

# Planning Impact Assessment

Lots 26 and 27, Concession 7  
McLean Road, Township of Puslinch



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## Appendix 1

Proposed Zoning By-law Amendment

## **1.0 INTRODUCTION**

This report provides background information in support of an application for a Zone Change by Lambda Properties Ltd. for the lands located within the Township of Puslinch. The area of the property subject to this application has 654.6 metres (2,148') of frontage along the south side of McLean Road, between Brock Road and Concession Road 7.

See Figure1: Location Plan.

The project team working on the design of this site includes:

- R.J. Burnside & Associates Limited (Traffic Impact Study, Functional Servicing Report, including Conceptual Stormwater Management Assessment, Hydrogeological Report and Geotechnical Investigation, Aggregate Assessment and Environmental Impact Study); and
- Black, Shoemaker, Robinson & Donaldson Limited (Planning Impact Assessment)

The subject lands are legally described as Part of Lots 26 and 27, Concession 7, in the Township of Puslinch and include 22.5 hectares (55.6 acres) of land. Approximately 4.7 hectares (11.6 acres) of the site has been identified by the MTO as land required for possible Highway 401 expansion, leaving 17.8 hectares (44 acres) available for development.

The property is owned by L. Ferraro Inc. and is being developed by Lambda Properties. It is the developer's intention to sever the property into 3 separate parcels to be occupied by rural industrial uses.

## **2.0 SITE ANALYSIS AND EXISTING CONDITIONS**

### **2.1 Existing Conditions**

The entire site is 22.5 hectares (55.6 acres) in size. It is a triangular shaped parcel with 654.6 metres (2,148') of frontage along McLean Road. The property also includes approximately 942 metres (3,090') adjacent to Highway 401.

The property can be characterized as gently rolling to hummocky with a southwesterly slope. The highest elevations are located in the southeast area of the site and the lowest on the southwest side of the property. A low lying channel is present in the middle of the site. The site falls approximately 11 metres at typical grades of 2.5%.

The majority of the site is farmland with an old abandoned gravel pit and sparsely wood area along the east limit of the property. Although the land is currently vacant, the site was historically used for agricultural purposes and aggregate extraction.

### **2.2 Surrounding Uses**

Abutting land uses include a large rural industrial subdivision to the east along McLean Road and an extraction operation to the north, along the opposite side of McLean Road. To the south, the subject property abuts Highway 401. Due to the triangular shape of the property, there is no adjacent land use to the west, save for the road allowance associated with McLean Road.

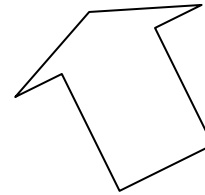


FIGURE 1 – LOCATION PLAN

### 3.0 DEVELOPMENT PROPOSAL

It is the developer's intention to rezone the property from the existing Agricultural (A) Zone to the Industrial (IND) Zone and to sever this property into three separate lots that will be of a suitable size to accommodate rural industrial uses. Each new parcel will be serviced by individual well, septic system and stormwater management facilities. That part of the property associated with the future Highway 401 expansion will remain in its current Agricultural (A) Zone and the small wooded area in the southeast corner of the property will be rezoned to Natural Environment (NE) Zone.

To assist in the preparation of this Planning Impact Assessment, a number of technical studies were also undertaken based on a preliminary development concept that would see the parcel separated into 3 industrial lots. In the southeasterly corner of this parcel is the wooded area which is to be preserved and protected through a Natural Environment (NE) zoning.

Parcel 1 is rectangular in shape and will abut the existing industrial subdivision located to the east of this property. It will have a frontage along McLean Road of 229 metres and an overall lot area of 10.3 hectares. This parcel could accommodate approximately 41,497 square metres of building floor area.

Parcel 2 is also rectangular in shape and will have a frontage along McLean Road of 194.6 metres and an overall lot size of 5.48 hectares. This parcel could accommodate approximately 21,598 square metres of building floor area.

Parcel 3 is triangular in shape with a frontage of 196.0 metres along McLean Road and an overall area of 2.0 hectares. This parcel could accommodate approximately 8,000 square metres of building floor area.

The Ministry of Transportation has undertaken an Environmental Assessment for the proposed Highway 6, from Freelon, northerly, 16.9 kilometres to Guelph. According to their report, approximately 4.7 hectares of the subject lands will be required for the future location of Highway 6 North. This area has been identified on the Parcel Separation Plan and Concept Plan in accordance with preliminary design drawings provided by MTO. Parcels 1, 2 and 3 have been created exclusive of the land required by MTO for the new controlled access highway along the southerly portion of this property. This part of the property is to remain in the current Agricultural (A) Zone.

A Parcel Separation Plan and preliminary Concept Plan have been created in conjunction with the zone change application to determine the approximate layout of the site and confirm that there is sufficient area to accommodate the building, parking, stormwater management, on-site septic system and well.

Detailed plans, including building elevations and landscaping plans will be developed as part of a future Site Plan approval process.

Figure 2 is the Parcel Separation Plan for the future consent applications for this property. Figure 3 is the Concept Plan illustrating the potential development of the three parcels.

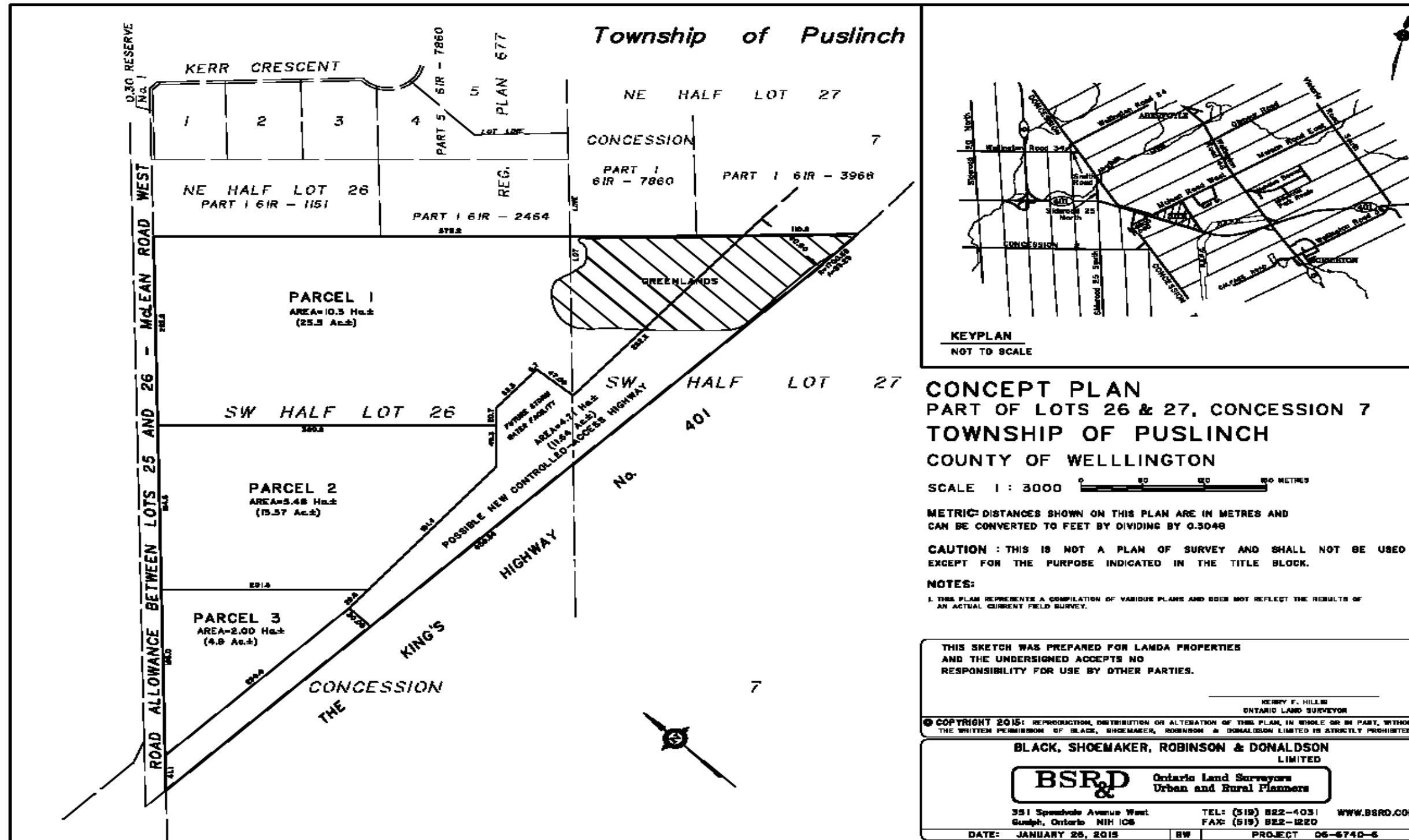


FIGURE 2: PARCEL SEPARATION PLAN

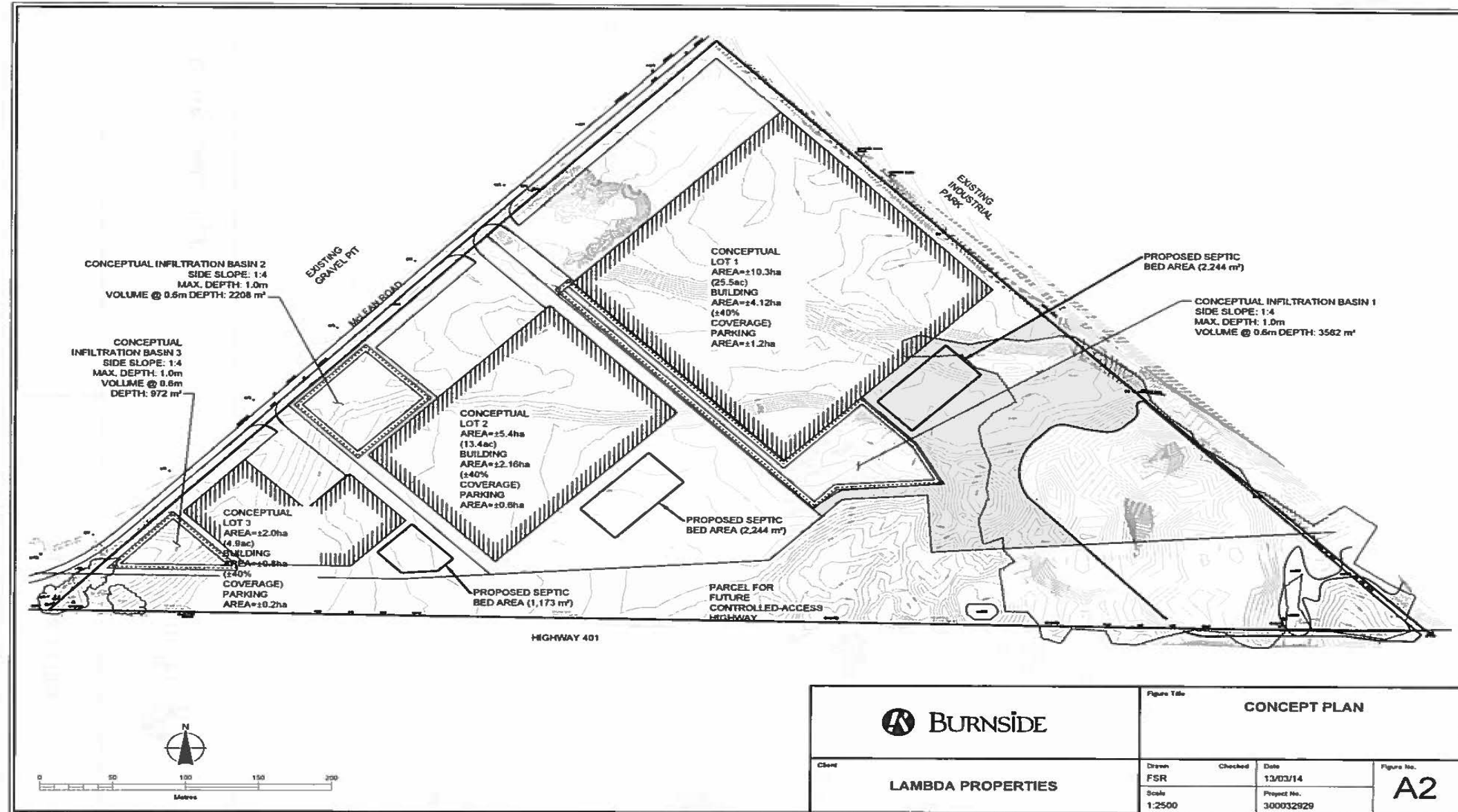


FIGURE 3: CONCEPT PLAN

## 4.0 PLANNING AND POLICY FRAMEWORK

This section reviews the policies and guidelines that have been considered by the study team as part of the overall analysis of the site development of this property.

### 4.1 Provincial Statutes

#### 4.1.1 PLACES TO GROW ACT, 2005

This legislation creates the legal framework necessary for the government to designate a geographic area of the province as a growth plan area and subsequently to develop a growth plan for that area. It enables the government to plan population growth, economic expansion, and the protection of environmental and agricultural land.

##### 4.1.1a) Growth Plan for the Greater Golden Horseshoe, 2006

The subject property is located within the "Rural Areas" designation of the "Growth Plan". According to Section 2.2.9.1 rural settlement areas are key to the vitality and economic well-being of rural communities. Municipalities are encouraged to plan for a variety of cultural and economic opportunities.

*The subject lands are located within the Puslinch Economic Development Area. These lands have been specifically identified for economic activity and employment opportunities.*

Section 4.2 speaks to protecting what is valuable with Section 4.2.1 addressing natural systems and Section 4.2.3 addressing mineral aggregate resources.

*A small portion of the southeast corner of Parcel 1 is impacted by natural heritage features. There is a small wetland located immediately adjacent to the property and a wooded area located on this portion of the property. No development is proposed within 130 metres of the wetland and an additional 5 metre buffer will be applied to the edge of the wooded area. While the property is located within an area known for mineral aggregate, the limited size of the site will not generate sufficient resource beyond what could be used on site for development purposes.*

*A more detailed discussion of these features is contained in Sections 4.2, 5.4 and 5.5 of this report.*

*The proposed use of the land for rural industrial conforms to the policies established in the Growth Plan.*

#### 4.1.2 THE PLANNING ACT

The Planning Act establishes the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Section 3 (1) of the Planning Act, R.S.O. 1990, and c.P.13, as amended establishes that policy statements may be issued by the Minister to deal with matters of provincial interest.

Section 3(5) of the Planning Act states that in exercising any authority that affects planning matters, every group who exercises such authority shall be consistent with policy statements issued under Subsection (1) of the Act.



4.1.2.a) Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) was approved by the Lieutenant Governor in Council, by Order in Council No. 107/214. It replaces the 2005 PPS.

The Provincial Policy Statement is intended to promote a policy-led system that recognizes that there are complex inter-relationships among environmental, economic and social factors in land use planning.

Section 1.1.1 b) speaks to the importance of accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses); recreational and open space uses to meet long term needs of the community.

*The subject property is part of the Puslinch Economic Development Area which has been specifically designated for future economic and employment activity within the Township.*

Section 1.1.4 of the PPS establishes policies for rural areas. According to Section 1.1.4.1 f) rural areas should be supported by promoting diversification of the economic base and employment opportunities through goods and services.

Section 1.3 establishes policies around employment. Specifically Section 1.3.1 b) states that planning authorities shall provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Section 1.3.2.1 notes that planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure the necessary infrastructure is provided to support current and projected needs.

Section 1.3.2.3 requires planning authorities to protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

*The rezoning of the subject lands to permit future industrial uses fits well with the provincial vision of creating employment opportunities within municipalities and protecting these areas for economic activity. As noted previously, the subject lands are located within the Puslinch Economic Development Area and are well positioned adjacent to Highway 401 for the movement of goods throughout the area.*

Section 2 of the PPS speaks to wise use and management of resources. Specific to this property, Section 2.1 addresses Natural Heritage and Section 2.5 speaks to Mineral Aggregate Resources.

Section 2.1.8 states that development shall not be permitted on "adjacent lands" to natural heritage features unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impact on the ecological feature or function.

*An Environmental Impact Study has been prepared by R.J. Burnside and Associates to address this policy. There are no significant natural heritage features found on the property. A small wooded area is located in the southeast corner of the site and a wetland feature is located adjacent to the property. The proposed development will provide a 5 metre buffer to the wooded area and no development will occur within 120 metres of the wetland. The*

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*Environmental Impact Study also concludes that development of the subject lands will not have a negative impact on any natural feature or on their ecological functions.*

Section 2.5 states that mineral aggregate resources shall be protected for long-term use and development on these lands shall only be permitted if:

- Resource use would not be feasible; or
- Proposed use serves a greater long-term public interest; and
- Issues of public health, public safety and environmental impacts are addressed.

*The most valuable and easily removed aggregate has been taken from the central portion of this property. Since then, discussions have been held with neighbouring aggregate extraction operators regarding the use of the remaining aggregate from this property. They have indicated that the top layer of the resource on this site is very boney and not suitable for their purposes. Better material may be available below the water table; however, given the small area of the site, rehabilitation of the site for a future use after removal of this material would be difficult. Use of the material on the site as part of the development of the property could be possible. As an economic resource, the site is better left in its current condition to provide employment opportunities that will better serve the long term interests of the municipality than the limited resource material available on this site. Extracting the better material below the water table is not recommended, could impact the adjacent natural heritage features and will leave the site in a relatively unusable state.*

*The proposed development of the subject land is consistent with the policies of the 2014 Provincial Policy Statement.*

#### **4.2 County of Wellington Official Plan (covering Township of Puslinch)**

The 1999 Official Plan for the County of Wellington was approved by the Ministry of Municipal Affairs and Housing on April 13, 1999. The County of Wellington has undertaken a comprehensive 5-year review of its Official Plan (OPA 81) which was adopted by County Council on September 26, 2013 and approved by the Ministry of Municipal Affairs and Housing on April 29, 2014. OPA 81, in its entirety, was appealed to the Ontario Municipal Board. On December 19<sup>th</sup>, 2014, the Ontario Municipal Board approved, with modifications, Official Plan Amendment 81.

The subject lands are designated "Secondary Agricultural" on Schedule A7 (Township of Puslinch Land Use Schedule) of the Official Plan with a Special Policy Area (PA7-1: Puslinch Economic Development Area) and a Mineral Aggregate Area overlay.

Part 4 of the Official Plan outlines General County Policies. In this regard, Section 4.2 speaks to economic development and notes that the County will encourage a variety of employment opportunities for industrial, commercial and recreation activities in appropriate locations and will ensure an adequate supply of employment land is available at all times. The Rural System can also contribute sites for employment based on the ability to provide larger lots, larger buffers for compatibility, and proximity to rural resources or access to major roads.

Section 4.6 of the Official Plan notes that in order to assess the merit of planning applications the municipality may require studies to be undertaken to measure various impacts and propose methods for reducing or eliminating impacts.

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*In this regard, the owner met with County, Township and Conservation Authority staff to determine the appropriate studies that would be required in support of this application. At that meeting it was determined that hydrogeological data, site servicing, traffic, environmental and planning impact assessments would be required. A more detailed discussion of these studies is set out in Section 5 of this report.*

Section 4.9.7 was added into the Official Plan through OPA 81. This section introduces policies related to the Paris and Galt Moraine. The southeasterly corner of this property appears to be located within this moraine feature. Development outside of the Wellhead Protection Areas must demonstrate that ground and surface water functions will be maintained, and where feasible, restored and enhanced. In addition cut and fill activities should be minimized.

*No development is proposed within the moraine feature. This property is located adjacent to the moraine, and development will attempt to minimize cut and fill while maintaining ground and surface water functions.*

Section 4.10 addresses Watershed Plans and specifically reviews the Mill Creek Watershed. The existing Mill Creek ecosystem depends on future development in the recharge areas not significantly reducing the amount and quality of water infiltrating into the recharge area. The Plan notes that in areas such as Aberfoyle and industrial lands adjacent to the Hanlon Expressway where urban development is anticipated, zoning development standards should be used to encourage more landscaping and less impervious areas and integration of landscaped areas into the stormwater management facilities. Site plans are to encourage infiltration and best management practices and environmental impact assessments may be required.

*The stormwater management report prepared in support of this application addresses these principles. Further details in support of these policies will be reviewed as part of future Site Plan approvals for these parcels.*

Section 5 sets out policies for the Greenlands System in the County. As noted above, the southeasterly corner of this property has been designated as Greenlands. According to Section 5.6.1 uses permitted in the adjacent designations may be allowed in this designation provided there are no negative impacts on the natural feature.

*An Environmental Impact Study was undertaken for this property. No development is being proposed within the Greenlands designation and the study concludes that development on the adjacent lands will not impact these natural features.*

Part 6 of the Official Plan addresses the Rural System. It is noted that the Rural System includes prime agricultural areas, secondary agricultural areas, mineral aggregate areas, seasonal and recreational use areas, rural housing, rural industrial areas, highway commercial areas, waste management areas and special use areas.

Section 6.3 states that rural employment lands are intended to provide locations for business activities that may be better served by sites outside urban areas.

Section 6.4 notes that Prime Agricultural areas will be protected for farming uses, whereas Secondary Agricultural areas will also recognize a broader range of residential, employment and community uses in addition to the main farming activity, as long as the use does not adversely impact existing agricultural operations and is in keeping with the rural character of the area.

Section 6.5 addresses policies for Secondary Agricultural Areas. As noted above, the subject lands are designated "Secondary Agricultural". Permitted uses within this designation include, among other uses, small-scale commercial, industrial and institutional uses, provided:

- Appropriate sewage and water systems can be established;
- The proposed use is compatible with surrounding uses;
- The use requires a non-urban location due to market conditions, land requirements & compatibility issues;
- The use will not hinder or preclude the potential for agriculture or mineral aggregate uses;
- The use will be small scale and take place on one lot.

*The supporting documentation confirms that the subject property can accommodate appropriate sewage and water systems to accommodate future industrial uses. Highway 401 abuts the southerly boundary of this site and the lands to the east are also zoned for industrial uses. A sand and gravel operation is located on land to the north, along the opposite side of McLean Road. There are no properties abutting the westerly boundary. The development of this site for industrial uses is compatible with surrounding uses. This property is also designated as part of the Special Policy Area PA7-1 being the Puslinch Economic Development Area which is intended to provide locations for economic activity and employment opportunities.*

Section 6.6 sets out policies regarding mineral aggregate areas. The subject lands are within a Mineral Aggregate Resource Overlay. Section 6.6 notes that development in these areas will only be permitted if extraction of the resource is not feasible, development of the land would serve a greater long term interest or there are issues of public health and safety. New operations will require an Official Plan Amendment.

*Over the years discussions have been held with neighbouring aggregate extraction operators regarding the use of aggregate from this property. They have indicated that the top layer of the resource on this site is very boney and not suitable for their purposes. Better material may be available below the water table; however, given the small area of the site, the economic feasibility of the removal and use of the aggregate is very limited. In addition, rehabilitation of the site for a future use after removal of this material would be nearly impossible. Use of the material on the site as part of the development of the property could be possible.*

Part 9 of the Official Plan establishes local planning policy. Section 9.8.5 establishes Policy Areas within the Township. Specifically, Policy Area PA7-1 is known as the Puslinch Economic Development Area. This area is the predominant location for business and industry in the Township. Industrial activities may occur as an after use when the aggregate related use has ceased or is incorporated into the plan. A secondary concept plan for the development of the area should include the public road pattern and surface drainage plan.

*The subject lands are located within this designation. The majority of the properties located within this Puslinch Economic Development Area have been developed. The subject property can provide approximately 18 hectares of land for employment opportunities. As noted above, the commercial value of the aggregate resource is extremely limited; however, use of the aggregate as part of the development of the property is feasible. The studies that have been prepared in support of this application address surface drainage. McLean Road is an existing Township road that has been designed to accommodate industrial traffic in the area.*

Part 11 of the Official Plan establishes policies relative to environmental services. Section 11.2.6 notes that development in the rural areas is anticipated to be on individual on-site water and sewage systems where soil conditions are suitable. In addition, Section 11.3 notes that it is

necessary to develop best management practices and techniques to maintain stormwater quality and quantity. Stormwater management reports will be required in conjunction with zone change applications.

*R.J. Burnside & Associates Limited has prepared a Functional Servicing Report, Preliminary and Hydrogeological Assessment to address the issues noted above. A brief discussion of these issues is contained in Sections 5.2 and 5.3 of this report.*

*The proposed development of the subject lands for industrial uses conforms to the overall goals and objectives of the Wellington County Official Plan. The Rural System can contribute sites for employment based on the ability to provide larger lots, larger buffers for compatibility, and access to major roads. Finally, the subject property is located within the Puslinch Economic Development Area and immediately adjacent to the Aberfoyle Industrial Area.*

#### **4.3 Township of Puslinch Zoning By-law 19/85**

The subject lands are currently located in the Agricultural (A) Zone. This zone restricts the use of the site to:

- an agricultural use;
- an intensive agricultural use;
- a single detached dwelling;
- a home occupation;
- a retail farm sales outlet accessory to an agricultural use;
- existing churches, schools, community halls and nursing homes;
- a wayside pit;
- forestry and woodlots;
- open space and conservation areas;
- a fish and wildlife management area;
- a public use.

The proposed use of this property for industrial purposes will require a zone change.

Lands abutting the east side of this property are known as the Kerr Industrial Subdivision. This subdivision, as well as the majority of the Aberfoyle Industrial Area, is located in the Industrial (IND) Zone.

The Industrial Zone permits dry industrial and limited commercial uses and includes the following:

- a body shop;
- a building or construction contractor's yard;
- a business office;
- a concrete plant;
- a factory outlet;
- a feed mill;
- a grain storing, weighing and drying operation;
- a fuel depot;
- a home occupation accessory to a permitted existing single dwelling;
- an industrial use;

- a public use, including a Municipal Airport and related activities;
- a retail lumber and building supply yard;
- a restaurant;
- a sawmill;
- a service trade;
- a transport terminal;
- a warehouse.

This application is requesting that the lands be rezoned to the Industrial (IND) Zone to permit the above-noted uses in accordance with the appropriate zoning regulations.

A wooded area is located in the southeastern corner of the site which extends beyond the subject lands to a wetland area between the adjacent industrial subdivision and Highway 401. These areas are designated as Greenlands according to the County Official Plan. No development is proposed within 120 metres of the wetland and a 5 metre buffer has been applied to the woodlot. As part of the rezoning of the subject property, this natural area of the site is also to be rezoned from the Agricultural (A) Zone to the Natural Environment (NE) Zone.

The Natural Environment Zone permits the following uses.

- Agricultural uses, excluding new buildings and structures;
- Conservation uses including:
  - forest management
  - fish and wildlife management
  - flood control
  - erosion control
- Passive Recreation;
- Boat house or boat dock;
- Uses, buildings and structures, which were lawfully established on the day of the passing of this By-law, so long as it continues to be used for that purpose.

Finally, that part of the property associated with the Highway 401 expansion will remain in the Agricultural (A) Zone.

Figure 3 identifies the areas of the property to be rezoned.

## 5.0 IMPACT ASSESSMENTS

As noted previously, the subject lands are designated "Secondary Agricultural" on Schedule A7 (Township of Puslinch Land Use Schedule) of the Official Plan with a Special Policy Area (PA7-1: Puslinch Economic Development Area) and a Mineral Aggregate Area overlay.

To implement the proposed development, Section 4.6.1 of the Official Plan requires the proponent to prepare a number of studies to assist the municipality in assessing the merits of planning applications. As noted previously, the owner met with County, Township and Conservation Authority staff to determine the appropriate studies that would be required in support of this application and it was determined that hydrogeological data, site servicing, traffic, environmental and planning impact assessments would be required.

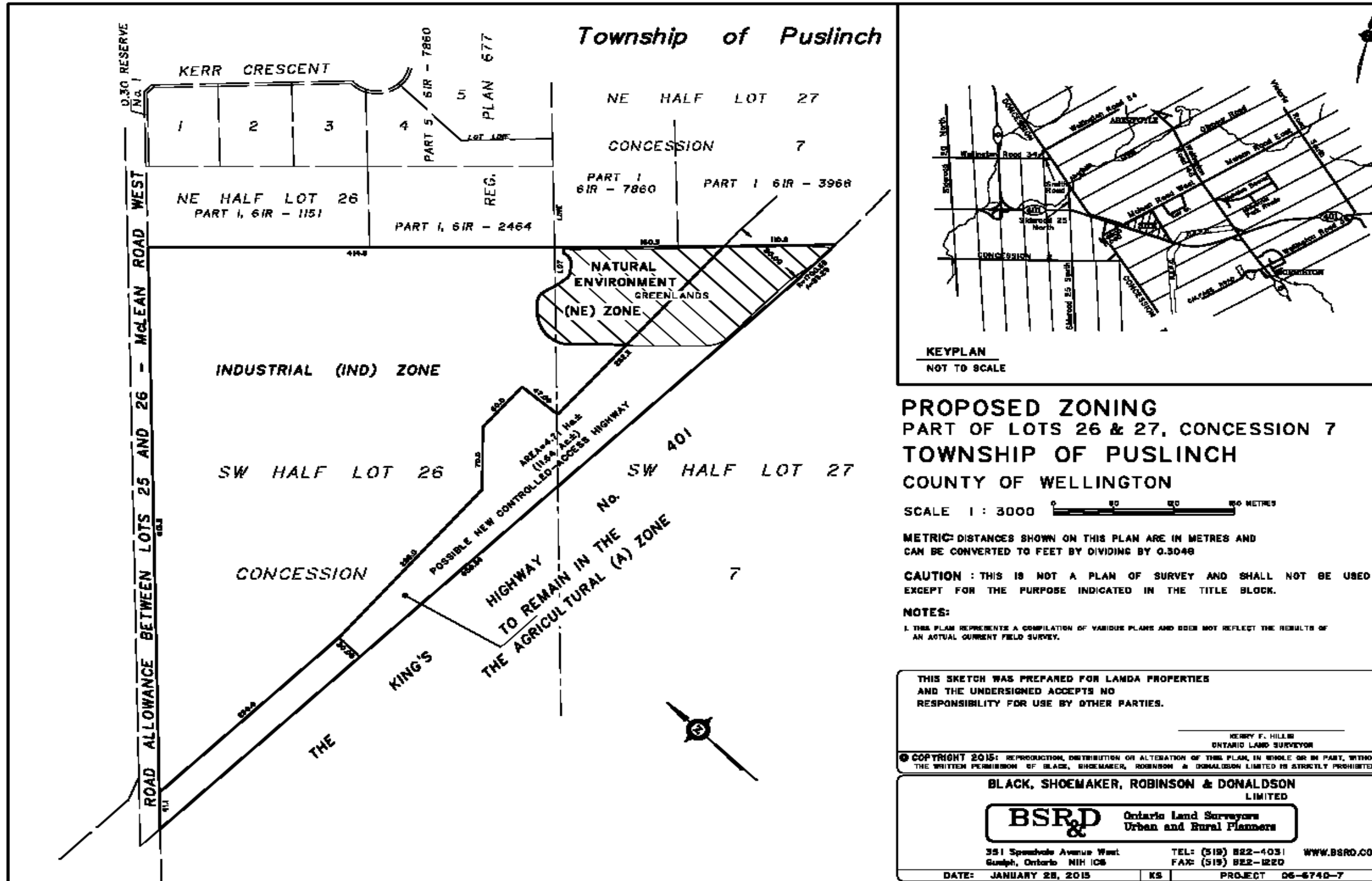


FIGURE 4: PROPOSED ZONING

## 5.1 Traffic Impact Assessment

R.J. Burnside & Associates Limited was retained to prepare a Traffic Impact Study based on the proposed development of three separated parcels of land, accommodating approximately 70,800 square metres of building area. The following information provides a summary of findings of the Traffic Impact Assessment. For detailed information, the Traffic Impact Assessment should be reviewed.

The main conclusions and recommendations of their report are summarized below:

- The proposed development is forecast to generate total traffic (two-way) of 330 vehicles per hour in the a.m. peak hour and 219 vehicles per hour in the p.m. peak hour.
- All accesses are forecast to operate acceptably through horizon year 2020 under Total Traffic conditions.
- The Ministry warrants for a westbound left turn lane with 15 metres of storage will be met during the a.m. peak hour at the access to the most easterly parcel under total traffic conditions in 2015 and 2020. Final access locations for each parcel should be further considered as final concepts are developed.
- Sight distances are acceptable for all access points with the exception of the most westerly parcel for large trucks turning into this parcel, however available sight distance does provide the recommended stopping sight distance and therefore sight distance is considered acceptable given low traffic volumes anticipated to use this movement.

## 5.2 Hydrogeological Assessment

R.J. Burnside & Associates Limited was retained to prepare a Hydrogeological Evaluation based on the proposed development of three separated parcels of land, accommodating approximately 70,800 square metres of building area. The following information provides a summary of findings of the Hydrogeological Evaluation. For detailed information, the Hydrogeological Evaluation should be reviewed.

The subject property will be serviced by private water and sewage.

The Guelph-Amabel bedrock aquifer and localized overburden aquifers in the area are highly productive aquifers and should be capable of producing enough water to supply the proposed development.

Nitrate loading calculations were completed to ensure the feasibility of on-site private septic systems. The sewage carrying capacity for each of the lots was calculated to ensure that the concentration of contaminants is below maximum allowable concentrations at the property limits. Assuming the entire lot is used for attenuation, Parcels 1 and 2 could have businesses with up to 130 employees and Parcel 3 could accommodate a business with up to 60 employees. The on-site sewage systems should have negligible effects on local groundwater resources including local water supply wells and natural heritage features.

## 5.3 Functional Servicing

R.J. Burnside & Associates Limited was retained to prepare a Functional Servicing Report based on the proposed development of three separated parcels of land, accommodating approximately 70,800 square metres of building area. The following information provides a summary of findings of the Functional Servicing Report. For detailed information, the Functional Servicing Report should be reviewed.



The site falls approximately 11 metres at typical grades of 2.5 % to a low lying area in the southwest corner of the site. Below the topsoil layer on this site is a 3 to 4 metre thick gravel layer with a high infiltration rate. It is anticipated that there is no off-site runoff in existing conditions.

Since the existing site does not produce any runoff, quantity control can be provided by infiltration basins on each lot with sufficient storage for the 100-year event.

Stormwater quality measures must be implemented on an individual parcel basis and shall include isolating rooftop runoff and discharging to grassed swales directly into infiltration basins. Paved parking areas must be treated with oil and grit separators located upstream of their perspective quantity controls. Gravel parking areas should be graded with slopes of 1% or less and terraced with landscaping areas to minimize silt migration. For land uses involving heavy equipment, an oil capture device should be included.

Silt fences, diversion swales, check dams and temporary sedimentation basins should be used during construction. A swale should be constructed along the easterly lot line of Parcel 1 to convey external flows through the site.

Each lot will be serviced with an individual on-site sewage treatment and disposal system consisting of a septic tank, pump chamber and subsurface disposal bed. In order to maintain consistency between all three parcels, the daily flow rates of Parcels 1 and 2 are assumed to be limited to 9,750 L/day by limiting the number of employees to 130. Once site specific uses are proposed, any potential facilities that could accommodate more than 130 employees will require an impact assessment in accordance with MOE guidelines. Area requirements for the sewage system has been estimated based on a conventional raised leaching bed due to the percolation time of the existing soils. In order to maximize the layout of the leaching bed and spread the effluent over a greater area, it is recommended that distribution pipes within the bed have a spacing of 2 metres. The disposal bed will need to be dosed by a pumping system to ensure good dispersal of effluent throughout the bed. There is sufficient area on each parcel to accommodate subsurface disposal of the effluent based on a conservative approach.

The potential for high capacity wells in the Guelph-Amabel aquifer is good. Fire suppression water can be provided by a dry hydrant and water storage tank to be constructed on each lot.

There are existing gas, hydro and Bell utilities on McLean Road.

#### **5.4 Aggregate Assessment**

A subsurface investigation report determined there may be approximately 10.49 hectares of the site that would contain Granular B Type 1 material. The surface material is considered by adjacent aggregate extractors to be very boney and not suitable for their purposes. Better material may be available below the water table; however, given the small area of the site, the economic feasibility of removing the resource on a commercial scale is not viable and rehabilitation of the site for a future use after removal of this material would be difficult. Use of the material on the site as part of the development of the property could be possible, including providing any necessary berming between the development and anticipated Highway 401 expansion.

#### **5.5 Environmental Impact Study**

R.J. Burnside & Associates Limited was retained to prepare an Environmental Impact Study based on the proposed development of three separated parcels of land, accommodating approximately

70,800 square metres of building area. The following information provides a summary of findings of the Environmental Impact Study. For detailed information, the Environmental Impact Study should be reviewed.

The subject property includes agricultural lands, an old abandoned gravel pit and a disturbed but naturalized shrub thicket area. A woodlot is located in the southeastern corner of the site which extends beyond the subject lands to a wetland area between the adjacent industrial subdivision and Highway 401.

Most significant natural features on the property are encompassed within the wooded area. This area is designated as Greenlands according to the County Official Plan. No development is proposed within 120 metres of the wetland and a 5 metre buffer has been applied to the woodland edge.

Several rock piles located throughout the property may act as snake hibernacula. Several of these piles may need to be removed as part of the overall site development. It is recommended that these piles be relocated in the buffer area outside of the woodland.

No negative impacts on the natural heritage system are anticipated as a result of this development.

## 5.6 Planning Impact Assessment

Section 4.6.2 notes planning impact studies may be required to evaluate:

- a) The need taking into account other lands in the area.

The subject property is part of the Puslinch Economic Development Area. This area is planned to provide the majority of the economic activity and employment opportunities for the Township. A review of the existing development within this Special Policy Area confirms that there a limited sites available for development. The location of the subject property, immediately adjacent to the Kerr Industrial subdivision, results in a natural expansion of the Aberfolye Industrial Area. In addition this property will allow the Township to provide a greater range and choice of sites for continued economic activity in this area.

- b) The appropriateness of the site taking into account the size and shape and the ability to accommodate the intensity of use.

The proposed Concept Plan (Figure 3) illustrates that there is sufficient area on each of the proposed development sites to allow for an appropriate building layout, respect zoning setbacks and buffers, provide adequate parking and landscaping and accommodate private on-site services.

- c) Adequacy of the proposed method of servicing the site

Sections 5.1 to 5.3 of this report address site services and traffic. The background reports prepared in support of this application also confirm that the site can be adequately serviced.

- d) Compatibility

The proposed development will minimize impacts on the adjacent wetland and existing wooded areas of the site. In terms of adjacent uses, the lands to the east have been developed with industrial uses and the lands across McLean Road support an aggregate operation which is well

buffered from this property. Finally this proposal acknowledges the long range plans of MTO to expand Highway 401 and removes this area from the development proposal. Industrial use of this property is compatible with adjacent uses.

e) Impact on natural resources

There are no significant environmental features on the property and the Environmental Impact Study confirms that there are no negative environmental effects anticipated as a result of this development. The wooded area on the property will be preserved.

f) Exterior design

Detailed design of the buildings and site layout, including landscaping details will be realized through the Site Plan approval process.

g) Site contamination

Each lot will be serviced with an individual on-site sewage treatment and disposal system consisting of a septic tank, pump chamber and subsurface disposal bed. The disposal bed will need to be dosed by a pumping system to ensure good dispersal of effluent throughout the bed.

Stormwater quality measures will be implemented on an individual parcel basis and will include isolating rooftop runoff and discharging to grassed swales directly into infiltration basins. Paved parking areas will be treated with oil and grit separators located upstream of their perspective quantity controls. Gravel parking areas should be graded with slope of 1% or less and terraced with landscaping areas to minimize silt migration. For land uses involving heavy equipment, an oil capture device should be included.

h) Eliminating negative impacts

The only anticipated negative impact resulting from the use of this site relates to removal of the snake hibernacula (rock piles) scattered throughout the site.

To address this issue, it has been recommended through the Environmental Impact Study that the existing rock piles be relocated to the 5 metre buffer area adjacent to the woodland.

i) Other planning consideration.

As noted above, this property is located within an area identified in the County Official Plan as part of a Mineral Aggregate Area. The most valuable and easily removed aggregate has been taken from the central portion of this property. Since then, discussions have been held with neighbouring aggregate extraction operators regarding the use of the remaining aggregate from this property. They have indicated that the top layer of the resource on this site is very boney and not suitable for their purposes. Better material may be available below the water table; however, given the small area of the site, rehabilitation of the site for a future use after removal of this material would be difficult. Use of the material on the site as part of the development of the property could be possible, including providing any necessary berming between the development and anticipated Highway 401 expansion. As an economic resource, the site is better left in its current state to provide employment opportunities that will better serve the long term interests of the municipality than the limited resource material available on this site. Extracting the better material below the water table is not recommended, could impact the adjacent natural heritage features and will leave the site in a relatively unusable state.

## 6.0 IMPLEMENTATION

### 6.1 Zone Change

The subject lands are currently located in the Agricultural (A) Zone. A zone change to the Industrial (IND) Zone is required to facilitate the proposed development. In addition, the wooded area of the site will be rezoned to the Natural Environment (NE) Zone.

A Zone Change Application has been filed with the Township of Puslinch. Details of the amendment are found in Appendix 1.

### 6.2 Site Plan Approval

Detailed design of development on each parcel will be reviewed by the municipality through their Site Plan approval process, upon completion of the Zoning By-law amendment by the Township of Puslinch.

## 7.0 CONCLUSION

This Planning Impact Assessment has been completed in support of a Zoning By-law Amendment on Part of Lots 26 and 27, Concession 7, in the Township of Puslinch. Also in support of this application, the following reports have been submitted by R.J. Burnside & Associates Limited:

- Traffic Impact Study;
- Hydrogeological Evaluation;
- Functional Servicing Report, and
- Environmental Impact Study
- Black, Shoemaker, Robinson & Donaldson Limited (Planning Impact Study)

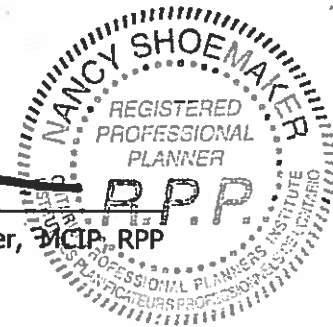
All of these studies conclude that the subject lands are well suited for this use. The existing road network is capable of supporting this development and the use will not significantly alter the landscape in terms of physiography, hydrology or hydrogeology. The proposed industrial use of this property is compatible with existing uses in the area. The rezoning will round out the Aberfoyle Industrial Area and will provide additional land for employment opportunities in an area currently designated for economic purposes but having limited vacant sites available for development.

This proposal fulfills the tests of the Official Plan respecting development applications and conforms to the County Official Plan, as well as the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

In my professional opinion this proposed zone change represents good planning for the orderly development of this property.



Prepared By Nancy Shoemaker,





Date:

## **APPENDIX 1**

### **Proposed Zoning By-law Amendment**

# **ZONING BY-LAW AMENDMENT**

for

Lambda Properties Ltd.

Part of Lots 26 & 27, Concession 7

Township of Puslinch

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

BY-LAW NUMBER \_\_\_\_\_

A BY-LAW TO AMEND BY-LAW NUMBER 19/85, AS AMENDED,  
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

**WHEREAS**, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 19/85, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:**

1. That Schedule 'A' of Zoning By-law 19/85 is hereby amended by rezoning Part of Lot 26 and Lot 27, Concession 7, from the Agricultural (A) Zone to the **INDUSTRIAL (IND) ZONE and NATURAL ENVIRONMENT (NE) ZONE**, as shown on Schedule "A" of this By-law.
2. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. \_\_\_\_\_

SCHEDULE "A"



This is Schedule "A" to By-law No. \_\_\_\_\_

Passed this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



# THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

## EXPLANATION OF BY-LAW NO. \_\_\_\_\_

By-law Number \_\_\_\_\_ amends the Township of Puslinch Zoning By-law 19/85 by rezoning Part of Lot 26 and 27, Concession 7 from the current Agricultural (A) Zone to the INDUSTRIAL (IND) ZONE as shown on Schedule "A" of this By-law.

The purpose of this Zoning By-law amendment is to allow for the development of industrial uses along the south side of McLean Road immediately adjacent to the Kerr Industrial Subdivision. This property is located within the Puslinch Economic Development Area which has been identified as a suitable location for enhanced economic activity and employment opportunities. The amending by-law rezones the subject land to the Industrial (IND) Zone similar to the adjacent properties located between Wellington Road 46 and the subject lands. In addition, this by-law identifies a small portion of the property as being a natural area and ensures protection to this area through a Natural Environment (NE) Zone on this part of the site. Finally, that part of the property identified as being required for the future Highway 401 expansion has been left in the Agricultural (A) Zone.

Development of the property for industrial uses will be subject to Site Plan Control.

