



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: Monday June 22, 2015

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: Plan of Subdivision File 23T-10004 (D12/DRS) & D14/DRS
DRS Developments Ltd.

MEMBERS: Mayor Dennis Lever - Chair
Councillor Ken Roth
Councillor Susan Fielding
Councillor Wayne Stokley
Councillor Matthew Bulmer

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 the proposed Plan of Subdivision Zoning By-law Amendment commenced by the Applicant: DRS Developments Ltd. Located of 66 Queen Street, Morriston.

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.
- Following this Council has the opportunity to obtain clarification and ask questions of 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

Rob Stovel, Planner and Agrologist, Stovel and Associates Inc., agent for DRS Developments Ltd, introduced the Development Team working on the subdivision and zoning amendment proposal:

- Owners of the property, DRS Developments Ltd. – represented by Dave Bouck and Ron Schiedel
- Engineers – AMEC FOSTER WHEELER –Ron Scheckenberger, Principal and Michael Dessureault, Senior Civil Engineer



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- Biologist – Jim Dougan, Director and Senior Ecologist – Dougan and Associates, Ecological Design and Consulting
- Hydrogeologist – Sandy Anderson, Manager, Hydrogeology – Chung & Vander Doelen Engineering Ltd.

Rob Stovel, referencing a plan, detailed the location of the subject site and the uses of the properties surrounding the subject lands. He stated the Official Plan designated the entirety of the property as Hamlet Residential at the time of submission of the subdivision application. Recently DRS applied to the County for a redline revision to the originally submitted draft plan of subdivision.

Rob Stovel continued to give a brief history of planning approvals that affected the subject site and stated the County started the 5 year review of the Official Plan in February 2010, referred to as Official Plan #81 (OPA 81). One of the outcomes of OPA 81 included updated mapping schedules to address natural heritage features and flood mapping detailed by the conservation authorities. One of the mapping changes newly designated part of the DRS property as Core Greenlands directly relating to updated flood mapping completed by Conservation Halton. In 2012, DRS listed concerns of the new Core Greenlands schedule to the County. In September 2013, the County adopted OPA 81 and DRS appealed OPA 81 to the Ontario Municipal Board. The DRS appeal was resolved February 3, 2015 by Agreement between Conservation Halton and DRS as it relates to the Core Greenlands designation on the subject property and the County agreed to modify the boundary based on the settlement between the two parties. A rezoning application has been applied for through the Township to rezone the Core Greenlands identified on the property from Hamlet Residential to Natural Environment (NE) Zone and to reduce the required setback of 30 metres from the NE Zone to a dwelling to permit a 15 metre setback from the NE Zone to a dwelling.

Rob Stovel stated the Draft Plan of Subdivision includes 11 lots, all 0.24 hectares or larger. The MTO will require a road widening along Highway 6 and a stormwater management pond with a water treatment system that will be owned and maintained by the Township. Land is also being transferred to the church abutting the property to expand their parking lot. There is currently a pond partially on the subject site which is proposed to be reconfigured and relocated off the subdivision site. The design of the subdivision has taken about 2 to 2.5 years to detail with substantial input from Conservation Halton.

Rob Stovel noted all homes will have a setback of approximately 30 metres from Highway 6. The MTO will not permit an access off of Highway 6 and the existing entrance will be removed. The historical house will be retained and the owner will confirm this in writing if required. The owner plans to maintain the heritage features of the dwelling with plans to initiate renovations starting this year, or 2016, depending on the timing of this process. The house is in deteriorated condition and work will occur this summer to ensure further deterioration does not occur.

Rob Stovel listed the studies that have been completed with the submission and processing of the subdivision application including an Archaeological Stages Report, Scope Environmental Impact Study, Hydrogeological Investigation, Functional Servicing & Stormwater Management Report and Geotechnical Investigation.

Rob Stovel noted there are no significant natural heritage features on the subdivision site, but there are natural heritage features on the property which will continue to be protected. Minimum Distance Separation does not apply to Hamlet Areas. The pond work that will be undertaken will have a net environmental gain.

Rob Stovel informed the individual lots will contain drilled wells and high end tertiary treatment systems. There is a bedrock aquifer and there will be no impacts on neighbouring wells or the creek.

Jim Dougan and Sandy Anderson indicated that runoff from the site contributes to fisheries. Plans have been reviewed for the site regarding flow data, desktop field data and assessment modeling has been undertaken to mitigate any potential impacts. The headwater of the Bronte Creek system cuts from the south. On site grades and off site drainage of the tributary will be maintained. The primary component of the grading geometry will be engineered, for example the agricultural pond will maintain the same storage capacity and be made better. The existing configuration will be matched, but moved to the west. A swale will be created as a relief system.

There will be no impact on the quantity of run-off but any quality compromise of run-off on the roadway will be captured with an oil and grit separator. Discharge will flow into an open



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collection system and will exceed provincial standards in terms of water treatment. Low impact development methods will be utilized for further environmental enhancing. Curbs and catch basins combined with the use of swales will provide drainage flow.

It was confirmed there is a floodplain on the property which is regulated by the conservation authority and it was specified that the site will not net an impact. Any impact has the potential to be positive.

Rob Stovel addressed the comments and letters from the public made to date, the first of which questioned the developments impact on neighbouring wells and septic systems. Rob Stovel noted wells will be drilled providing potable water and septic tertiary systems will be installed.

Rob Stovel confirmed there will not be a negative impact on nearby agriculture uses as the remainder of the property will continue to be farmed by the owner and there will not be MDS impacts on existing nearby barns as the development is within the Hamlet boundary.

Rob Stovel noted he hadn't considered the impacts of construction traffic while developing the site, but will work with the Township regarding timing and routes.

Rob Stovel confirmed that street lighting is required as part of the subdivision and hopes to install high-end street lights. A lighting plan has not yet been prepared, but it will be required as part of the subdivision approval.

Ron Scheckenberger answered concerns of the pond reconfiguration.

Rob Stovel assured any grading of the property is subject to County, Township and Conservation Halton approvals. He confirmed that the houses that are not near the highway will be adequately set back.

Rob Stovel noted a letter from the public that had been received from Mr. and Mrs. Pankratz today noting concerns about the impact on their shallow well from altering the pond. Rob Stovel stated that a response had been provided to the Township and County by Chung & Vander Doelen Engineering Ltd. Noting that an increase in the quantity of groundwater recharge to the shallow water table is anticipated based on the development engineering designs.

Rob Stovel informed the gallery that he will provide responses to the Township and County for any questions that he is unable to respond to this evening.

Question/Comments

Mary Tivy, Chair of the Township's Heritage Committee, noted the Calfas family built the Stewart House on the property in the mid-19th century and constructed it with birch and fieldstone. It was plaqued and designated as a heritage building in 2000. Today it is in severe disrepair and at a great risk of demolition due to neglect.

Rob Stovel will coordinate with the County Planner responses to all concerns. He stated the owner of the heritage house will be developing a schedule for construction on the dwelling, and he intends to preserve the heritage aspects of the dwelling.

Don McKay, of 84 Queen Street, stated he shares the pond with the Bouck farm. He is concerned with the reconfiguration of a natural pond and acknowledged that the plans can seem great but do not always end up right and there is no guarantee that it will not either dry up or flood. He disagrees with Conservation Halton that the pond is not a wetland. It contains turtles, amphibians and muskrats and no one came to his door to count what was in his pond and the only reason to fill the pond is to gain land to build on. He is concerned with his right to farm when urban people move in and could potentially complain about manure spread, dust and other the effects of farming activities, including properties with possible fences that could have dogs that stress his cattle.

Barb McKay, of 84 Queen Street, stated she is happy to hear that the properties will have tertiary treatment type septic systems. Conditions on the properties could change with the addition of pools on properties and there should be a baseline study to determine the current well conditions and then to monitor future impacts from the development. She noted Morrison is a rural and historic village and a streetscape plan should respect the existing character of the village and stated any lighting should be downward and not upward, but questioned the need for another subdivision.



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Barb McKay stated that Victoria Street is narrow and is not able to handle construction traffic and vehicles and believes an alternate location should be identified for the development access. The impact of 11 new homes could be 2 cars a day per home, creating a minimum of 22 trips a day and the current state of Victoria Street would be stressed by that. There will also be the Highway 6 by-pass located behind the subdivision and future buyers need to be made aware of this.

Rob Stovel stated he would provide a written response to the letter the McKay's submitted to the Township and County and offered to arrange a meeting with Mr. and Mrs. McKay and the engineering consultants to address the pond reconfiguration.

Jerry Warner of 50 Queen Street inquired what types of septic systems are being installed on the lots.

Sandy Anderson Manager of Hydrogeology at Chung & Vander Doelen Engineering Ltd., stated that tertiary treatment systems are being installed on the properties and that will have a positive impact on nutrient reduction by improving the quality of the treatment before entering the septic bed.

Cathy Haskell, of 67 Queen Street, noted existing properties along Highway 6 have runoff draining to them. She would like to see the addition of another drain to address this problem when more lots are created and to ensure there is not an increase of any run-off.

Rob Stovel suggested the consultants could meet with Cathy Haskell to go over her concerns.

Ron Scheckenberger, of AMEC FOSTER WHEELER, stated that when designing the Stormwater Management Report, there had to be demonstration of no impact to the existing drainage on Highway 6, and approval of the SWM report is a development requirement of the MTO. There will be no more water and it will be of the same quality.

Cathy Haskell asked if this could be guaranteed.

Ron Scheckenberger noted the report is science based and impacts will be monitored and tested.

Peter Curtis of 7 Church Street stated that all water now runs through his property. He questioned how this development will not affect his property, his well and septic and his neighbours too.

Ron Scheckenberger studied the existing drainage and a requirement was to demonstrate that there would be no net impacts on municipal grading or Conservation Authorities' regulated areas and the effect of the stormwater management pond will be to maintain the grading and current rate of flows as it exists now.

Peter Curtis stated in 15 years nothing has been touched, but once disturbed more water will run off.

Ron Scheckenberger stated modeling was done to develop the best design for stormwater, and it has been reviewed and approved by all authorities including the MTO, Conservation Halton and the Township. Any systems that are designed to infiltrate the water system have to work starting day one. During the construction phase there will be an interim drainage system to address stormwater impacts.

Peter Curtis advised that for 41 years he has worked the night shift and he is concerned with the construction noise that will occur during the day.

Rob Stovel stated noise levels must adhere to the Ministry of the Environment & Climate Change standards.

Peter Curtis inquired if any construction equipment will be using Church Street as an access.

Rob Stovel said that has not yet been discussed and that will need to be addressed.

Jeff Blythe of 72 Queen Street, also representing the owners of 75 Queen Street, noted he had prepared a written submission. He continued, noting there should be no net increase of water leaving the site. He wants a guarantee that there will not be any run-off because he does not want to lose any more use of his property, and he is concerned his property was not surveyed for his wells.



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Ron Scheckenberger stated there will be a zero net increase of any run-off and informed that the well and septic of Jeff Blyth's house was not studied. The analysis was based on the data available at the time and the adequacy of the data was confirmed.

Sandy Anderson stated that the well records that were relied on did not speak to everyone's wells. Wells down gradient are drilled and are within the aquifer that is well protected. Sandy Anderson indicated that he is satisfied with the analysis that has been completed, which demonstrates no impact.

Rob Stovel addressed the sound issue by stating the houses are well setback and sound will not be resonating off the buildings and an acoustic report would respond to any concerns.

Kathy White of 4540 Wellington County Road 35 stated there are Core Greenland features on the property that are provincially significant.

Rob Stovel responded that was incorrect.

Kathy White noted there is to be a 15 metre setback from the flood plain and recommended that the normal requirement of a 30 metre setback should not be varied.

Rob Stovel stated that the 30 metre setback by-law requirement in the Township's Natural Environment Zone can be reduced when reviews and approved by the conservation authority. The proposed 15 metre setback was proposed with extensive analysis by his team and Conservation Halton and approved in principle by the Ontario Municipal Board.

Kathy White stated the Headwaters of the Bronte Creek create the original Greenbelt in the southern part of Puslinch and the property was in the Greenbelt, and believes the pond is spring fed and is concerned about the cutting and fill required to alter the pond and the remaining stability of the filled lands where the pond is currently located.

Rob Stovel confirmed that the Ontario Municipal Board designated the subject lands Hamlet and the development proposal conforms to the Greenbelt Plan.

Sandy Anderson stated there would be no surface water run-off to the pond.

Ron Scheckenberger explained the process to reconfigure the pond and noted a nominal amount of fill will be required. The soil will be permeable and compacted.

Sandy Anderson informed that modest glacial till material will be recompacted that will be ideal for this use, and the water balance will be maintained.

Don McKay said the pond on his property is spring fed and that was confirmed by Harden Environmental. His side of the pond is deeper and he does not wish to have it touched. The Stewart side of the pond has dried out twice in 31 years.

Barb McKay asked if the pond was not moved how many lots would be lost and doesn't agree with the changing of natural features to create building lots, and noted there is a potential for archeological materials to be found with any pond reconfiguration due to the higher percentage of materials that were discovered in the Floodway Class.

Rob Stovel stated all design work has been completed based on the relocation of the pond.

Sandy Anderson stated that it was found that the pond is not significantly fed by ground water, but is not saying that there are not any sources of ground water feeding the pond.

There were no more questions or comments from the gallery and the Chair asked if Council had any questions or comments.

Councillor Fielding asked if there was any possibility of an entrance from Highway 6 during construction as that may be an advantage for construction equipment.

Rob Stovel responded that he has not asked the MTO about the possibility of a temporary construction entrance from Highway 6.

Councillor Fielding inquired if the homes are to be built by a single builder

Rob Stovel responded that the future property owners would be responsible for choosing their builders.



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Councillor Stokley requested a drawing illustrating the current configuration of the pond with an overlay of the proposed pond reconfiguration.

Rob Stovel stated that could be prepared.

Councillor Stokely asked what type of material would be used to construct the laneways for the proposed homes.

Ron Scheckenberger stated that it is proposed that the development will maintain as much ground water infiltration as possible using Low Impact Development measures, but at this stage only functional design has been undertaken.

Councillor Stokley noted there would be discharge from the roof as well that should be accounted for.

Councillor Stokley remarked concern about the number of vehicles during construction and that a possible service road/entrance should be identified.

Rob Stovel responded that options for construction access will require discussion with Township Staff.

Councillor Stokley suggested a construction entrance from Highway 6 would solve a number of concerns from the Public and the construction access location should be determined soon and questioned if there would be a second Public Meeting, noting that any need would be determined by Council.

Councillor Roth mentioned if there was work to be done on the house this summer to consider giving a schedule to the Township outlining the works and that it is good practice for the applicant to preserve the historic house.

Councillor Roth asked for clarification that MDS does apply to lot creation within the Hamlet and if lot creation in the Hamlet would affect any expansion of existing farming activities surrounding the property.

Aldo Salis, County of Wellington Development Planning Manager, confirmed that MDS does not apply to Hamlets.

Rob Stovel stated MDS II would be applied and it is more lenient for proposed new, enlarged or livestock facilities, noting the OMB decision already accounted for the development and its effect on farming in the area.

Councillor Roth asked how it is that the pond could be made better when reconfigured.

Rob Stovel replied that the pond would remain the same off the DRS property, but would be reconfigured in a way that would provide a net increase to the pond size and ecological enhancements would be made. The plan is to create a shoreline and include a treatment system that will prevent surface slime on the pond.

Jim Dougan, Ecologist, of Dougan and Associates, Ecological Design and Consulting noted that the pond in its current state freezes in the winter because it is not deep enough. Turtles were identified in the study of the pond along with other wetland features and the use of the pond for farming purposes. The pond will be engineered to prevent agricultural runoff from entering the pond, enhancing the water quality, as well as when the pond is made deeper turtles may possibly continue to use it during the winter months.

Councillor Roth stated concern for the construction access and the impacts of construction equipment on surrounding landowners and inquired if studies were done on the property for species at risk.

Rob Stovel said that barn swallows were identified and the Ministry of Natural Resources requires a barn swallow structure to be installed offsite.

Councillor Bulmer identified concerns that were to be addressed including informing future owners of the lots the proximity of farming activities, similar to the requirement of the homeowners being aware of the 15 metre Conservation Halton required setback to the Natural Environment Zone, the construction access needs to be determined, outstanding drainage concerns are to be addressed and believes any pond works are for consultants to comment on and approve.



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Ron Scheckenberger clarified that stormwater runoff on portions of the development may change but the overall flow direction of the site in its entirety will remain the same.

Councillor Bulmer noted the lot sizes reflect the character of Victoria Street and the architecture of the future dwellings should be consistent with the existing structures on Victoria Street.

Rob Stovel stated that they are not at the stage for house designs yet.

Dave Bouck, owner of DRS Developments Ltd. would look to the Hamlet to respect the village character with future designs.

Councillor Bulmer stated that street lights are a requirement as a part of municipal standards for safety, but there are different ways to do lighting.

Councillor Bulmer indicated that a clause should be included in a purchase and sale brochure identifying the Natural Environment Zone, and questioned if pools were permitted within the NE Zone.

Councillor Bulmer noted a reference to Grindstone Creek should instead be Bronte Creek.

Councillor Bulmer remarked that it would be a goodwill gesture to maintain the historical building so that it would not be left to deteriorate any further.

Mayor Lever cited concerns with any Highway 6 access and the deterioration of the existing heritage building and inquired what is happening with the north-west corner next to the church parking lot, and Lot 1 on the plan.

Dave Bouck informed that he owns $\frac{3}{4}$ of the parking lot and it is being deeded over to the Church. Lot 1 will then drop a bit in level.

Mayor Lever inquired about the Low Impact Development standards being used to deal with stormwater run-off and existing drainage.

Mayor Lever asked the gallery if there were any further questions

Jerry Warner asked how big the houses will be.

Rob Stovel speculates that the houses will be 2000 – 2500 square feet in size. An 8000 – 10000 square foot house is not possible due to having to accommodate a septic system on the property.

Kathy White stated if the pond is a habitat for turtles, a capture and release plan should be in place and screening around the pond should be erected during construction.

Jim Dougan responded that it would depend on the season that the pond was reconfigured, but a rescue plan has not been developed yet.

Rob Stovel stated that it is a requirement to complete a rescue plan as part of the pond reconfiguration.

Kathy White noted concern for the heritage home and maintenance should be started.

Rob Stovel committed to providing a schedule to address maintenance and renovation of the heritage home.

Dave Bouck stated he intends to fully renovate the dwelling.

Cheryl McLean of 17 Victoria Street inquired where the stormwater management pond is to be located.

Rob Stovel stated the stormwater management pond is adjacent to Lot 11.

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 9:07 p.m.