



REPORT PD-2015-021

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: September 2, 2015

SUBJECT: Public Meeting - Rezoning Application, File D14/FER
L. Ferraro Inc., Front Part lot 26 to 27, Concession 7
McLean Road West, Township of Puslinch

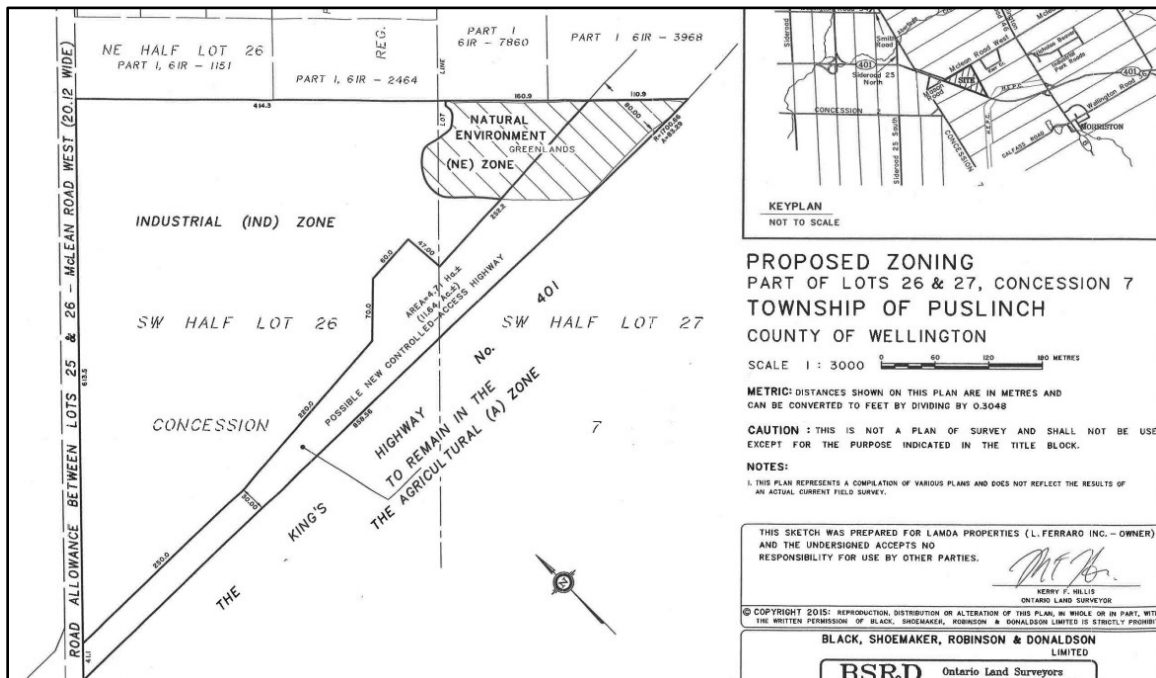
BACKGROUND:

1. Purpose of Report

This report is to advise Council and the Public of an application for a Zoning By-law Amendment located on Mclean Road West. The proposed amendment seeks to rezone the subject property from Agricultural (A) Zone to Industrial (IND) Zone and Natural Environment (NE) Zone. A portion of the property that bounds Highway 401 is to remain in the Agricultural Zone as lands for the future Highway 401 expansion.

2. Application

The zoning amendment application has been submitted to rezone a portion of the lands to permit the future development of the property for industrial purposes, with the intent to sever the property into 3 separate parcels.



The following documents were submitted in support of the proposed rezoning application:

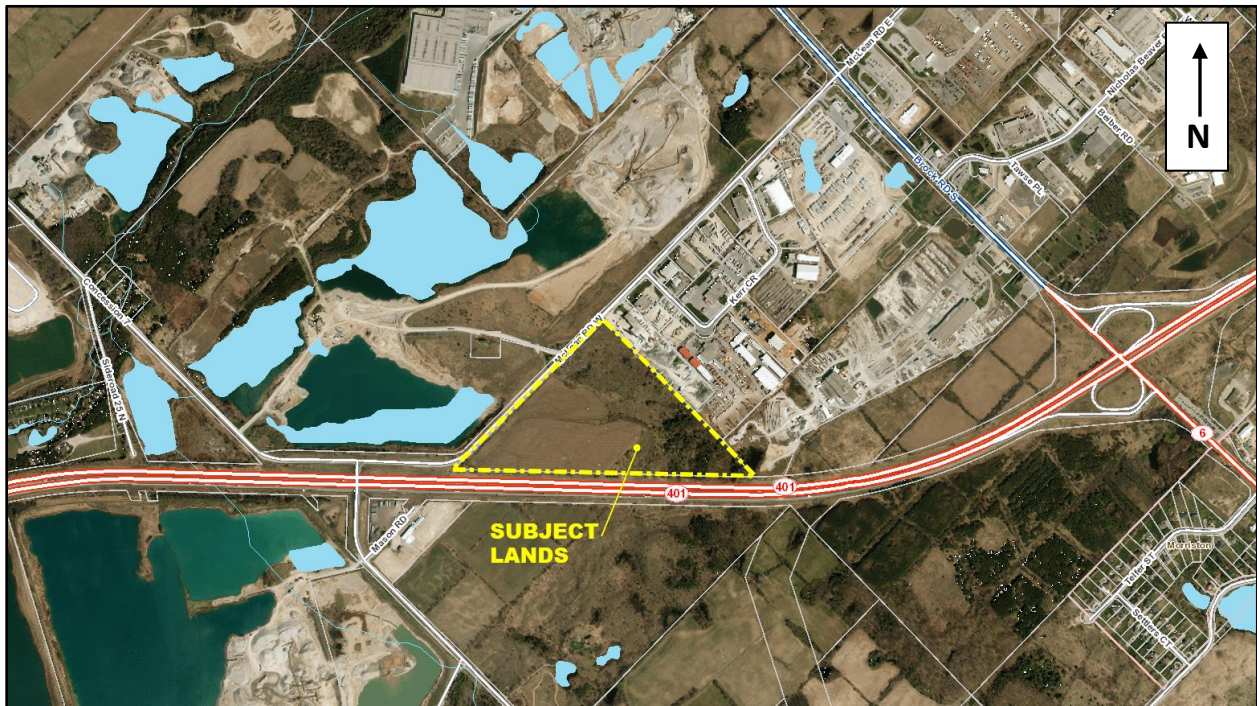
- Proposed Zoning Plan
- Functional Servicing Report (includes conceptual stormwater management assessment, hydrogeological report and geotechnical investigation) prepared by R.J. Burnside & Associates Limited
- Traffic Impact Study prepared by R.J. Burnside & Associates Limited
- Environmental Impact Statement prepared by R.J. Burnside & Associates Limited
- Aggregate Assessment prepared by R.J. Burnside & Associates Limited
- Planning Impact Assessment prepared by Black, Shoemaker, Robinson & Donaldson Limited

All reports and studies are available at the Township office for review.

3. Location & Site Characteristics

The vacant 22.5 hectare (55.6 acre) triangular parcel fronts onto McLean Road West and is bound by the Kerr Industrial subdivision to the east and Highway 401 to the south. St. Mary's Cement is located on the north side of McLean Road West across from the subject property.

The property has been used for farming and contains an abandoned gravel pit and a woodlot in the east corner of the property.



APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The rezoning application was deemed complete February 10th, 2015 with the submission of all required supporting reports and studies and circulated for review to staff and commenting agencies.

2. Notice:

March 6, 2015: Notice of a Complete Application was mailed to property owners within 120 metres of the subject property and all required agencies.

August 14, 2015: Notice of a Public Meeting was published in The Wellington Advertiser for a September 3rd, 2015 Public Meeting date.

August 21, 2015: REVISED Notice of a Public Meeting was published in The Wellington Advertiser for a September 10th, 2015 revised Public Meeting date.

September 10, 2015: Public Meeting to be held at Township of Puslinch.

3. Staff, Agency & Public Circulation Comments:

The zoning application was circulated March 15th 2015 for review to Township staff, consultants and external agencies for comments. The County of Wellington Planning report detailing the proposed rezoning is attached as a separate document titled **Attachment "A" – County of Wellington Planning Report**. The comments provided to date by the consultants and agencies for the rezoning application are attached below as **Attachment "B"- Agency Comments**.

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

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

The Official Plan designates the subject lands as Secondary Agricultural and Core Greenlands and the property is within Special Policy Area PA7-1, the Puslinch Economic Development Area. This policy recognizes that this area of the Township is the predominant location for business and industry and encourages the development of new employment uses.

2. Township of Puslinch Zoning By-Law

The subject lands are designated Agricultural (A) Zone and are proposed to be rezoned to Industrial (I) Zone and Natural Environment (NE) Zone. No buildings or structures are permitted within the NE Zone. Permitted uses in the Industrial Zone include:

- 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.

CONCLUSION:

Once a resubmission has been submitted addressing all public concerns and agency comments relating to the submitted reports and studies, a final Recommendation Report will be brought forward to Council with the associated amending By-law to summarize and assess the merits of the application.

Attachment “A” – County of Wellington Planning Report



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 15, 2015
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **FIRST CIRCULATION D14/FER (L. Ferraro Inc.)**
Zoning By-law Amendment
McLean Road (Part Lots 26 & 27), Puslinch

SUMMARY

This zoning by-law amendment application was deemed complete March 5, 2015. The purpose of this report is to provide our preliminary comments concerning the application materials submitted by the applicant’s agent (Nancy Shoemaker of Black, Shoemaker, Robinson & Donaldson Ltd.). Comments have been sought from applicable review agencies and there are outstanding technical comments and concerns that will need to be addressed prior to a decision on the application.

RECOMMENDATION

We would recommend that this application proceed to a statutory public meeting, which will allow the community to review the proposal and provide input to Council.

INTRODUCTION

The land subject to the proposed zoning by-law amendment (Application D14/FER) is bounded by Highway 401 and McLean Road to the south and southwest (see Figure 1). The property is legally described as the Front Part of Lots 26 and 27, Concession 7. This triangular shaped property has 613.5 m (2,013 ft) of frontage on McLean Road and is 22.5 ha (55.6 ac) in size.

The majority of the property is farmland with a wooded area along the eastern limit. According to the Planning Impact Assessment, the site has been historically used for agricultural purposes and aggregate extraction. Surrounding land uses include industrial uses to the east and aggregate operations to the north and northwest.

PROPOSAL

The purpose of the proposed amendment is to rezone a 17.9 ha (44 ac) portion of the property from Agricultural (A) to Industrial (IND) and Natural Environment (NE). The portion of the property along Highway 401 identified as part of the future Highway expansion will remain zoned Agricultural (A). In support of the rezoning application, the proponent has filed various technical studies, including the following:

- Aggregate Assessment
- Environmental Impact Assessment
- Functional Servicing Report
- Planning Impact Assessment
- Traffic Impact Study

If approved, the property would be developed for industrial purposes similar to those in the Kerr subdivision to the east.

Figure 1 Property Location



PROVINCIAL PLANNING POLICY

The Provincial Growth Plan (Places to Grow) places an emphasis on intensification and optimizing the use of existing land supplies. Under Section 2.2.6 – Employment Lands – municipalities are to provide “an appropriate mix of employment uses including industrial, commercial and institutional uses...” The Growth Plan also encourages employment growth through the “development of vacant and/or underutilized lots within previously developed areas” or by “infill development”.

The Provincial Policy Statement (2014) provides similar policy direction regarding the provision and promotion of employment lands at appropriate locations and under appropriate conditions. Such development is to consider the adequacy of site services, transportation systems, and protection of the natural environment, among other matters.

COUNTY OFFICIAL PLAN

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated SECONDARY AGRICULTURAL and CORE GREENLANDS, subject to Special Policy Area PA7-1. There is a proposed major roadway identified in the Plan adjacent to the property's Highway 401 frontage, which is related to the proposed highway expansion. A portion of the property is also within the Paris Galt Moraine Policy Area.

Land identified as PA7-1 is known as the Puslinch Economic Development Area. The Official Plan recognizes that this area of the Township is the predominant location for business and industry and encourages the development of new employment uses. The general intention of the area is for employment uses to be considered when extractive or aggregate-related uses have ceased or are incorporated as an after-use.

PUSLINCH DESIGN GUIDELINES

The development of the subject property for industrial purposes would be subject to the Township's Site Plan process and the Puslinch Design Guidelines are largely implemented through that process. At this time, however, we wish to provide comments regarding the Puslinch Design Guidelines that relate to the rezoning application. We would recommend inclusion of an outdoor storage prohibition in the amending by-law due to Highway 401 exposure.

We would also refer the applicant to the following sections of the Design Guidelines which are of particular relevance to their proposal: commercial, industrial and institutional uses (B1.1, B1.2); vehicles, parking and service areas (B4.1, B4.2 and B4.3); signs (B5) and landscaping (C5). Detailed design review comments will be provided at the time of site plan review.

PUBLIC AND AGENCY COMMENTS

No comments have been received from neighbouring property owners at this time. We have received agency comments as follows:

Figure 2 Agency Comments

Name	Agency	Comment Summary
Greg Scheifele April 1, 2015	GWS Ecological & Forestry Services Inc.	<ul style="list-style-type: none">• More detailed inventories needed, followed by re-evaluation of potential impacts on natural features• Ecological enhancements should be considered
Stan Denhoed April 10, 2015	Harden Environmental Services Ltd.	<ul style="list-style-type: none">• Water supply to be obtained from Goat Island or Gasport Formation• Three monitoring wells to be installed
Amanda Pepping April 14, 2015	GM BluePlan Engineering	<ul style="list-style-type: none">• Additional information needed:<ul style="list-style-type: none">- Preliminary road design details- Regional storm overflow path- Preliminary/functional grading
Andrew Herreman April 22, 2015	Grand River Conservation Authority	<ul style="list-style-type: none">• No objection
John Morrissey May 1, 2015	Ministry of Transportation (MTO)	<ul style="list-style-type: none">• Do not anticipate any issues with rezoning• Zoning may not precisely correspond with land required by MTO (less land may be needed by MTO than shown)

AGGREGATE RESOURCES

The total extractable area of the property is estimated to be 10.5 ha (26 ac). The presence of aggregate resources and potential for extraction is addressed in both the Aggregate Assessment and Planning Impact Assessment. Both reports advise that:

- The most valuable and easily removed aggregate has been taken
- Neighbouring aggregate operators are not interested in the top layer of the resource on the site
- Better material may be available below the water table, but would leave the site in a relatively unusable state

It is concluded that “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 at the site”. Some of the material on site could be used as part of the development of the property.

MATTERS TO BE ADDRESSED BY THE APPLICANT

While the applicant has provided supporting technical reports and a planning policy review, they will also need to provide sufficient information and details to address the technical comments and concerns raised by the Township, its peer review consultants and other review agencies. Other matters to address include, but are not limited to, re-evaluation of impacts on natural features and consideration of environmental enhancements; provision of adequate services; preliminary road design for left turn lane; preliminary/functional grading; boundary confirmation for land required by MTO; and any other concerns raised by Council, the Planning and Development Advisory Committee, and the public.

NEXT STEPS

The Township could now proceed to schedule a public meeting for this application. Materials associated with the application, including the technical reports should be available to the public at the Township’s office prior to the public meeting date. Following the public meeting Township Council may further consider the applicant’s response to any matters raised at the public meeting and the technical comments and concerns already raised by review agencies and the Township’s peer review consultants. Our planning recommendations will be provided following the public meeting and resolution of outstanding issues.

Respectfully submitted
County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner

Attachment "B" – Agency Comments



PEOPLE | ENGINEERING | ENVIRONMENTS

April 14, 2015
Our File: 115006-5

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

Attention: Ms. Kelly Patzer

Re: D14/FER – Lambda Properties Industrial
Development, Part Lots 26 and 27 Concession
Road 7/McLean Road, Township of Puslinch

Dear Ms. Patzer:

An application has been submitted for a Zoning By-law amendment from the Agricultural (A) Zone to the Industrial (IND) Zone and the Natural Environment (NE) Zone to permit development of the property for industrial purposes.

The following documents and drawings were received and reviewed:

- Aggregate Assessment, R.J. Burnside, Nov. 13, 2014
- Traffic Impact Study, R.J. Burnside, Nov. 13, 2014
- Functional Servicing Report, R.J. Burnside, Nov. 2014
- Environmental Impact Study, R.J. Burnside, Nov. 2014
- Planning Impact Assessment, Black, Shoemaker, Robinson & Donaldson, January 2015

Based on our review, we offer the following comments:

TRAFFIC CONSIDERATIONS

1. The traffic impact study states that a left turn lane is warranted for Access 2 and 3. The existing McLean Road right-of-way is 20m. It is understood that final access locations and lot sizes are conceptual, however it is requested that the applicant submit a preliminary road design incorporating the left turn storage lane in order to ascertain whether road land acquisition to permit road widening will be required.
2. Consideration by the Township may be required to ensure that land acquisition and financial contributions to permit the necessary road improvements are provided for. This may include use of a holding provision pending satisfactory road improvements and access.

SANITARY SEWAGE SYSTEM DESIGN

3. The hydrogeological report includes calculations for attenuation of nitrates from septic effluent. The calculations revealed nitrate loadings between 4.94 mg/L and 9.97 mg/l. The site will be required to comply with the MOE reasonable use criteria of 2.5 mg/L. All lots will require tertiary sewage treatment to reduce effluent nitrates. This will be further assessed at the time of site plan approval.

POTABLE WATER SUPPLY

4. Potable water supply for the site will be provided through drilled well(s). Refer to review comments from Harden Environmental Services for further requirements.

FIRE PROTECTION

5. Fire protection requirements for each parcel will include an in-ground precast water storage reservoir and a suitable fire route satisfying the requirements of the Ontario Building Code. Fire protection details may be satisfied during site plan approval.

PRELIMINARY STORMWATER MANAGEMENT DESIGN

6. The existing site does not produce runoff due to existing site topography (depression area) and a very high infiltration rate. The conceptual stormwater management design incorporates infiltration basins to provide quantity control through to the 100 year storm event. Quality measures will be implemented on an individual lot basis. The soil infiltration rates at the site are supportive of infiltration based stormwater management approach.
7. Safe conveyance of the Regional Storm Event is not discussed within the Functional Servicing Report. Additional details regarding the Regional Storm overflow path are required.

SITE GRADING

8. No preliminary/functional grading is provided within the Functional Servicing Report. Additional details regarding the proposed site grading and feasibility are required.

ADDITIONAL REQUIREMENTS

9. Lighting and Landscaping will be required at the time of site plan approval.

SUMMARY

In general it appears that the proposed land use can be adequately serviced at the site, however the following additional information is requested:

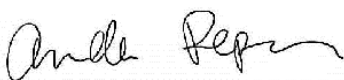
- Preliminary road design details
- Regional storm overflow path
- Preliminary/functional grading

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

Yours truly,

GM BLUEPLAN ENGINEERING

Per:

A handwritten signature in black ink, appearing to read 'Amanda Pepping', is written over a light blue grid background.

Amanda Pepping, P.Eng.



File:3501
By: Email & Mail

April 1, 2015

Township of Puslinch
7404 Wellington Rd. 34
R.R # 3
Guelph, Ontario
N1H 6H9

Attention: Mrs. Karen Landry
Clerk/CAO

Dear: Mrs. Landry

**Re: Natural Environment Review of Proposed McLean Road Industrial Development
on Part of Lots 26 and 27 Concession 7, Township of Puslinch, D14/Fer**

As requested, I reviewed the Environmental Impact Study (EIS) prepared by R.J Burnside & Associates Limited (Burnside) in support of proposed industrial development along McLean Road in Part of Lots 26 and 27, Concession 7, Township of Puslinch. I also reviewed the Planning Impact Assessment Report prepared by Black, Shoemaker, Robinson and Donaldson Limited (BSR&D) and the Functional Servicing Report prepared by Burnside. The proponent, Lambda Properties Limited, has filed an application to amend the Township's Zoning By-Law 19/85 from Agricultural Zone (A) to Industrial Zone (IND) and Natural Environment Zone (NE). The developer would like to sever the property into 3 separate parcels to be occupied by rural industrial uses. Each new parcel would be serviced by individual well, septic system and stormwater management facilities. Approximately 4.7 hectares (11.6 acres) of the 22.5 hectare (55.6 acres) property has been identified by the MTO as land required for the future expansion of Highway 401 and these highway lands would remain in their current Agricultural Zone, except for the woodland area in the southeast corner which would be rezoned to Natural Environment Zone.

The lands proposed for industrial development encompass 17.8 hectares (44 acres). The western portion of the site consists of agricultural cropland, while the eastern part consists of a small abandoned gravel pit, old fields that are undergoing secondary plant succession and a small woodlot. The site is currently vacant but was historically used for agricultural purposes and aggregate extraction. The existing agricultural land gently slopes to southwest while the eastern part of the area varies from level to strongly rolling and hummocky. Surrounding land uses include a large rural industrial subdivision to the east, Highway 401 to the south and active aggregate extraction (CBM) to the west and north.

Subsequent to my initial review of the available documentation, I inspected the site on March 31, 2015 to become more familiar with the area and verify reported information on natural features. Based upon this information and my field observations, I offer the following comments on the EIS and proposed industrial development of this area.

1. A discussion of vegetation communities found on the property is provided on pages 15 to 18 and their spatial distribution is mapped in Figure 6.2. In general, I agree with the mapping of the identified communities but I have concerns about the species listed as characterizing these areas. For example in the mineral cultural thicket CUT1(A) the dominant woody species I observed were common buckthorn, tartarian honeysuckle, hawthorn, apple, white pine and white cedar, instead of white cedar, black cherry and Scots pine as reported. In CUT1(B) and the mixed forest FOM2-2 I suspect common buckthorn has been mis-identified as glossy buckthorn. Furthermore, in the mixed white pine/sugar maple forest (FOM2-2) Scots pine is clearly not a dominant species and I question the reported presence of eastern hemlock in this stand. Similarly in MAM2-2, which appeared recently disturbed by machinery, I observed mostly cattails and common reed grass (*Phragmites*) instead of reed-canary grass. The above noted discrepancies raise concerns about the quality of botanical work carried out on this site.

The Terms of Reference for the EIS indicated that a plant inventory was to be carried out. No botanical information is, however, provided in the report other than the brief discussion associated with the description of vegetation communities. Given the presence of red cedar in the cultural thicket and the diversity of grass species I observed growing on the dry, stony, infertile soils found in this area I suspect that prairie/savannah species may inhabit this area. In any event, the lack of a detailed botanical inventory represents a significant omission in the evaluation of potential impacts to natural heritage features.

2. The review of background data on pages 7 to 9 indicated the possible presence of eastern milksnake and eastern ribbonsnake in the study area. Both species are now provincially identified as being of special concern. Although no snakes were observed during Burnside's fieldwork there is much discussion in the report about 5 rock piles potentially providing snake hibernaculum habitat and the need to re-locate some rock piles within the proposed forest buffer. Given the old fieldstone fencelines that now traverse the cultural thicket and extend along McLean Road, I fail to see the merit in re-locating 3 stone piles unless they are in fact utilized by snakes. To confirm the possible presence of snakes in the study area and the merit proposed habitat relocation work, I suggest that snake boards should be distributed this spring in the vicinity of stone piles and/or stone fencelines.
3. On page 39 of the EIS a 30 m buffer is recommended adjacent to the dripline of the mixed forest in order to protect tree roots and provide opportunities for habitat enhancements. Aside from the re-location of rock piles no other habitat enhancements are suggested. Consideration should also be given to other enhancements such as tree planting and the implementation of invasive species control measures. In addition, the buffer width actually being proposed needs to be confirmed because the BSR&D report (see page 16) indicates that a 5 m buffer is to be applied to the woodland edge, instead of a 30 m buffer.

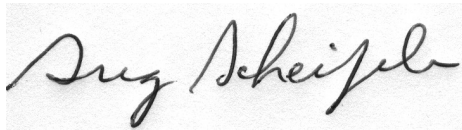
4. A shallow marsh (MA5) is located off-site but immediately adjacent to the mixed forest. This marsh likely provides breeding habitat for frogs and possibly salamanders. Since the forest is going to be entirely retained and protected by a buffer I agree with Burnside's conclusion that amphibian habitat will not be affected by the proposed development.

5. On page 39 Burnside recommends that land clearing should not be carried out during the breeding bird season which extends from May 1st to July 31st unless a bird specialist confirms that no migratory birds are actively nesting in the area. Given the common to uncommon bird species observed breeding on the property I suggest the critical nesting season can be reduced to May 25th to July 31st.

To summarize, I feel potential impacts to natural features should be re-evaluated after more detailed inventories for vascular plants and snakes have been completed. In addition, more thought should be given to desirable ecological enhancements that could be implemented in the retained woodland area. Please do not hesitate to contact me if you require further clarification 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 style with a large, prominent "G" and "S".

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

CC: Aldo Salis, County of Wellington
Nathan Garland, Grand River Conservation Authority



Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline Road
R.R. 1, 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 Modeling

Groundwater Mapping

Permits to Take Water

Environmental Compliance
Approvals

Our File: 1506

April 10, 2015

Puslinch File: D14 FER

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

Attention: Mrs. Karen Landry
CEO

Dear Mrs. Landry;

We have received the submission for the Puslinch Industrial Development (Lambda Properties) located at Part Lot 26 and 27 Concession 7. We have reviewed the following documents;

- Functional Servicing Report (Burnside, November 2014)
- Hydrogeological Evaluation (Burnside, October 2014)
- Aggregate Assessment (Burnside, November 2014).

Water Supply

Although there may be an overburden aquifer available beneath this site we recommend that the water supply be obtained from the Goat Island or Gasport Formation. The Goat Island and Gasport formations are confined aquifers well protected from potential surface contamination. Any bedrock well extending into the underlying Goat Island Formation or Gasport Formation at this site will be required to have a steel casing to the top of the Goat Island formation with annulus sealed with bentonite.

Nitrate Analysis

The nitrate analysis assesses the impact of a three lot scenario. The calculations have been done correctly. There are nearby users of the overburden aquifer, therefore groundwater flow directions in the unconfined overburden aquifer must be determined in order to properly site wells and septic systems in order to prevent contamination of the on-site and off-site water supply wells. We recommend that three

monitoring wells be installed in order to assess groundwater flow directions and that water-supply-well-siting consider existing sources of contamination (septic systems, SWM ponds etc..) off-site as well as on-site.

Storm Water Management

We concur that the significant thickness of sand and gravel beneath the site are suitable for infiltration basins.

Aggregate Assessment

Based on nearby water well records, the site is underlain by some 25 to 30 metres of sand and gravel. The presence of numerous aggregate operations in this same geological formation refutes the statement by Burnside that the aggregate resource is not 'suitable'. The setbacks from neighbouring properties and the municipal road may make the aggregate deposit less economical, however, the fact remains that there are high quality aggregate resources beneath this site.

Sincerely,

Harden Environmental Services Ltd.



Stan Denhoed, P.Eng., M.Sc.
President

Cc: Greg Scheifele – GWS Ecological and Forestry
Sarah Wilhelm – County of Wellington
Andrew Herreman – GRCA
Amanda Pepping – GM Blue Plan



**PLAN REVIEW REPORT: Township of Puslinch
Kelly Patzer, Development Coordinator**

DATE: April 22, 2015

YOUR FILE: D14/FER

GRCA FILE: D14-FER – 0 McLean Road West

**RE: Zoning By-law Amendment D14/FER
0 McLean Road West
L. Ferraro Inc.**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the zoning by-law amendment to rezone portions of the subject property from the Agricultural Zone to the Industrial Zone and Natural Environment Zone as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains a wetland and the 30 metre allowance adjacent to the wetland.

2. Legislative/Policy Requirements and Implications:

It is our understanding that this application will rezone a portion of the property to the Industrial Zone and a portion of the property to the Natural Environment Zone. The area to be rezoned to the Industrial Zone is greater than 100 metres from the GRCA area of interest. As such, we do not anticipate any negative impacts to the wetland feature as a result of this development and the GRCA has no objection to the approval of the zoning by-law amendment.

Due to the presence of the above-noted feature, a small portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development within the regulated area on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

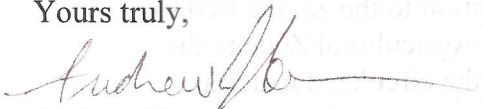
3. Additional Information/Suggestions provided in an advisory capacity:

As discussed with Township of Puslinch staff, the proposed development is outside of the GRCA areas of interest. Consequently, the GRCA defers review of the Functional Servicing Report and Environmental Impact Study to Township staff. We trust that the Township will review stormwater management for the site and ensure that an appropriate strategy is implemented.

We wish to acknowledge receipt of the applicable plan review fee of \$380.00 for our review of this application.

Should you have any questions or require additional information, please contact me at 519-621-2763 ext. 2236.

Yours truly,



Andrew Herreman
Resource Planner
Grand River Conservation Authority

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

- c.c. L. Ferraro Inc. – 300 Don Park Road, Unit 9, Markham, ON L3R 3A1
BSR&D c/o Nancy Shoemaker – 351 Speedvale Avenue West, Guelph, ON N1H 1C6
Aldo Salis, Wellington County (email)
Karen Landry, Township of Puslinch (email)

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

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

Ministère des Transports

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

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



May 1, 2015

Township of Puslinch
7404 Wellington
R.R. 3
Guelph, Ontario
N1H 6H9

RE: Applicant: L. Ferraro Inc.
Submission No.: D 14/FER
Lot 26 & 27, Concession 7
Regional Municipality of Waterloo
Township of Puslinch - Highway 401

The Ministry of Transportation (MTO) has completed its review of the above-noted amendment. The amendment 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.

MTO do not anticipate any issues associated with the rezoning of the subject parcels provided the applicant is made aware of the following items.

The Ministry of Transportation received approval in January 2009 for an Individual Environmental Assessment for a new Highway 6 corridor between Freerton and Guelph. Following that, MTO received EA clearance in December 2013 for improvements to Highway 401 under GWP 8-00-00. The preferred plan includes the following:

- A new 5 km, 4-lane alignment, west of Morriston, that connects Highway 401 in the north with existing Highway 6 just south of Maddaugh Road;
- Widening of Highway 401 to 10 lanes HOV with continuous auxiliary lanes between Highway 6 North and Highway 6 South;
- Construction of 3 new interchanges and improvements to the Highway 401 and Highway 6 (Hanlon Expressway) interchange;
- Three new overpass structures and eight underpass structures;
- Construction of a local connection road;
- Improvements to municipal roads in Wellington County.

The proposed highway expansion adjacent to the subject property will increase the current 6 lanes to 12 lanes, and will require property to accommodate the improvements which are generally shown on BSR&D 'Concept Plan' dated January 26, 2015. The project is listed in the Southern Highways Program 2014 to 2018 under "Planning for the Future.", however; timing of construction has not been determined at this time. The new route has been designated and property is being acquired in hardship cases, or on a willing seller-willing buyer basis.

As indicated in BSR&D Planning Impact Assessment (January 2015) the lands required for the highway expansion will remain in the current Agricultural (A) zone, and are in part currently comprised of active agricultural lands. The lands shall be valued as at today's current zoning and prior to the surrounding proposed zoning and immanent severance(s). Should the owner wish to enter into negotiations with MTO for the property requirement now, they may contact me and express their desire to move ahead with the advanced purchase.

Note: The lands identified on BSR&D Concept Plan may be larger than what is actually required by MTO. If this is not addressed as part of the rezoning, there may be a sliver of lands which the proposed Industrial Zoning would not apply at the time of severance.

The Traffic Impact Study prepared by BSR&D (November 2014) assessed the traffic impacts at the access locations only, and not on the local road network intersections. That being said however, MTO will not require a Traffic Impact Study for the proposed industrial development(s).

Proposed Consents / Lot Creation

The Puslinch Industrial Development EIS prepared by BSR&D (November 2014 - page 35) indicates the three industrial lots are conceptual at this stage and may be subject to change during detail design. In anticipation of the proposed land severances, MTO will be requesting the following items to be completed to our satisfaction:

- As a Condition of Consent, the owner prepares a reference plan identifying the highway property widening. A draft reference plan must be submitted to the MTO for review and approval prior to being deposited. It is recommended that the surveyor contact MTO prior to commencing their work (see **Note** above – this may want to be addressed now); and
- As a Condition of Consent, the owner shall make arrangements for the erection of a security fence along the boundary of the highway property widening. The security fence shall be a minimum of 1.8m in height and be offset a minimum 0.3m away from the proposed highway property widening.

Site Plan Control

Through the Site Plan Control / Approval process the applicant(s) should be made aware of MTO's requirements not limited to the following:

- As a condition of MTO permits, applicants shall submit site plans, site-servicing plans, grading plans, and drainage plans for the proposed development(s) to MTO for review and approval.
 - All new buildings and structures integral to the development (including stormwater management facilities, parking areas, internal roads, loading areas, and septic beds) must be set back a minimum of 14m from the proposed highway property widening.
- As a condition of MTO permits, the owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval as a condition of our permit approvals. The owner's consultant should refer to the website at www.mto.gov.on.ca/english/engineering/drainage/index.html for MTO's drainage requirements to assist in preparing their report; and

- All signs visible from Highway 401 and within 400m of the existing Highway 401 highway limit shall be under a MTO permit.

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

Should you have any questions, please contact me.



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

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