



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: Wednesday August 27, 2014

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: D14/PER – Persian Investments

MEMBERS: Councillor Ken Roth – Chair
Councillor Susan Fielding
Councillor Wayne Stokley

The Chair welcomed those attending the Public Meeting.

The Chair advised that purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to Zoning By-law Amendment commenced by the Applicant: Persian Investments, located at 424 Maltby Road.

The Chair advised that the Councillors are here to observe and listen to public comments; however, they will not provide a position on the matter.

The Chair informed attendees when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Township of Puslinch before the decision is made, the person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Municipal Board. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Township of Puslinch before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Chair noted that the Planning Act requires that at least one Public Meeting be held for each development proposal.

The Chair instructed the format of the Public Meeting is as follows:

- The applicant will present the purpose and details of the application and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the proposal.
- The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

Presentations

Mr. Hugh Handy of GSP Group, agent for Persian Investments, introduced the Development Team working on the zoning amendment proposal.

Mr. Handy outlined to the attendees the proposal including the site location of 424 Maltby Road, how the application conforms to the Rural Industrial designation of the County of Wellington Official Plan, the proposed industrial zoning designation and outlined a concept plan of a head office and a development that protects the natural features on and surrounding the property using sustainable development.

Mr. Handy listed the prepared reports which included a Planning Justification Report, Functional Servicing Report, Scoped EIS, Preliminary Geotechnical Investigation Report and Hydrogeology Study Report & Preliminary Sewage System Assessment.

Mr. Handy described the site development is envisioned to be a building facing the Hanlon, with access to Concession 7 which provides access to the Hanlon Expressway via Maltby Road,



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parking located behind the building and a proposed location for the septic system and a SWM facility. Any proposal for development would require Site Plan Approval.

Mr. Handy showed where the wetland pockets and protected forested areas were on the property, indicating that the site area is 30 acres with only 12 acres of that being developable.

Question/Comments

Kevin Johnson of 6647 Concession 2 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.

Mr. Handy listed the proposed uses identified in the Planning Justification Report which include automotive service and repair, professional and business office, medical office / medical clinic, research establishment / laboratory, agricultural / industrial equipment sales and service; motel, nurseries/commercial greenhouses, a building or contractors yard, a factory outlet (secondary to permitted use on site and for the purpose of selling goods produced on site), a dry industrial use (as specifically defined below), a service trade, a transport terminal and a warehouse. The uses of the property will be defined through the rezoning process.

Mr. Handy advised that the corner of Maltby Rd. and Concession 7 would need to be engineered properly to be used for any development due to its topography.

Bev Wosniak of 7088 Wellington Road 34 noted Concession 7 does not suit truck traffic.

Mr. Handy said there are no plans to widen the road.

Bev Wosniak asked how the development would affect the Paris Moraine, as Guelph is also installing a new water tower in their industrial lands.

Ms. Tanya Lonsdale of Braun Engineering confirmed Guelph is installing a new Pressure Zone, and a study has been done identifying the existing water rates/levels.

Bev Wosniak 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.

Marlene Walker of Persian Investments stated that they do want a corporate headquarters on the property and wants to be proud of the development on the property.

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. Helen Purdy inquired if a Permit to Take Water will be required.

Ms. Lonsdale of Braun Engineering advised there would be a stormwater management pond for the driveway water/runoff. A green roof on the building would use grey water as part of the development and there is a strict protocol in managing permeable pavers and they have been proven to work in Canada. It will be a detailed design aspect of the Site Plan application.

Bev Wosniak asked if new owners of the property have to abide by the proposed concept plan. Nothing is specific and no one knows what will be built on the property.

Mr. Handy noted this zoning process can refine the uses on the property. Site Plan Approval gives checks and balance of the development. What is decided here will bind any future developer.

Helen Purdy asked if the wetlands have been evaluated and when because many frogs died over the harsh 2013-2014 winter.

Kevin Dance, of Dance Environmental indicated the wetlands have been evaluated and standard 30 metre buffers have been included. It was found that Wetland 'B', as shown on the Concept Plan, is not as significant and will have a 20 metre buffer. The GRCA will stake the boundaries. The studies were done in May and June 2013.



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Gayle Rice of 264 Maltby Road feels the application is premature as Maltby Road is capping, the future Concession 7 to Wellington Road 34 exit/overpass can impact the design and wondered about the amount of employees on the property.

Mr. Handy indicated that the MTO will have to comment, but the Southgate expansion will exit to Maltby Road. A pre-consultation was done with the MTO who did not see any major obstacles, but will wait for comments. Guelph also has a significant amount of protected area. The area is a valuable employment corridor that is now refining the permitted uses.

Kevin Johnson stated the main concern for development is water quality. He asked how the water that goes through the permeable pavers would be treated.

Ms. Lonsdale said that the pavers would work in a way that replicates the existing topography.

Blake Preston of 206 Elin Road, Milton said to look to McLean Road for development standards.

Kathy White of 4540 Wellington Road 35 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.

Mr. Dance noted that no salamanders or Jefferson Salamanders were found when studying the area. Newts were found in wetland 'A'. It is suggested that the septic area be a naturalized meadow area. The file is open with the GRCA and they defined the limits of the wetland buffers. Deer find paths through development.

Helen Purdy asked if Guelph has policies for the protection of the Paris Moraine.

Hugh Handy stated yes and he believes all policies are being met including those in the Wellington County Official Plan.

Nancy DeCristofaro of 170 Maltby Road W. asked if Persian Investments will be maintaining management of the property and is there a prospective tenant.

Ms. Walker indicated that Persian Investments are not developers and do not intend on building or managing the site. It is expected to find a buyer who will see the vision of the concept plan. It is undecided on what will be done with the portion of 424 Maltby Road that will remain Agricultural.

Mr. Handy stated a severance would need to be done separating the Industrial portion of the property from the Agricultural portion when there is a new owner of the future industrial lands.

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.

Mr. Handy said there are design guidelines to achieve with new development and is also looking forward to receiving MTO comments.

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.

Daina Makinson of 7233 Concession 1 said it is hard for people to feel comfortable when there are a lot of "what if's" and suggested another public meeting.

Jim Christie asked if the Rural Employment policies in the OP are being met and if there would be an additional public meeting

Mr. Handy said another public meeting will be held closer to the end of the process and that the Persian Development team is trying to achieve balance.

There were no further questions and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

Adjournment

The meeting adjourned at 9:00 p.m.