</p>	

	based on the effluent concentration objective of 4.68 mg/L, no off-site impacts would be expected. It is noted that the water chemistry analysis from BH-06-13 (screened in the lower overburden aquifer) had a measured nitrate concentration of 3.70 mg/L. The effluent concentration objective of 4.68 mg/L is very close to the background concentration already.	
<p>2.2 Stormwater</p> <p>The proposed development appears to minimize impacts to the sensitive environmental features on the site. Site development features include permeable pavement in all parking areas to maximize post development infiltration, a green roof on the building for water evapotranspiration, minimal impervious surfaces and buffer zones around wetlands. Although grading will eliminate some of the hilly areas of the site, infiltration areas are being retained and therefore groundwater recharge will be maintained.</p> <p>4) The reporting does not detail the existing and proposed flow of stormwater at the site. A more detailed discussion on stormwater management is required.</p> <p>5) A discussion on chloride use with respect to the impact on nearby wetlands is required.</p>	<p>Best management practices are proposed. Specific details will be provided at the time of a detailed Site Plan Approval. A water balance and ground water recharge are recognized as key design parameters.</p> <p>A more fulsome review of stormwater management and chloride impacts can be provided at the time of a detailed Site Plan Approval application. The exercise at this point is to determine that conceptually development can occur on this site.</p>	Site Plan Approval required.
<p>2.3 Water Supply</p> <p>6) The site will be serviced by a drilled water well and an onsite sewage disposal system. In order to estimate the sewage generation it is assumed that an office building with 263 employees will be constructed. With respect to the well, the documentation simply states that the development will</p>	A Preliminary Water Supply Potential Study would be conducted as part of detailed design, and likely a pumping test would be required to demonstrate sufficient quantity/quality of water is available without impacting neighbouring wells; however, review of the	A detailed water analysis and pumping test if necessary will be submitted in support

<p>be serviced by one or more private wells and that these wells should be drilled west of the leaching bed and at least 15m from the bed. A review of local well records should be conducted to estimate if sufficient water is expected to supply a development of this magnitude.</p>	<p>MOE Water Well Records provided in the hydrogeology report indicates that the twenty-one bedrock wells with pumping test details had flow rates of 18.9 to 219.4 L/min, with an average flow rate of 64 L/min. The existing data suggests that the bedrock aquifer will provide sufficient water quantity for the proposed development.</p>	<p>of Site Plan Approval</p>
<p>3.0 Detailed Comments</p> <p>3.1 Site Servicing</p> <p>In order to estimate if the site is capable of supporting an onsite sewage disposal system an estimate of the desired nitrate concentration in the effluent is back calculated to result in a 2.5 mg/l concentration at the performance boundary. The performance boundary is assumed to be the center of the adjacent wetland. Only dilution is used to estimate what the effluent nitrate concentration should be. The calculations suggest that the concentration of nitrate leaving the septic system should be 4.68 mg/l which LVM indicates is possible. If it is estimated that the septic system effluent will recharge the shallow groundwater regime and discharge into the wetland then estimating phosphorus concentrations should be considered as well as nitrate. Some discussion as to the possible quality impacts to the wetlands should be included.</p> <p>If the septic system is to receive waste from an office building, the vast majority of the sewage will be black water and will therefore have much higher nitrate concentrations than domestic sewage (80 to 100 mg/l – N as opposed to 40 or 50 mg/l – N). Have these high input nitrogen concentrations been taken into account in the statement that reaching levels of 4.68 mg/l N are achievable?</p>	<p>The Nitrate Impact assessment calculations in the DGSW are not dependent on the influent nitrate concentration. The purpose of the assessment is to determine the required effluent concentration regardless of what the raw sewage nitrate concentration is – the system provider will take into account the appropriate influent numbers when designing the system to achieve the required effluent concentration. It is noted that commercial systems (above 10,000 L/day flow) are normally designed with commercial-level influent concentrations. Detailed assessment of sewage effluent impacts, including a phosphorous impact assessment, will be provided once the scope of the development has been determined through detailed design.</p> <p>As noted above, detailed design will include drilling in the area of the leaching bed; this will allow delineation of the groundwater divide, and the bed will be resized/reshaped if required to locate it on the north side of the</p>	<p>Specific design details to be provided in support of Site Plan Approval</p>

<p>It is possible, given the data presented, that the shallow groundwater in the vicinity of the proposed tile bed flows to the south. The tile bed is located directly adjacent to a groundwater divide shown in the mapping provided by LVM and the reporting indicates that deeper groundwater flows to the south so depending on exactly where the divide is located and whether the septic impacted water flows laterally or down to the deeper aquifer and then laterally, impacts at the property boundary to the south should be considered. Impacts to the on-site wetlands from this increase in the shallow groundwater flow should also be addressed.</p> <p>Shallow groundwater samples taken at the site along Maltby road show elevated chloride concentrations, likely the result of road salt applied to Maltby road. How will operations at this site ensure that chloride concentrations will not exceed Reasonable Use at the property boundary or affect nearby wetland flora and fauna?</p>	<p>divide. The environmental engineers can assess the impact of increased flow to the wetlands.</p> <p>A salt management plan was noted in the GRCA comments.</p>	<p>A Chloride Impact Assessment may be required at the detailed site plan design stage to assess the potential for impact. The results of the assessment will determine whether specific strategies need to be employed to mitigate potential impacts.</p>
<p>3.2 Storm water Management</p> <p>The storm water management proposed for the site comprises the maintenance of natural infiltration and storm water runoff to the onsite wetlands and ponds. The only impermeable surfaces that will be created on the site is the entrance roadway. A small stormwater management area is proposed to accommodate runoff from the impermeable surfaces. Permeable pavement will be used on parking areas to allow infiltration, bedding beneath the pavement will allow the accommodation of the 100 year storm. The proponents appear to be committed to using Best Management Practices to ensure that pre-development conditions are maintained. A water balance showing pre and</p>	<p>Post-development water balance calculations would be provided by the SWM Engineers at the time of the detailed site plan review.</p>	<p>Detailed SWM scheme to be submitted in support of Site Plan Approval.</p>

<p>post development runoff and infiltration volumes is not presented.</p> <p>Mapping showing the existing stormwater flow at both the site and local level is not provided. Proposed stormwater flow is also not presented.</p>		
<p>4.0 Pertinent Legislation Our interpretation of how this development addresses water related components of the Provincial Policy Statement and the Wellington County Official plan are as follows;</p> <p>4.1 Provincial Policy Statement The 2014 PPS includes the following policies that are pertinent to the natural features at this site. The policy statement is found in italics followed by our comments.</p> <p><i>Natural Heritage</i> <i>2.1.1 Natural features and areas shall be protected for the long term</i></p> <p>Buffer zones around the core greenland areas are being proposed. Only one of the wetland areas is proposed to have a 10 m buffer, the remainder have 15 m buffer zones. The application proposes to rezone the buffer zones as natural environment zones. We defer to Greg Scheifele for comment on the appropriateness of the buffer.</p> <p><i>2.1.2 The diversity and connectivity of natural features in an area, and the long term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and</i></p>	<p>We concur with this statement. Natural areas and features on this site have been extensively studied and the Natural Environment Areas on the Site are to be maintained and enlarged to ensure the long term protection.</p>	

<p><i>among natural heritage features and areas, surface water features and ground water features.</i></p> <p>It must be recognized that there is a hydrologic connection between this site and wetlands on the Southgate Industrial Park site. Every spring the water levels rise sufficiently to allow flow to pass northward beneath Maltby Road resulting in inundation of the wetland pocket and also result in infiltration of the meltwater. This natural process must be allowed to continue.</p>	<p>A water balance on the Site is proposed and will be further defined through a detailed site plan approval process.</p>	<p>Final details to be confirmed during detailed site plan approval.</p>
<p>Water</p> <p><i>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.</i></p> <p>The proponents did not investigate the contribution of the site on a watershed scale. A large scale development has been proposed for the north side of Maltby Road. This development is known as Southgate Industrial Park. There are at least three hydrologic linkages between the Southgate development and the Persian Investments development. Appropriate consideration of the Southgate development should be included in the analysis of this site.</p> <p>In addition, the location of this site in a regional context has not been presented.</p> <p><i>b) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas,</i></p>	<p>Hydrogeology has been evaluated and examined in the local and larger physiographic region. As noted a pre development and post development water balance is proposed. However, given that the final site plan for this site is not yet defined, nor is any specific development proposed on the Southgate lands it is difficult to evaluate on more specific basis.</p> <p>The focus on maintaining the site pre-development water balance and site surface water/groundwater flow directions and volumes will help to ensure that regional-scale contribution from the site is maintained under post-development conditions.</p>	<p>Details of water balance to be further determined through site plan approval.</p>

<p><i>which are necessary for the ecological and hydrological integrity of the watershed;</i></p> <p>Features on the site have been identified, however they should be presented within a local groundwater flow and watershed level conceptual model in order to better understand the function of this site within the regional groundwater and surface water systems.</p> <p><i>c) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas.</i></p> <p>See our response to 2.1.2 and 2.2.1 a).</p> <p><i>d) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces</i></p> <p>The proposal includes measures to maximize the infiltration at the site and therefore minimize stormwater generation.</p>	<p>Groundwater monitoring is on-going through the use of monitoring well installed on site. Stabilized groundwater levels were confirmed using mini piezometers in the monitoring wells.</p> <p>Infiltration maximization will be detailed through site plan approval.</p>	<p>An on-going groundwater monitoring program is currently taking place. Monitoring includes manual water level measurements along with datalogger information download on a quarterly basis. Further annual water chemistry sampling of four on-site monitoring wells will be completed.</p>
<p>4.2 Wellington County Official Plan (adopted OPA 81)</p> <p>Our comments on Wellington County Official Plan policies are as follows. The Official Plan policy/statement is found in italics followed by our comments.</p> <p>2.2.24 Our Commitment to the Future</p> <p><i>Ensure the quality and quantity of groundwater and surface water are protected as an essential resource for urban and rural water supplies, agricultural production, the maintenance of the Greenland system, and future growth.</i></p>		

<p>Given that there is no proposed off-site stormwater discharge, this development will not decrease the amount of infiltration and therefore the recharge to the shallow aquifer will not be decreased. The transfer of water from the bedrock aquifer by extracting water using a water well and then recharging that water to the shallow aquifer via the septic disposal field will increase the amount of water in the shallow aquifer.</p> <p>4.6.3 Environmental Impact Assessment</p> <p><i>e) a description of the terrestrial and aquatic resources, natural and built landforms, surface and groundwater and other significant environmental features or functions on the site;</i></p> <p>It does not appear from the preliminary grading plan that significant alteration of the site landforms will take place. Surface and groundwater and other environmental features are addressed, however, until a final proposal has been determined the ultimate impacts to these systems cannot be assessed.</p> <p><i>h) an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;</i></p> <p>It is not anticipated that this development will adversely affect nearby private and municipal supply wells, however this possibility has not been addressed directly in the documentation. A survey of private water wells has been undertaken to describe what geologic units are supplying water to nearby homeowners.</p> <p><i>i) a statement of the relative environmental and ecological significance of the natural features and functions affected by the proposal;</i></p>	<p>Detailed calculations will need to be completed at the time of a specific development proposal. Until final building footprint and parking and other impervious areas are known a final water balance can't be finalized. Similarly for water needs and septic disposal – the final calculations will be determined based on ultimate use on the property.</p> <p>Impacts of final development proposal will be evaluated and adjusted as necessary once a specific use of the property is defined.</p> <p>Section 3.1 of the Hydrogeological Assessment reviewed both private and municipal wells. Further, the assessment concluded that “<i>Domestic water supply wells in the area would not be impacted by development of the property if the pre-development water balance is met under post-development conditions, as the maintenance of recharge rates will maintain the volume of</i></p>	<p>Subject to detailed design at Site Plan Approval stage.</p> <p>On-going quarterly water level measurements are being conducted at the 4 monitoring wells on-site to form a baseline of information to</p>
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<p>This site provides an important groundwater recharge function. This function should be preserved and the documentation provided indicates that this function will be preserved.</p> <p><i>l) a statement that there are no negative impacts on provincially significant greenland features and functions and a description of the means by which negative environmental impacts will be mitigated in other greenland areas.</i></p> <p>It is not anticipated that Greenland features, which are present on the site will be negatively impacted. The use of the bedrock aquifer for water supply should eliminate possible reductions in the water flow to on site wetlands. The septic system will result in local impacts to the groundwater quality. Should this shallow groundwater flow into the nearby wetlands some water quality degradation could occur. We are assuming that these possible impacts will be addressed prior to approval of a septic system for this site.</p> <p>Monitoring of shallow groundwater quality in the vicinity of the septic system should be conducted to ensure that the development is not having an adverse impact. Mitigation measures should be discussed in case adverse impacts arise.</p> <p>4.9.3 Groundwater <i>Specifically, it is the County's intent that the development of public and private uses will not:</i> <i>- significantly alter groundwater recharge or discharge</i></p> <p>It is possible that the addition of the septic effluent to the subsurface will result in an increase in local shallow groundwater recharge and since the discharge zones are in close</p>	<p><i>water infiltrating into the subsurface soils.” – pg. 13 LVM Hydrogeological Assessment.</i></p> <p>Agreed. The groundwater recharge function of this site is understood and this function will be maintained following development of the site.</p> <p>These specific elements will be further reviewed at the time of detailed site plan review.</p> <p>Needs for monitoring can be reviewed during the formal site plan approval process. Appropriate septic design will ensure nitrate levels leaving the system will be at a suitable level.</p> <p>Effluent flows and potential impacts to subsurface groundwater will be further evaluated during detailed site plan approval.</p>	<p>inform future development plans.</p> <p>Subject to detailed design at Site Plan Approval Stage.</p> <p>Ultimate septic design to be completed in accordance with</p>
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<p>proximity to the tile bed it is possible that there is an increase in the groundwater discharge to the wetland as well.</p> <p><i>- impair groundwater or surface water quality</i></p> <p>Shallow groundwater quality in the vicinity of the tile bed may be negatively impacted. Calculations included in this submission suggest that providing the septic effluent is treated to a nitrogen concentration of 4.68 mg/l that the impacted groundwater will meet MOE requirements. Since the shallow groundwater is thought to discharge to the local wetlands, some discussion of the phosphorus generated should be included in the submission.</p> <p><i>- Negatively impact municipal groundwater supply.</i></p> <p>It is our opinion that the municipal groundwater supply will not be negatively impacted provided that the appropriate groundwater protection policies found within the Wellington County Official Plan are adhered to. The documentation provided supports all prohibitions required for a site found within the WHPA of the City of Guelph well. Groundwater is not confined to municipal boundaries. As such, the Township should work with its municipal neighbours to ensure effective groundwater protection. Enforcement of the groundwater protection policies found within the Wellington County Official Plan is an effective method of ensuring groundwater protection.</p> <p>4.9.4 Policy Direction <i>Wellington County commits to pursuing the following directions relating to water resources:</i></p> <p>a) <i>ensure that land use planning contributes to the protection, maintenance and enhancement of water and</i></p>	<p>An assessment of phosphorous impacts can be further undertaken at the time of a detailed submission and a specific development plan.</p> <p>Comment received. The requested zoning by-law amendment seeks approval for uses that should not cause negative environmental impacts in terms of emissions or potential for site contamination.</p>	<p>needs of end use of the property.</p> <p>Approval of the requested Zoning By-law Amendment will regulate permitted uses on the property.</p>
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<p><i>related resources and aquatic systems on an integrated watershed management basis;</i></p> <p>Further analysis should be provided to estimate the possible water quality impacts on the local wetlands should the impacted groundwater from the septic system discharge into the wetlands. Additional consideration of the development of the City of Guelph lands should be included in the analysis.</p> <p><i>b) protect surface and groundwater quality through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within wellhead protection areas and overlying vulnerable aquifers;</i></p> <p>Although this development is located at the edge of the WHPA D zone for the city of Guelph water supply wells, the proposed types of developments should not result in negative impacts to the city water supply</p> <p><i>c) ensure that development meets provincial water quality objectives;</i></p> <p>The possibility of impacted groundwater from the septic system entering the onsite wetlands should be addressed.</p> <p><i>d) ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated;</i></p> <p>Documentation states that appropriate wastewater treatment will be provided, this treatment has not yet been designed.</p> <p><i>e) ensure development does not alter groundwater levels to the detriment of surrounding users and resources;</i></p>	<p>Further analysis to be provided at the time of detailed site plan approval application.</p> <p>Comment received. The uses requested to be permitted though the site specific zoning by-law amendment are generally not anticipated to cause or have emissions that would negatively impact ground water supply.</p> <p>Comment received. This can be completed in support of a specific detailed site plan approval application process.</p> <p>Ultimate wastewater treatment to be determined in conjunction with specific development approval and site plan approval.</p>	<p>Subject to detailed design at time of Site Plan Approval.</p> <p>Final Zoning By-law Amendment approval will regulate permitted land uses on the property.</p> <p>Detailed design at time of Site Plan Approval will address this further.</p>
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<p>It is possible that the large volumes of water that will be added to the shallow groundwater regime from the wastewater disposal system will result in increased recharge to the onsite wetlands. The proponent should address if increases in recharge to these ponds will negatively impact their function.</p> <p><i>f) support policies to protect municipal water sources;</i></p> <p>This can be achieved by the Prohibition of Category A, B and C activities at the site which are not being proposed at this time.</p> <p><i>g) protect wetlands and areas that make significant contributions to groundwater recharge;</i></p> <p>There is the potential for groundwater recharge changes beneath this site, including a Provincially Significant Wetland. Appropriate groundwater monitoring and contingency plans are necessary to meet this policy.</p> <p><i>h) protect the hydrogeological functions of the moraine systems in the County;</i></p> <p>The hydrogeological functions of the moraine system will be protected by this development provided that site grading and water infiltrations systems remain as proposed.</p> <p><i>i) ensure the base flow needed to protect streams, fisheries and wetlands are maintained;</i></p> <p>Base flow will be enhanced if altered by this development.</p>	<p>To be determined and evaluated during site plan approval process.</p> <p>Comment received. Uses proposed should not create emissions that would impact municipal water sources.</p> <p>Groundwater monitoring is on-going. Further review of potential impacts and mitigation to be provided during detailed site plan approval.</p> <p>Post development infiltration levels are intended to match pre-development infiltration levels.</p> <p>Comment received.</p>	<p>Permitted uses to be regulated by Zoning By-law.</p> <p>On-going monitoring program is in place which includes quarterly measurements and datalogger downloads, as well as annual water chemistry analysis.</p> <p>Will be further reviewed at the time of detailed development approvals.</p>
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<p><i>j) support stormwater management systems that protect water quality and quantity;</i></p> <p>Proposed stormwater management systems and an apparent commitment to using best management practices at the site should ensure that stormwater management systems do not negatively impact water quality and quantity.</p> <p><i>k) maintain and enhance water quantity and quality through the retention of vegetation or through revegetation;</i></p> <p>This issue is best addressed by other reviewers.</p> <p><i>l) maintain and enhance fish habitat;</i></p> <p>This issue is best addressed by other reviewers.</p> <p><i>m) protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers and headwaters;</i></p> <p>Measures are included in the proposal to protect groundwater recharge and discharge areas. Some discussion of the possible increase in groundwater discharge due to the amount of treated septic effluent being added to the shallow groundwater regime should be included.</p> <p><i>n) ensure land use decisions promote water conservation efforts and support the efficient use of water resources;</i></p> <p>Water conservation efforts should be included as part of the office development plan. The possibility of reusing stormwater has been put forward in the documentation.</p>	<p>Best management practices are proposed.</p> <p>Comment received.</p> <p>Comment noted. EIS did not identify any fish habitat within the Site.</p> <p>Potential for impacts from septic effluent into shallow groundwater regime will be further reviewed at time of detailed site plan review.</p> <p>Comment noted.</p>	<p>Specific methods of ensuring water quality and quantity controls will be detailed though the site plan approval process.</p> <p>No further action required.</p> <p>Subject to detailed design at time of Site Plan Approval.</p> <p>This can be further reviewed during</p>
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<p><i>o) encourage agricultural practices that protect water resources;</i></p> <p>Not Applicable.</p> <p><i>p) require mineral aggregate operations to use best management practices to protect groundwater resources as set out in Section 4.9.5.8;</i></p> <p>Not applicable</p> <p><i>q) require impact studies when development proposals have the potential to affect water or water related resources;</i></p> <p>Potential impacts have been delineated by LVM, however further discussion of the potential changes to the shallow groundwater regime that could result from the addition of the septic effluent should be discussed.</p> <p>5.6.3 Development Impacts <i>Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:</i></p> <p><i>a) identify the nature of the natural heritage resource(s) potentially impacted by the development;</i></p> <p>The natural heritage features potentially impacted by this development have been identified.</p> <p><i>b) prepare, where required, an environmental impact assessment to address potential impacts;</i></p>	<p>Further review to be provided at the time of detailed site plan approval when there is a better understanding of the specific septic requirements.</p> <p>EIS has evaluated all natural heritage features on the Site and appropriate mitigation measures have been proposed.</p>	<p>detailed site plan approval.</p> <p>Subject to detailed design at time of Site Plan Approval.</p> <p>Future development will be outside of identified buffer areas.</p>
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<p>A groundwater monitoring plan and contingency plan should be proposed to address potential impacts. This plan should be provided prior to rezoning.</p> <p><i>c) consider enhancement of the natural area where appropriate and reasonable;</i></p> <p>Enhancement has not directly been proposed, however efforts to protect natural resources and use Best Management practices to minimize impacts are being proposed.</p> <p><i>d) demonstrate that there will be no negative impacts on the natural heritage resources or feature or on its ecological function.</i></p> <p>A groundwater monitoring plan and contingency plan should be proposed prior to rezoning.</p>	<p>Groundwater monitoring is currently being undertaken. Contingency plans can be prepared once a specific development proposal is prepared.</p> <p>Enhancement details can be evaluated during specific site plan approval. For example it is proposed that removals of Scots Pine could be replaced with native plantings.</p> <p>Groundwater monitoring is on-going. Contingency plans can be prepared in support of detailed site plan approval. Zoning Approval shouldn't be held pending the preparation of a contingency plan as detailed plans are not</p>	<p>On-going groundwater monitoring is occurring.</p> <p>Further details can be provided at time of Site Plan Approval.</p> <p>On-going groundwater monitoring is occurring quarterly.</p>
City of Guelph – Oct. 14/14		
<p>Thank you for circulating the notices of complete application and public meeting for the above noted application to rezone the subject site to permit the construction of a 2,600 m² building with associated parking and on-site services and to permit a range of commercial and dry industrial uses.</p> <p>We have reviewed the application with respect to Wellington County's Official Plan (OP) and the Rural Industrial land use</p>		

<p>designation. The following are our comments on the proposed zoning by-law amendment.</p> <p>Detailed Concept Plan Policy 9.8.3 b) of the County of Wellington Official Plan (excerpted below) requires that a detailed concept plan for the lands be developed to address connections between industrial lands in Puslinch and the Southgate Industrial lands in the City along with connections to the Hanlon interchange. To date, a coordinated concept plan has not been completed and the City recommends that the application not be supported until policy 9.8.3 b) is satisfactorily addressed.</p> <p>The City requests a meeting with the applicant, County and Township staff and other appropriate parties to discuss this requirement.</p> <p>9.8.3 Puslinch Industrial Policy b) Two large parcels of land to both the east and west of the Hanlon Expressway have been designated Rural Industrial. These lands have lower priority for development than the industrial lands in the “Puslinch Economic Development Area”. Existing properties will not be further fragmented by severance or subdivision until a detailed concept plan is developed, in cooperation with the City of Guelph, which provides an appropriate connection between the City’s industrial lands to the north and the proposed interchange on the Hanlon Expressway. This restriction will be reviewed periodically to determine if these lands should be available for development or whether the designation should be expanded to include additional lands. The sequence of development shall be further controlled so that the eastern side of the Hanlon develops first. Development immediately adjacent to the Hanlon shall be restricted in the</p>	<p>As the ultimate development of this parcel is not known at this time a demonstration plan has been prepared. The demonstration plan indicates that access to the site will be from Concession Road 7. A TIS has been prepared by Salvini Consulting, the findings of the TIS find that the existing road network can accommodate the anticipated traffic volumes.</p> <p>A meeting was held with City Staff, County Staff and Township Staff on December 8, 2014. At this meeting there was considerable discussion with respect to a previously completed TIS for the Southgate Industrial Park in Guelph and with respect to potential interchange and road alignment. A TIS completed by Salvini Consulting has reviewed the findings of the Southgate TIS and also reviewed the impacts of potential development on the property and found that the road network can accommodate the anticipated traffic volumes both in the short term and the long term. Also the Salvini study noted that the Southgate Business park has not developed at nearly the rate anticipated in 2012 when the Southgate TIS was completed. Further it is noted that the Draft Plan</p>	<p>A detailed development plan will be submitted when an end user of the property is ready to develop the site. A full site plan approval process is required prior to any development occurring on the subject property.</p> <p>At the time of Site Plan Approval the Township will have the ability to review anticipated traffic impacts further.</p>
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<p>degree and location of open storage and type of uses. The area to the west of the Hanlon Expressway will only be considered should no other suitable site be available.</p>	<p>Approvals associated with the Southgate Business Park which was the subject of the TIS have lapsed which will cause further delays in development and build-out of this business park.</p> <p>With respect to policy 9.8.3 the Site is located on the east side of the Hanlon in keeping with the direction of the policy promoting the east side to develop first. As noted above a demonstration plan has been prepared and further studied through a scoped TIS. The TIS concluded that the existing road network can accommodate the anticipated traffic volumes.</p>	<p>A formal site plan approval process will be required prior to any development on the site.</p>
<p>As the applicant may be aware, Maltby Road is planned to be closed at the Hanlon Expressway in the long term. However, the applicant should be advised that interim improvements including signalization are planned for the intersection of Hanlon and Maltby in conjunction with the planned extension of Southgate Drive to Maltby Road. Due to its close proximity to the Hanlon/Maltby intersection, Concession Road 7 will be disconnected from Maltby Road, thereby preventing access from the Site to Maltby Road and its intersection with the Hanlon Expressway.</p> <p>The subject site abuts Maltby Road, which is identified in the City's Official Plan for widening. Accordingly, should the Township approve the rezoning, we request that the following condition be imposed through the site plan approval and/or consent process:</p>	<p>We are aware of the planned closure of the interchange of the Hanlon and Maltby Road. The timing of the closure is not currently known, but the TIS has reviewed the site and the demonstration concept plan proposes access to the site from Concession Road 7. The Township of Puslinch was not aware of any plans to close the intersection of Concession Road 7 and Maltby Road. This possible change in road alignment / intersection changes needs to be further reviewed between the City and Township.</p>	<p>No further action at this time. Ultimate timing for closure of Maltby Road is unknown at the present time.</p>

<p>“That the owner conveys to the City, free from all encumbrances a 5-metre wide parcel of land for a road widening across the entire Maltby Road frontage of the property, prior to Site Plan approval. A draft reference plan showing the boundary of the road widening lands shall be prepared and provided to the City for review and approval prior to registration of the reference plan. The submission must also include a digital copy of the draft reference plan (version ACAD 2010) which can be forwarded by email to planningtech@guelph.ca. All the above shall be at the Owner’s expense.”</p> <p>Natural Heritage The wetlands on the Site are identified as part of the County’s Greenlands System and provide connections to the City’s Natural Heritage System (NHS), in part, because the wetlands in the immediate area are part of the Mill Creek Puslinch Provincially Significant Wetland Complex. This complex extends into the City and any negative impacts could extend to the City’s Natural Heritage System. As suggested by the Environmental Impact Study (EIS) the basis for preventing negative impacts to the wetland is connected to maintaining the water balance and infiltration rates on site. The Site is also almost entirely internally draining as is typical for sites on the Paris-Galt moraine. This internal drainage pattern supports the wetland features directly. Although not specifically addressed in the EIS, but based on the Hydrogeological report there would appear to be hydrological connections between the wetlands on site to the wetlands north of Maltby Road.</p> <p>Any development proposal, whether it is the concept shown or an alternative will need to maintain the water balance and thus infiltration rates on site to their predevelopment levels in order to maintain the hydrologic functions of the wetlands. This could</p>	<p>At the time of a future consent application on this property the City will have the opportunity to request a 5m widening along Maltby Road.</p> <p>Comment received. At the time of a detailed site plan approval application the necessary plans will be completed to determine the ultimate site layout and a water balance will be part of the detailed design. As noted, best management practices are proposed such as permeable pavers, green roof and infiltration areas all in an effort to make sure the on-site water balance can be achieved.</p> <p>Comment noted. To be addressed during detailed site plan approval.</p>	<p>A future consent application to sever the industrial designated lands from the agricultural lands would provide the City the opportunity for the road widening.</p> <p>Subject to detailed design at the time of Site Plan Approval.</p> <p>Water balance confirmation to be provided as part of</p>
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<p>a major gateway to the City and careful urban design measures have been implemented on industrial lands to the north to maintain a high quality image from the Hanlon. Accordingly, the City requests that the zoning include regulations that prohibit outdoor storage in the front or exterior side yards; and that a landscaped strip, consisting of trees, shrubbery or a berm be located between any outdoor storage area and where the storage area is visible from a public road in order to create a continuous visual screen.</p> <p>Source Water Protection As the Township is aware, the Lake Erie Region Source Protection Committee has submitted to the MOE its Source Protection Plan that may limit certain activities in wellhead protection areas that may be considered significant drinking water threats. The City's wellhead protection areas for its water supply extend to the Site and as such policies from the Source Protection Plan may be applicable. This is based on the current assessment of threats and vulnerabilities and proposed policies that are currently under review by the MOE.</p> <p>In considering this application, it is recommended that the property owner be made aware of the potential restrictions that may apply to the property as a result of the proposed Source Protection Plan. We also request that the Township give consideration to the policies of the proposed Source Protection Plan and how they may be applicable to this development application.</p>	<p>landscaping, berms, fencing, etc. can be reviewed and approved at the time of Site Plan Approval.</p> <p>According to the Grand River Source Protection Area Approved Assessment Report (GRSPA, August 2012), the site is partially located within the combined Wellhead Protection Area (WHPA) D of the Burke and Downey Road municipal wellfields. These two municipal wells produce water from the bedrock aquifer. It is noted that WHPA-D represents an area within which the time of travel to a well is greater than five years, but less than or equal to twenty-five years.</p> <p>Additionally, according to the same reference, the WHPA Vulnerability Score for the site corresponds to a 2 (Low vulnerability).</p> <p>Based on the near-surface soil stratigraphy on the property, and the stratigraphy shown in the</p>	<p>would be undertaken.</p> <p>Urban Design can be further addressed at the time of Site Plan Approval.</p> <p>Conditions of Site Plan Approval as necessary can be included by the Township to ensure the property owner is aware of any restrictions related to the Site being within a wellhead protection area.</p>
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	MOE WWR summary, groundwater leaks through the aquitard from the shallow water-bearing soils (the SOA) to the DOA, which is in contact to the bedrock aquifer where municipal wells are screened / domestic water supply wells in the area would not be impacted by development of the property if the pre-development water balance is met under post-development conditions, as the maintenance of recharge rates will maintain the volume of water infiltrating into the subsurface soils.	

FIGURE 1. OUTER NEW LIMIT OF WOODLAND, 424 MALTBY ROAD.

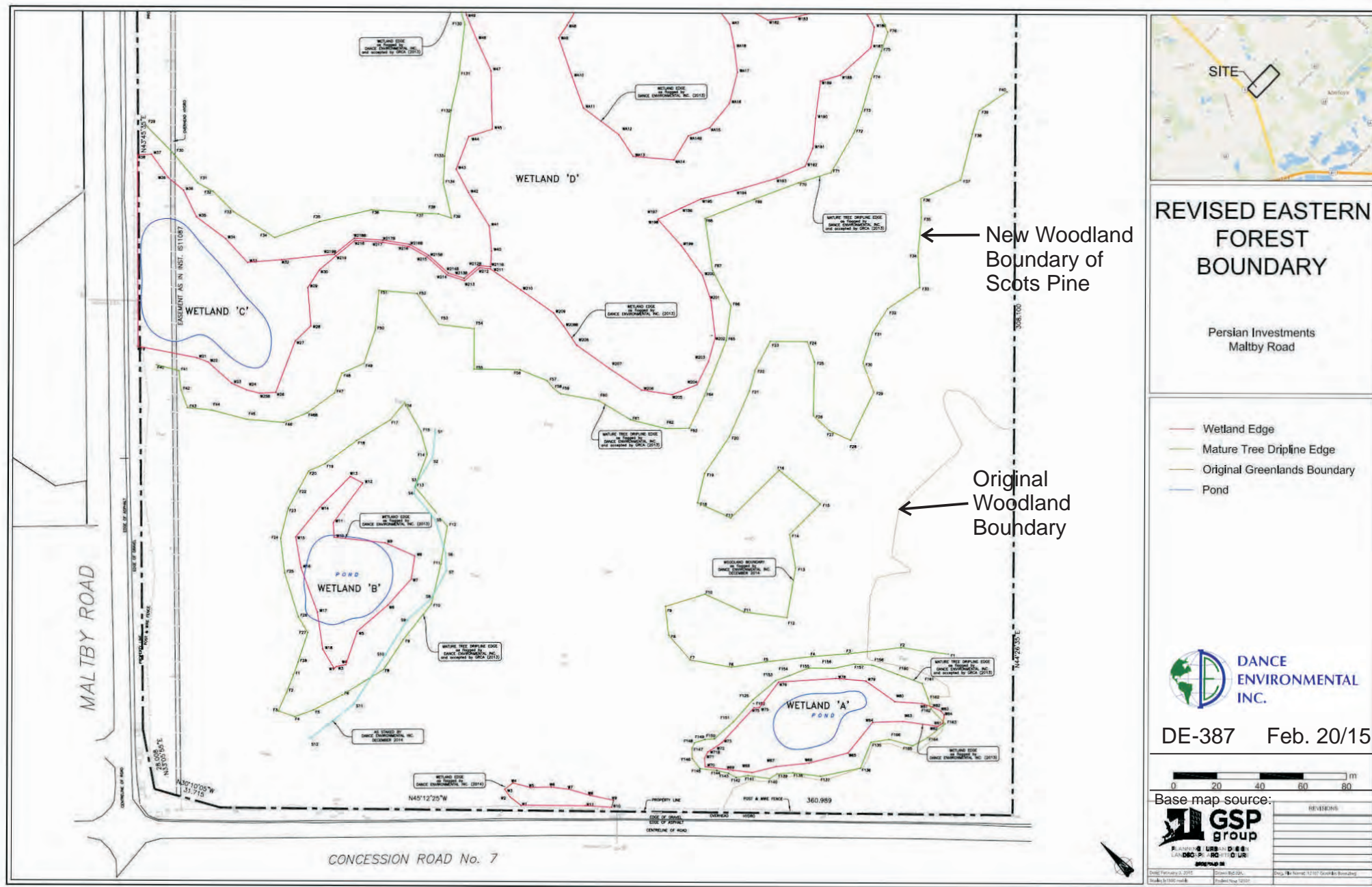
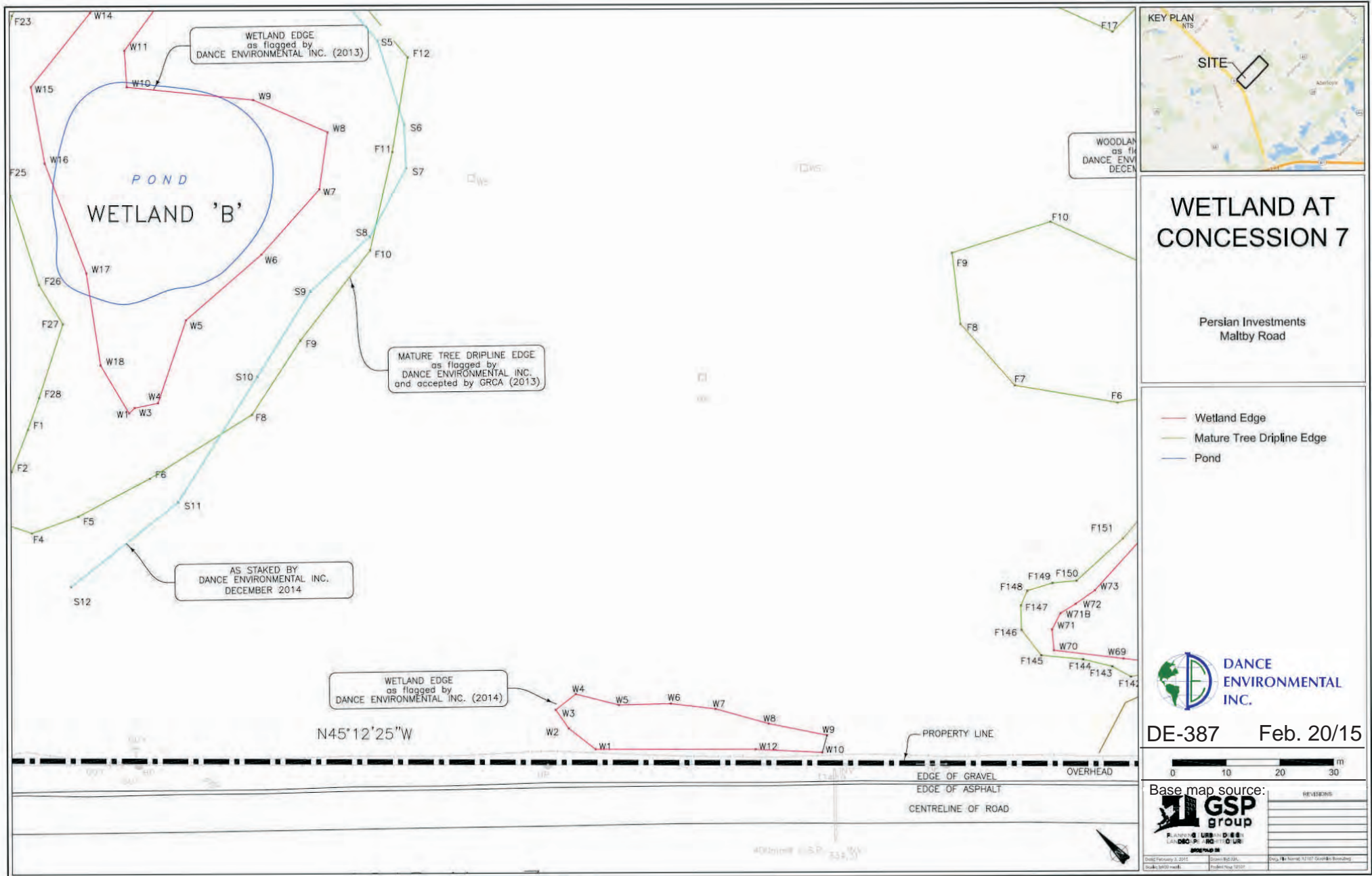
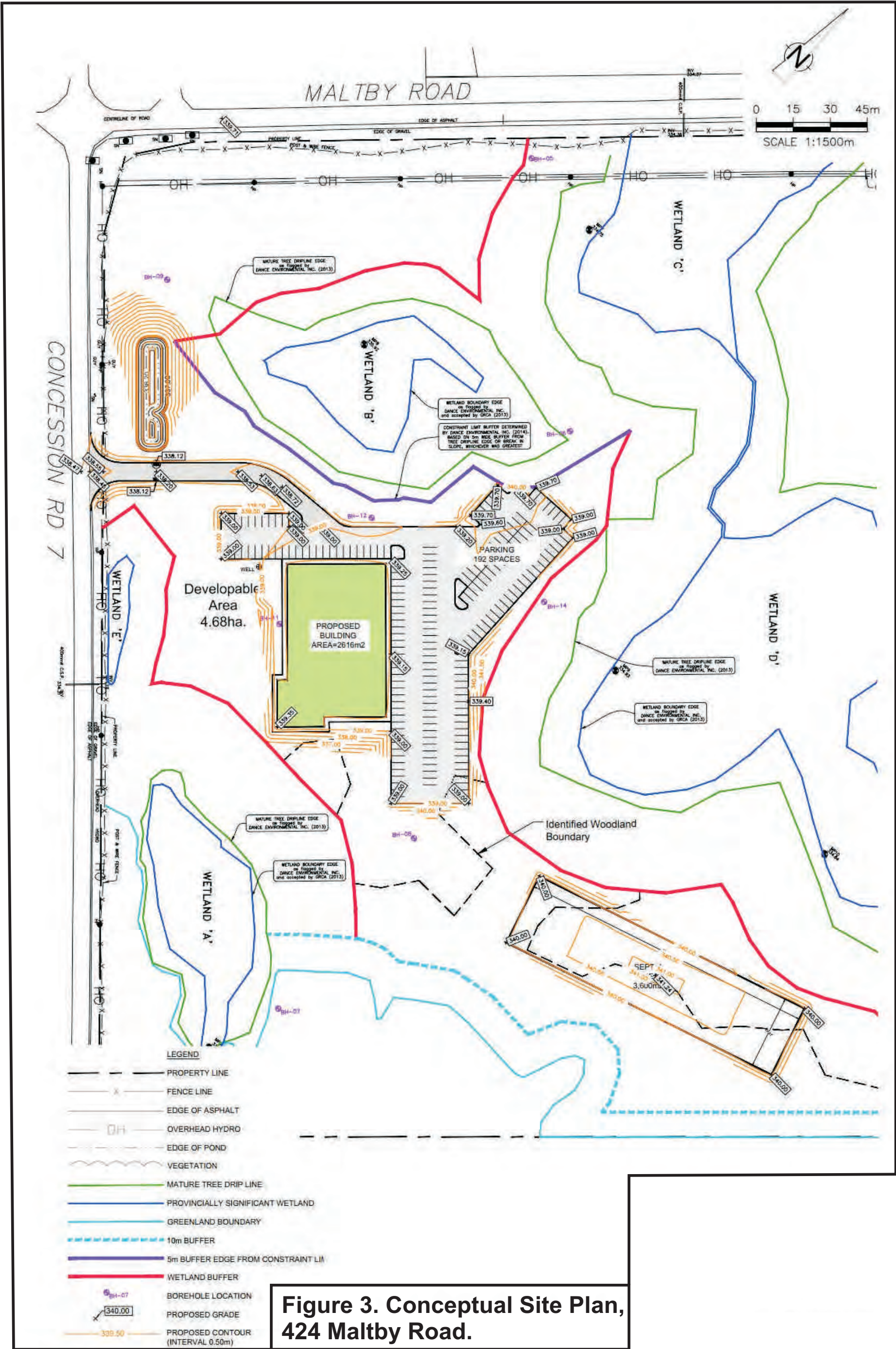


FIGURE 2. BOUNDARIES OF SMALL WETLAND, 424 MALTBY ROAD.





**Figure 3. Conceptual Site Plan,
424 Maltby Road.**

Source:



May 11, 2015

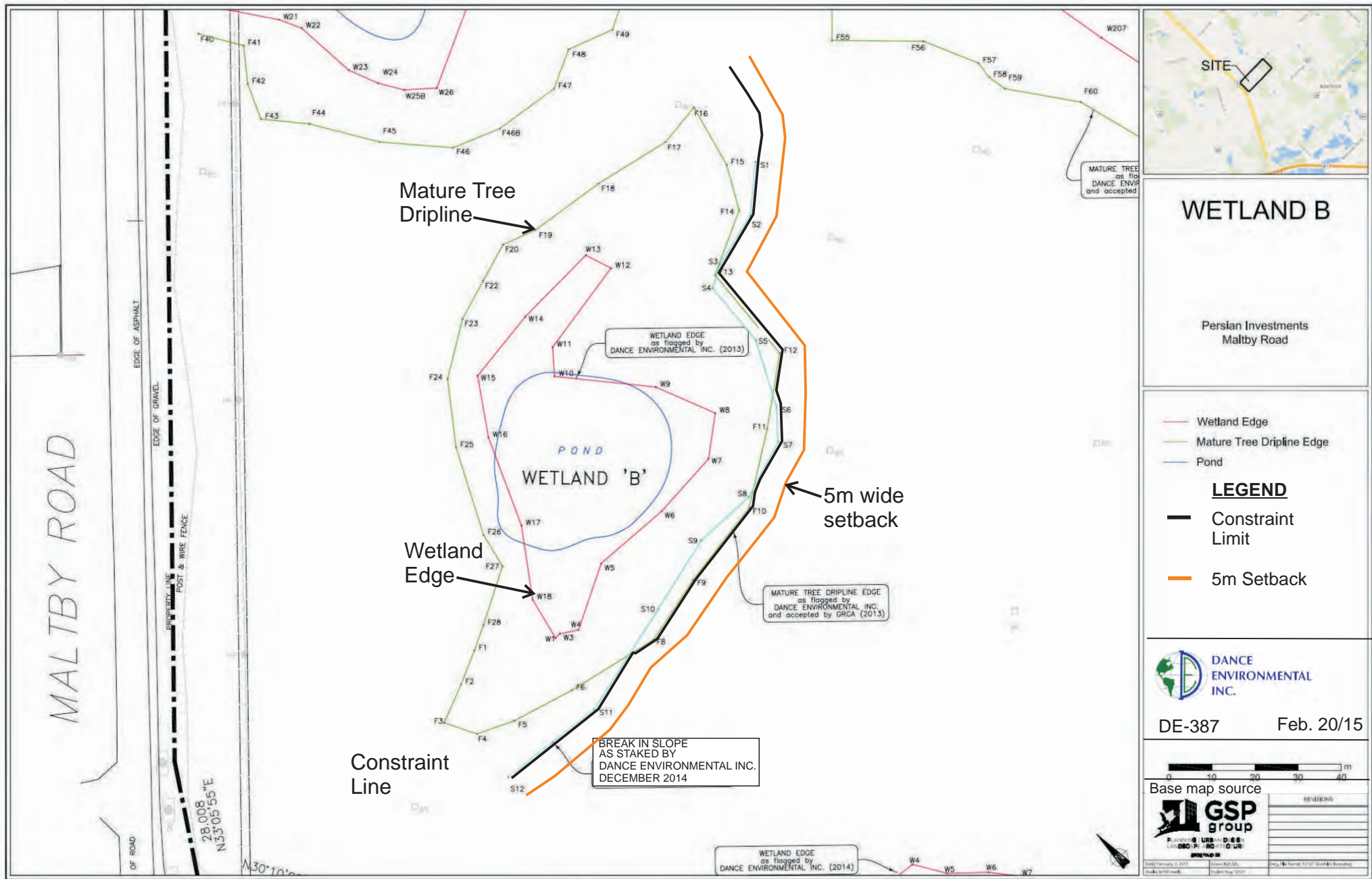


DANCE
ENVIRONMENTAL
INC.

DE-387

May 12, 2015

FIGURE 4. CONSTRAINT LINE & SETBACK FROM WETLAND B.



Attachment C - Agency Comments



PEOPLE | ENGINEERING | ENVIRONMENTS

June 17, 2015
Our File: 112006-11

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

Re: D14/PER – Persian Investments Limited
424 Maltby Road West, Township of Puslinch

Dear Ms. Patzer:

A second submission has been received in support of the site specific amendment to Zoning By-law 19/85, to permit uses under the Rural Employment Designation, as listed under County of Wellington OPA #81.

The following documents and drawings were received and reviewed:

- Comprehensive Response Package, GSP Group, May 12, 2015
- Transportation Review, Salvini Consulting, May 4, 2015
- Stage 1-2 Archaeological Assessment, Detritus Consulting Limited, May 2015
- Hydrogeology Study Report and Preliminary Sewage System Assessment, LVM Group, April 13, 2015
- Draft Zoning Schedule, GSP Group, May 2015
- Demonstration Plan, GSP Group, February 2015
- Comprehensive Responses to Agency Comments Received, GSP Group, May 12, 2015

Based on our review, we offer the following comments.

TRAFFIC CONSIDERATIONS AND ROAD IMPROVEMENTS

A transportation review was completed as requested through our previous comments. The transportation review gave consideration to the site uses which would generate the most likely and worst case traffic volumes. Consideration was also given to the potential traffic volumes generated by the Southgate Business Park development (currently inactive) as per the IBI Group Traffic Impact Study. The report concludes that turning restrictions are deemed unnecessary to manage traffic operations. An assessment of available sight lines from the proposed driveway entrance (135m south of Maltby Road) was also completed and sight lines deemed adequate for all turning movements at the proposed driveway. We are satisfied with the prepared transportation review and recommendations.

A 'cash in lieu of improvements' payment in the range of \$70,000 should be considered for contribution to future improvement of Concession 7 south of the subject site. If the proposed end use of the site will create a significant volume of truck traffic, additional assessment of potential improvements to Concession 7 between Maltby Road and the site may also be warranted. This would be assessed at the time of the site plan approval.

We understand that land conveyances to permit future widening of Maltby Road (City of Guelph) will also be required at the time of Site Plan Approval.

PRELIMINARY STORMWATER MANAGEMENT DESIGN

It is required that pre-development run off volumes based on predevelopment topography are maintained to the wetlands post development and that pre-development storm water infiltration rates from the site are maintained post development. A conceptual stormwater management strategy incorporating Low Impact Development techniques to infiltrate runoff from impervious surfaces was provided. The Hydrogeological report contains an assessment of soil hydraulic conductivity which indicates that values are marginal for infiltration at some locations. Importation of granular fill may be necessary to improve post-development infiltration rates, depending on the final use/site development. In general, infiltration appears to be achievable, however will require special consideration to ensure it is adequately addressed during detailed design of final SWM facilities.

A salt management plan will be required for the site to address water quality concerns both in terms of infiltration in the parking areas, and runoff directed to the wetland stormwater management facility. A monitoring program may also be required to be implemented for the stormwater management system. These may be addressed as a requirement of site plan approval.

SUMMARY AND OTHER REQUIREMENTS

In general, we are satisfied that the proposed land use can be adequately serviced at the site. Final site design details (such as water supply/sewage treatment details, lighting, landscape, fire protection, sediment and erosion control, etc.) may be finalized during the site plan approval process.

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 black ink, appearing to read 'Amanda Pepping'.

Amanda Pepping, P.Eng.



File: 3226
By: Email & Mail

June 18, 2015

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

Attention: Mrs. Karen Landry

Dear: Mrs Karen Laundry

**Re: Zoning By-law Amendment Application D14/PER
424 Maltby Road**

As requested, I have reviewed relevant second submission documents submitted by GSP in support of Persian Investments proposed industrial development at 424 Maltby Road. In particular, I reviewed the revised Development Demonstration Plan, revised Draft Zoning Schedule and Comprehensive Response Tables prepared to address public and agency comments. Based on this information I offer the following comments.

1. As previously indicated, I am satisfied with the revised mapping of the woodland boundary for vegetation community FOCM6-3, an immature Scotch pine plantation. This forest community extends off-site to the east and south. Based on GRCA air photography it encompasses approximately 11.6 hectares and is also connected to other coniferous and deciduous forest stands which collectively appear to comprise over 50 ha of woodland. Wellington's Country 2015 Official Plan states that in the Rural System woodlands over 4 hectares and plantations over 10 hectares are considered significant and are included in the Greenlands system. Although Scotch pine is a non-native, invasive species it is nonetheless considered a protected species under the County's Tree By-law. Consequently, the entire revised area of FOCM6-3 on the subject property represents Greenlands, not just a portion of it as shown in Dance's Figure 3, the Conceptual Site Plan, or the GSP Demonstration Plan. The Greenlands designation does not, however, preclude a potential development intrusion into the woodland area provided there are no negative impacts on significant features and functions. The proponent must therefore demonstrate that the proposed loss of x acres of Scotch Pine plantation will not compromise the integrity of the residual Greenlands area. Appropriate enhancement of the residual woodland would be considered ecologically desirable. In any event, an acceptable Greenland boundary must now be established to facilitate the amendments required to the Zoning By-law in order for any industrial development to proceed. This

matter cannot be deferred to some future date when a more detailed design plan is prepared for this site.

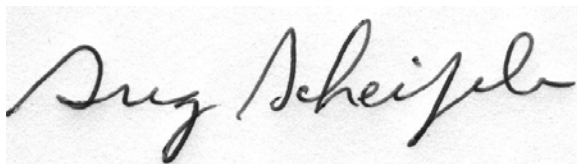
2. The size of the septic area shown on the Demonstration Plan seems very large in relation to the size of the building. Since it is partially located within the revised Greenland area some justification should be provided to support the proposed location, size and shape of this structure.
3. Once a specific industrial use is identified for this site an EIS Addendum Report will be required to address potential impacts and identify appropriate ecological enhancements to compensate for any loss of woodland. To fairly evaluate these environmental issues the ELC map must be revised and updated to address concerns raised in previous correspondence and facilitate the preparation of a Tree Saving and Vegetation Management Plan as well as a Landscaping Plan. I recommend that these additional technical documents be provided as part of the site plan submission package at the Site Plan application stage.
4. With respect to the protection of wetland B, I have no concern with the proposed 5 m setback from the break in slope or the dripline of mature trees which surround this wetland pocket.

In conclusion, I agree that some of the natural heritage and technical matters can be deferred until more detailed design plans are available for a specific industrial use. However, an evaluation of proposed woodland loss must now be undertaken in order to establish a firm Greenlands boundary that can be used to establish appropriate zone boundaries for the proposed development of the subject lands.

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

Yours truly,

GWS Ecological & Forestry Services Inc.

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

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

CC: Aldo Salis, County of Wellington
Andrew Herreman, GRCA
Stan Denhoed, Harden Environmental
Amanda Pepping, GM BluePlan



June 17, 2015

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

Dear Ms. Patzer,

**Re: Zoning By-law Amendment D14/PER
424 Maltby Road, Township of Puslinch
Persian Investments**

We have now had the opportunity to review the May 12, 2015 response prepared by GSP Group to address the Grand River Conservation Authority (GRCA) comments dated July 22, 2014. The GSP response has addressed the previous GRCA comments and we have no further objection to the approval of the zoning by-law amendment.

It is our understanding that this application will rezone the wetlands and buffers to the Natural Environment (NE) Zone and rezone the remaining Agricultural (A) Zone lands to a site specific Industrial (IND) Zone.

Due to the presence of wetlands and allowances adjacent to the wetlands, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

As noted in the GSP Group response, review of detailed design and final reports for development of the site will occur through the subsequent site plan approval process. The GRCA will provide comments on subsequent site plan submissions and the GRCA permit process.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$2,010.00 for our review of this application.

Yours truly,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman
Resource Planner
Grand River Conservation Authority

c.c. Persian Investments Ltd. c/o Marlene Walker – 11 Mead Court, Toronto, ON M2L 2A5



Harden Environmental Service Ltd.
4622 Nassagaweya Puslinch Townline
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 Modelling
Groundwater Mapping

Our File: 1410

June 25, 2015

Township of Puslinch
R.R. 3
Guelph, ON
N1H 6H9

Attention: Kelly Patzer, Development Coordinator

Dear Ms. Patzer;

Re: Application D14/PER Persian Investments Limited

We have reviewed the "Response to Agencies" prepared by consultants for Persian Investments Limited. Our July 10, 2014 review contained several areas of concern including;

- Refinement of shallow groundwater flow system in the vicinity of the proposed septic system
- Assessment of nutrient loading on wetlands
- Detailed water balances of the wetlands
- Review of chloride impacts to wetlands
- Cumulative impact on wetlands from subject lands and those from Southgate development

The approach by Persian Investments Limited is to address these issues through the implementation of site plan control after the zoning has been issued.

We understand that Low Impact Development storm water management techniques are being suggested. However, details such as infiltration volumes or sizing for storm water retention ponds will not be confirmed until the site plan development stage. A tertiary sewage treatment system is proposed and it must meet a stringent effluent nitrogen concentration of 4.68 mg/L. Again, the proponent is suggesting that details of how this is to be achieved will be determined through the site plan approval process.

We have reviewed the recent comments from both Amanda Pepping at GM-Blue Plan and Greg Scheifele of GWS Ecological and Forestry Services

Inc. on the proposed development and have also spoken with them. We understand that a) from an engineering perspective the site can be privately serviced and b) the wetlands may not be overly sensitive to minor changes in water quality or quantity. While we are in general agreement with those comments, it is our opinion that the extent of the development on the property may be reduced from the consultant's conceptual plan in order to ensure the protection of the adjacent wetlands with respect to water quality and water quantity. Accordingly, we would support rezoning to permit the reduced list of industrial land uses proposed, but advise the applicant that the extent of development will be dependent on their ability to satisfactorily demonstrate:

- ☐ effective tertiary sewage treatment system
- ☐ effectiveness/efficiency of low impact storm water management systems
- ☐ appropriate soils and infiltration capacity beneath the proposed leaching bed; and the
- ☐ implementation of salt management best management practices

to be addressed through supplementary reports and detailed designs at the site plan approval stage.

Sincerely,

Harden Environmental Services Ltd.



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