



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MAY 25, 2022 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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## AGENDA

**DATE:** Wednesday, May 25, 2022

**PUBLIC INFORMATION MEETING:** 7:00 P.M.

### Order of Business:

**1. Zoning By-Law Application D14/AUD – Audrey Meadows – Part of Lots 17, 18 and 19 Concession 8, Township of Puslinch.**

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to add a Special Policy area to Section 9.8 Puslinch Local Policies of the County of Wellington Official Plan and amend Schedule A7 Puslinch to facilitate residential development on private on-site services on approximately 14.5 hectares of lands abutting an existing Country Residential subdivision (Audrey Meadows).

The Zoning By-law amendment proposes to amend the Township of Puslinch new comprehensive Zoning By-law 23-2018 to rezone the subject lands from Agricultural (A) Zone to:

1. A specialized zone category (Rural Settlement Residential Zone (RSR)) to establish zone regulations specific to the proposed development.

*Public Notice and County of Wellington Report Attached*



## THE TOWNSHIP OF PUSLINCH NOTICE OF THE PUBLIC MEETING

Public Meetings are being conducted via Zoom Webinars.  
The public is invited to participate by registering for this webinar at the link below:

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**TAKE NOTICE** that pursuant to the Planning Act, R.S.O. 1990, as amended, the Council of the Township of Puslinch will hold a public meeting to present the received public input regarding proposed amendments to the County of Wellington Official Plan (File No. OP 2021-02) and the Township of Puslinch Zoning By-law (File No. D14/AUD) on **Wednesday, May 25, 2022 at 7:00 p.m.**

### **Meeting Place:**

**Please note that the Township Offices are closed to the public in response to COVID-19 and as such, Public Meetings are being conducted electronically.**

### **How to Participate:**

Public Meetings are being conducted via Zoom Webinars. The public is invited to participate by registering for this webinar at the link shown above.

***Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality's YouTube page. By requesting to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.***

### **MAKING A WRITTEN SUBMISSION**

The public is invited to participate by submitting written comments to the application in support or opposition of the application. Your full name and address must be on the submission. You can submit written comments via email to the **Township Clerk's office at the address below** no later than **May 18, 2022 by 4:30 p.m.** to ensure that your comments are included in the Committee Agenda. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

You can also mail written comments to:

Township of Puslinch  
7404 Wellington Rd 34  
Puslinch ON N0B 2J0

Or place them in the Township Office mail slot no later than **May 18, 2022 at 4:30 p.m.** to ensure that your comments are included in the Committee Agenda. All comments should be addressed to the Township and County, including the appropriate file numbers.

The Township will NOT be responsible for Canada Post delays. Please mail your comments with sufficient time, as they must be received in the Municipal Office by the date and time noted above to be included in the Committee Agenda.

### **MAKING AN ORAL SUBMISSION**

The public is invited to participate by speaking to the applications in support or opposition of the applications. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Township Clerk's office at the address below by **May 18, 2022 at 4:30 p.m.** and you will be provided

with instructions on how to participate in the meeting. Instructions will also be provided during the meeting to ensure that those watching the public hearing will be given the opportunity to speak.

**THE LAND SUBJECT** to the application is described as Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch, County of Wellington. The subject lands are shown on the inset map.

**THE PURPOSE AND EFFECT** of the proposed Official Plan Amendment is to add a Special Policy area to Section 9.8 *Puslinch Local Policies* of the County of Wellington Official Plan and amend Schedule A7 Puslinch to facilitate residential development on private on-site services on approximately 14.5 hectares of lands abutting an existing Country Residential subdivision (Audrey Meadows).

The Zoning By-law amendment proposes to amend the Township of Puslinch new comprehensive Zoning By-law 23-2018 to rezone the subject lands from Agricultural (A) Zone to a specialized zone category (Rural Settlement Residential Zone (RSR)) to establish zone regulations specific to the proposed development.

**ORAL OR WRITTEN SUBMISSIONS** may be made by the public either in support or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission. Written submissions should be copied to both the County of Wellington and to the Township Clerk at the addresses below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

**TAKE NOTICE** that if a person or public body would otherwise have an ability to appeal the decision of the County of Wellington or the Council of the Township of Puslinch to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington or the Township of Puslinch before the by-law is passed, the person or public body is not entitled to appeal the decision.

**AND TAKE NOTICE** that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Wellington or the Township of Puslinch before the official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**REQUEST FOR NOTICE OF DECISION** regarding the Official Plan Amendment (OP 2021-02), you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9. If you wish to be notified of the decision regarding the proposed Zoning By-law amendment (D14/AUD), you must make a written request to the Township Clerk at the address shown below.

**ADDITIONAL INFORMATION** regarding the proposed Official Plan Amendment, including information about appeal rights, is available by contacting the County office at the address as shown above. Information for the Zoning By-law Amendment, including information about appeal rights, is available by contacting the Township of Puslinch Clerk's office at the address below. If you require the information in an alternative format, please contact the Clerk's office at the address below and arrangements can be made.

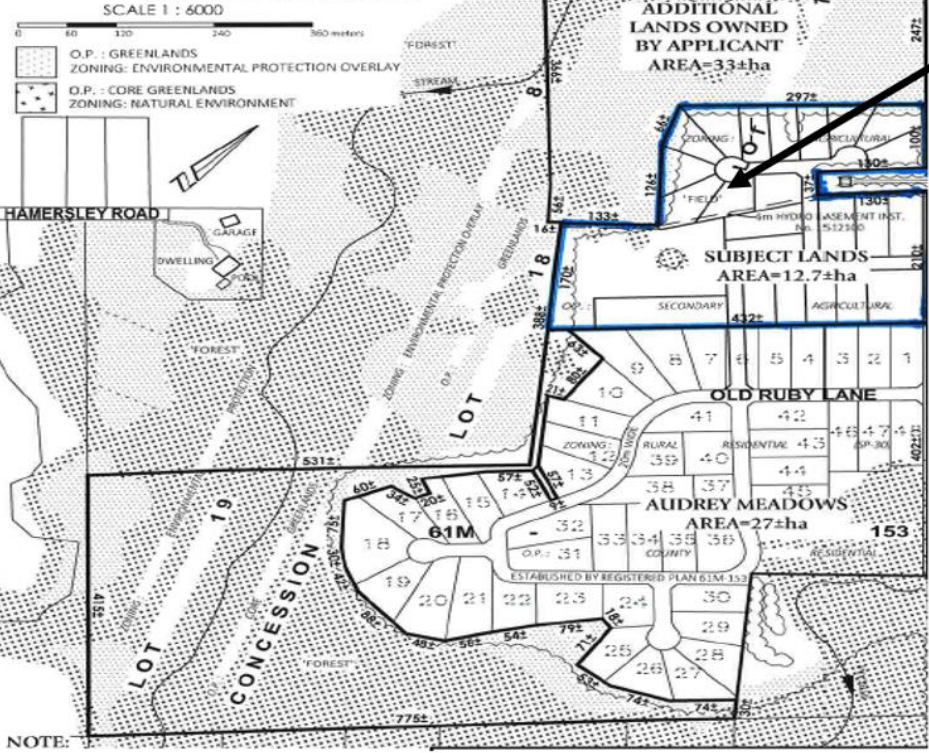
Dated at the Township of Puslinch on this  
20<sup>th</sup> day of April 2022.

Courtenay Hoytfox  
Municipal Clerk  
Township of Puslinch

**For more information or to register an oral or written submission please contact [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)**

# KEY MAP

**MAP 1 - LOCATION OF SUBJECT LANDS**  
PART OF LOTS 17, 18 & 19,  
CONCESSION 8  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



Subject Lands



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** May 25<sup>th</sup>, 2022  
**TO:** Glenn Schwendinger, CAO  
Township of Puslinch  
**FROM:** Meagan Ferris, Manager of Planning and Environment  
County of Wellington  
**SUBJECT:** **PUBLIC MEETING – Audrey Meadows Ltd.**  
County Official Plan Amendment File #OP-2021-02 and  
Township Zoning By-law Amendment File #D14/AUD  
Parts of Lots 17, 18 & 19, Concession 8, Township of Puslinch  
**ATTACHMENTS:** 1 – Subject Lands (Aerial Map)  
2 – Conceptual Plan (December, 2021)  
3 – Public Comment Letters

### SUMMARY

A County Official Plan amendment and a Township Zoning By-law amendment has been received which seeks to amend the County Official Plan local policies for Puslinch and amend Zoning By-law #023/18 to establish site specific zoning provisions to facilitate residential development on individual, private services.

The statutory public meeting is scheduled for May 25<sup>th</sup>, 2022. This report provides a preliminary overview of the proposal; highlights some key planning policies to be considered; summarizes the comments received to date and identifies the next steps in the planning review process.

It is recommended that this Public Meeting report regarding the proposed County Official Plan amendment OP-2021-02 and Township Zoning By-law Amendment D14/AUD be received for information.

### INTRODUCTION

The lands subject to the proposed amendments do not have a municipal address, but are described as Part of Lots 17, 18 & 19, within the Township of Puslinch. The subject lands are approximately 49.86 ha in area, with the proposed development being located immediately north of an existing rural subdivision (Audrey Meadows). The subject lands have direct frontage off of Victoria Road South. The lands subject to the proposed applications can be seen in **Attachment 1**.

Surrounding land uses consists primarily of existing rural residential use, a rural subdivision, and agricultural uses. The subject lands are located within 1km of the urban boundary for the City of Guelph.

### DEVELOPMENT PROPOSAL

The development proposal seeks to facilitate residential development on the subject lands. Development is proposed on a portion of the lands and equates to an area of about 12.7 ha, while the balance of the lands is not proposed to be developed. The applicant originally sought to develop an area of 14.5 ha with a total of 29 lots; however, a revised conceptual plan and amending zoning by-law was later provided to address comments received. The revised concept plan proposes approximately 12.7 ha of land for development with a total of 22 lots.

The future dwellings are proposed to be developed on individual, private wells and septic, with a new access onto Victoria Road South and connection into the abutting, existing rural subdivision (Audrey Meadows). The conceptual plan also includes a storm water management block and open space block. A copy of the revised concept plan can be seen in **Attachment 2**.

It is understood that the applicant is of the opinion that the existing Audrey Meadows subdivision is considered a rural settlement area in Provincial and County policy and that this proposal will allow a minor adjustment and rounding out of a settlement area. The abutting rural subdivision (Audrey Meadows) contains 49 lots. It is noted that the existing Audrey Meadows development went through a County Official Plan Amendment and Draft Plan of Subdivision approval which were submitted in 2004. The Official Plan Amendment (OPA#51) was adopted in November, 2006 and placed the existing development into the 'Country Residential Area' designation. Draft plan of subdivision approval was obtained in 2007 and a site specific zoning by-law amendment followed and was approved in 2008.

### **PROPOSED AMENDMENTS**

In order to facilitate this development proposal an amendment to the County Official Plan and Township Zoning By-law is required. The amendments proposed are summarized as follows:

- Amend the Puslinch local policies in the County Official Plan under Section 9.8.5 *Policy Areas* by adding a new policy (PA7-9 Audrey Meadows Limited) and amend Schedule A-7 (Puslinch) of the Official Plan;
- Amend the Township Zoning By-law by introducing a new zone category – Rural Settlement Residential (RSR) described as follows “Provides for and regulates the rounding out and minor infilling of an existing rural settlement with low density single detached units”; and
- Rezone the subject lands from 'Agriculture (A)' Zone to the new zone category with customized zoning provisions, subject to a holding provision.

### **REPORTS AND STUDIES SUBMITTED**

In support of the subject applications, the following studies were submitted:

- Planning Justification Report prepared by Stovel and Associates Inc. (dated April 16, 2021 and June 2021) with draft Official Plan and Zoning By-law amendment by-laws
- Hydrogeological Assessment prepared by Golder Associates Ltd. (dated April, 2020)
- Environmental Impact Study prepared by Rob Stovel and Associates Inc. (not dated)
- Functional Servicing and Stormwater Management Report prepared by Triton Engineering Services Limited (dated June 2021) and addendum letter dated August 16<sup>th</sup>, 2021
- Letter regarding Section 4.9.7 Paris and Galt Moraine Policy Area prepared by Groundwater Science Corp. (dated June 20, 2021)
- Traffic Impact Brief prepared by Triton Engineering Services Limited (dated June, 2021)
- Groundwater and Surface Water Monitoring Program Report prepared by Hydrogeology Consulting Services (not dated)

### **PROVINCIAL POLICY - PROVINCIAL POLICY STATEMENT (2020)**

The Provincial Policy Statement (2020) provides policy direction for all development within the Province of Ontario in part by building strong and healthy communities and managing and directing land uses and land uses patterns.

The PPS directs growth to settlement areas and that land use patterns within settlement areas are based

on a mix of uses and densities that efficiently use land, are appropriate, minimizing impact etc. The PPS recognizes the importance of the Rural Area and the need to support the health, integration and viability of rural areas. In addition, the PSS establishes a servicing hierarchy and seeks to manage and protect resources such as natural heritage, agricultural, water. The various policies of the PPS will need to be considered; however, it is noted that the Growth Plan provides more specific policy regarding growth management.

### **PROVINCIAL POLICY - PROVINCIAL GROWTH PLAN (2019)**

The Growth Plan provides a policy framework that builds onto the Provincial Policy Statement (2020). The vision and policies of this Plan are based on guiding principles and these principles seek to, amongst other things, support complete communities, manage growth, support range and housing mix options, protecting natural heritage and agricultural etc. Included below is a summary of some key policy considerations.

The Plan directs that the vast majority of growth will be directed to settlements areas that have a delineated built boundary; have existing or planned municipal services; and can support the achievement of complete communities. The Plan further directs that growth will be limited in settlement areas that are: rural settlements; are not serviced by existing or planned municipal services; or are in the Greenbelt Area. The Plan further identifies that the establishment of new settlement areas is prohibited.

It is our understanding that the applicant considers this proposal to represent a minor adjustment to a rural settlement area boundary and that the Section 2.2.9.7 would be applicable. The Growth Plan defines “settlement areas” and “rural settlements” as follows (below) and requires these areas to be designated/identified in an Official Plan.

- Settlement Areas – “Urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:
  - a) built up areas where development is concentrated and which have a mix of land uses; and
  - b) lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the *settlement area* may be no larger than the area where development is concentrated.”
- Rural Settlements - “Existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth...”.

With respects to the natural features on-site, it is noted that Section 4.2.4 *Lands Adjacent to Key Hydrological Features and Key Natural Heritage Features* are applicable. Where development is within 120 m of a key hydrologic feature (i.e. wetlands) a vegetation protection zone that is no less than 30 metres is required.

### **GREENBELT PLAN**

The subject lands are not located within the Greenbelt Plan.

### **COUNTY OFFICIAL PLAN**

Within the County Official Plan the subject lands are designated as ‘Secondary Agricultural Area’, ‘Core Greenlands’ and ‘Greenlands’. The site is also located within the Paris Galt Moraine Policy Area. The



Greenlands System identifies that the following is applicable to the subject lands: provincially significant wetlands, wetlands, significant ecological area, floodplain, significant woodlands, and environmentally sensitive area.

The amendment to the Official Plan is described in the 'Proposed Amendments' section. The policy proposed to be introduced (PA7-9) is identified below:

"This policy area applies to the lands legally described as Part of Lots 17, 18, and 19, Concession 8, Township of Puslinch. Notwithstanding any provisions in this Plan to the contrary, these lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. Pursuant to Policy 6.4.7, this development is deemed to be residential infilling of an existing rural settlement. This development contributes to fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium".

### ***Urban System***

The County Official Plan identifies the urban system to include urban places that are expected to accommodate the majority of growth. This System includes hamlets and urban centres. Within Puslinch, this currently includes Aberfoyle, Morriston, and Arkell. Consideration will need to be given to these policies and the Wellington Growth Strategy in Part 3.

### ***Rural System***

The Secondary Agricultural Area forms part of the County's Rural System. This System is primarily natural resource land and some other uses typically found in non-urban area. Permitted uses and activities, as set out in Section 6.5.3, includes: all uses allowed in the Prime Agricultural Area; small-scale commercial, industrial and institutional uses; and public service facilities. All types, sizes and intensities of agricultural uses and farm practices shall be promoted and protected.

The Rural System also include lands identified as Country Residential Areas, as set out in Section 6.9, which recognizes low density rural subdivisions on individual services. It is noted that the existing, abutting residential development (Audrey Meadows) is identified on Schedule A7 of the County Official Plan as Country Residential Area. It is the intent of the County Official Plan that the Country Residential Area are not allowed to be expanded nor are new locations to be identified.

It is noted that the County Official Plan includes a policy – Section 6.4.7 *Rural Settlements* – which are identified as existing small communities that are "primarily small clusters of housing with occasional commercial, industrial or institutional uses". These areas are *not* designated on Schedule A of the Official Plan and these areas are permitted limited infill.

It is further noted that the applicant has indicated there are no active livestock operations barns within the immediate area.

### ***Greenland System***

The Official Plan recognizes that the features and areas identified in the Plan function as a System and that this System will be protected, maintained and enhanced. Section 5.4 provides policies for the Core Greenlands which is specific to all wetlands, habitation of endangered or threatened species or fish habitat and hazardous areas. Section 5.5 provides policies specific to Greenlands, which includes significant woodlands.



Development impacts will need to be assessed and demonstrate that there are no negative impacts on the features or their function. As the subject proposed is adjacent to these features, the applicant has submitted an Environmental Impact Study that has been reviewed by the Township's environmental consultant (Natural Resource Solutions Inc.) and the Grand River Conservation Authority. The development of the subject lands seeks to be located outside of these features and establish setback buffers.

#### ***Water Resources, Paris and Galt Moraine Policy Area, & Watershed Plans***

The County Official Plan includes a series of policies that seek to protect and where possible enhance water resources. Policies that will need to be considered include Section 4.9 *Water Resources*, including the detailed policy direction in Section 4.9.4; Section 4.9.7 *Paris and Galt Moraine Policy Area*, including protecting the moraine processes and features; and Section 4.10.1 *Mill Creek Watershed*.

#### ***Urban Area Protection***

The subject lands are located less than 1 km from the urban boundary of the City of Guelph. As such, consideration will need to be given to Section 4.7 *Urban Area Protection* of the Official Plan. The applicant has indicated that development is more than 600 m away and the retention of natural features on-site will provide substantial buffering.

#### **TOWNSHIP ZONING BY-LAW #023/18**

The subject lands are currently zoned as Agriculture (A) Zone; Natural Environment (NE) Zone; and subject to the Environmental Protection Overlay. The intent of the proposed Zoning By-law amendment is described in the 'Proposed Amendments' section.

Planning staff have included below a summary of the proposed provisions for the new, Rural Settlement Residential (RSR) Zone being proposed, and the additional requests as outlined in the applicants revised, amending by-law:

#### ***Minimum Zone Standards***

- Minimum lot size: 0.3 ha
- Minimum lot frontage: 20 m
- Minimum front yard setback: 6 m
- Minimum interior side yard setback: 2 m
- Minimum exterior side yard setback: 6 m
- Minimum rear yard setback: 6 m
- Maximum permit lot coverage: 40%
- Maximum building height: 11 m
- Minimum required landscaped open space: 30%

#### ***Reduced Lot Sizes***

- Including a provision to allow the minimum lot area to be reduced if supported by site-specific hydrogeological studies.

#### ***Proposed Permitted Uses***

- Accessory apartment; bed and breakfast; boarding/lodging/rooming house; community garden; dwelling-duplex; dwelling-single detached; group home; home business; private home day care; public park and public school.

### **Natural Environment (NE) Zone Setbacks**

- Reduce from 30 m to 15 m from a wetlands and 0 m from a woodland/forest

### **Holding Provision**

- Proposed on the subject lands until such time that a subdivision agreement (or condominium agreement) is entered into between the Township and the owner.

### **AGENCY, CONSULTANT AND PUBLIC COMMENTS**

A review of the proposed Official Plan amendment and Zoning By-law amendment, including the previously mentioned supporting studies, was conducted by applicable public agencies and the Township's consultants. Staff have prepared a summary of the most recent comments:

- **Fire Department:** No concerns raised. Supplied the Fire Department's water supply connection requirements for water storage tanks and dry hydrants.
- **Township Hydrogeologist (Harden Environmental Services Inc.):** Preliminary comments related to: the need for a nitrate impact analysis; confirmation of adequate water supply (quantity and quality); water balance and water quality of infiltrated water; and impacts to Mill Creek.
  - **Planning Comment:** the applicant has submitted a nitrate impact analysis and water supply assessment letter. Additional comments from the Township Hydrogeologist are anticipated.
- **Township Ecologist Natural Resource Solutions Inc.:** The addendum to the submitted Environmental Impact Study has addressed numerous comments and recommendations. Additional comments noted, including lots 9-16 are proposed to include portions of the woodland edge; however, a 10 m setback from the dripline has been proposed; a detailed tree management plan will be required as part of future development applications. Recommendations that are to be addressed in addition to the recommendations of the Environmental Impact Study – a detailed tree inventory of all trees and a tree management plan, including additional investigation of potential bat cavities; and that water balance analysis is required including update amphibian surveys for adjacent wetlands.
- **Township Engineer (GM BluePlan):** GM BluePlan issued revised comments that include engineering comments related to: (i) water servicing including additional information required regarding adequate water supply; (ii) wastewater servicing including additional analysis regarding nitrate impacts and that evaluation of wells between the site and Mill Creek; (iii) acknowledgement that fire water was not discussed in the Functional Servicing Report, but can be reviewed at a later stage; (iv) generally no major concerns with storm water management approach; (v) roads and traffic – the Traffic Impact Study does not incorporate forecasting of future volumes on Victoria Road and the impacts of proposed developments (including the Clair-Maltby Secondary Plan Area) should be considered and sightline requirements are greater than required; and (vi) additional ground and surface water data from 2021 should be provided for review.
- **Source Water Protection:** The subject lands are located in a Significant Groundwater Recharge Area (SGRA) and a draft Wellhead Protection Area Q (WHPA-Q) with a significant risk level; however, the subject lands are not located within a Wellhead Protection Area for quality, an Issue Contributing Area (ICA) or a Highly Vulnerable Aquifer (HVA). A Section 59 Notice under the Clean

Water Act is not required and transportation pathways have not been identified. Additional comments include – the need for a hydrogeological impact assessment and the incorporation of design measures to ensure recharge of the aquifer is maintained and is contamination free.

- **Grand River Conservation Authority (GRCA):** No objections to amendment applications. Majority of comments provided (dated February 24, 2022) are to be addressed as part of a future development application (i.e. draft plan of subdivision); the EIS addendum does not consider the most recent groundwater assessment and it is expected that additional stormwater management and water balance details will be provided to demonstrate no adverse hydrological impacts within the wetlands or watercourses. Advisory comment – a minimum 30 m setback from all wetlands is supported and it is advised the lot lines be further adjusted to ensure lot lines are 30 m from the wetlands.
- **Canada Post:** It has been determined that the above noted development will require centralized mail delivery through a community mailbox. Conditions regarding the location of a community mailbox has been provided.
- **Upper Grand District School Board:** No objections. Education Development Charges are to be collected prior to the issuance of a building permit; submission of a digital file with the future parcel fabric and street network; and the inclusion of an advisory clause on all offers of purchase and sale/lease agreements.

Any additional comments received during and after the public meeting will be included as part of a future planning report.

#### **ADDITIONAL COMMENTS**

In addition to the comments above, the following comments have also been received:

- **Public Comments** – Formal written comments have been provided regarding this application from (i) Audrey Meadows Community Group dated September 21, 2021 and (ii) Michael & Cynthia Sindell received April 11<sup>th</sup>, 2022. These comments have been attached to this report.
- **Planning Development Advisory Committee (PDAC)**– The Committee met on May 10<sup>th</sup>, 2021 and the comments represented an approval in principle, subject to the following: 1. Hydrogeological Study; 2. Traffic Study; 3. Consideration for rear lot buffering from adjacent development; and 4. Conformance with provincial legislation.

#### **ADDITIONAL PLANNING COMMENTS**

It is important to note that the lands subject to the application and the abutting lands form part of the Rural System; the subject lands and abutting rural subdivision are specifically designated in Schedule A7; the Official Plan focuses growth to identified urban centres and hamlet which excludes the subject lands; the Official Plan does not permit the expansion or creation of new 'Country Residential Areas'; and the proposed development includes 12.7 ha of additional land and within 1 km of the City of Guelph.

The zone standards proposed appear to be a mixture of the Hamlet Residential (HR) and Rural Residential (RUR) zone standards. It is noted that the abutting development is zoned as a site specific Rural Residential (RR) Zone and the specific provisions establish minimum yard requirements and maximum lot coverage.

The uses proposed are not all permitted in the Agriculture (A) Zone and the listed permitted uses generally

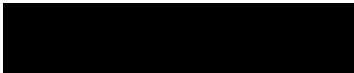
align with uses permitted in the Rural Residential (RUR) Zone, except for boarding/lodging/rooming housing; dwelling-duplex; and public school. The latter uses are currently permitted within the Urban Residential (UR) and Hamlet Residential (HR) Zones (i.e. Aberfoyle, Morriston, and the Hamlet of Arkell).

When considering the proposed amending by-law, consideration should be given to items such as: the minimum lot standards proposed including the provision to allow reduced lot sizes and in relation to the existing, abutting development; the uses proposed to be permitted; and the appropriateness of reduced setbacks from features including wetlands as identified in the draft amending by-law.

**NEXT STEPS**

The public meeting for these applications is scheduled for May 25<sup>th</sup>, 2022. Planning staff will be in attendance at the public meeting to hear the applicant’s presentation, input from the public, and Council comments. We trust that these initial comments are of assistance to the Township.

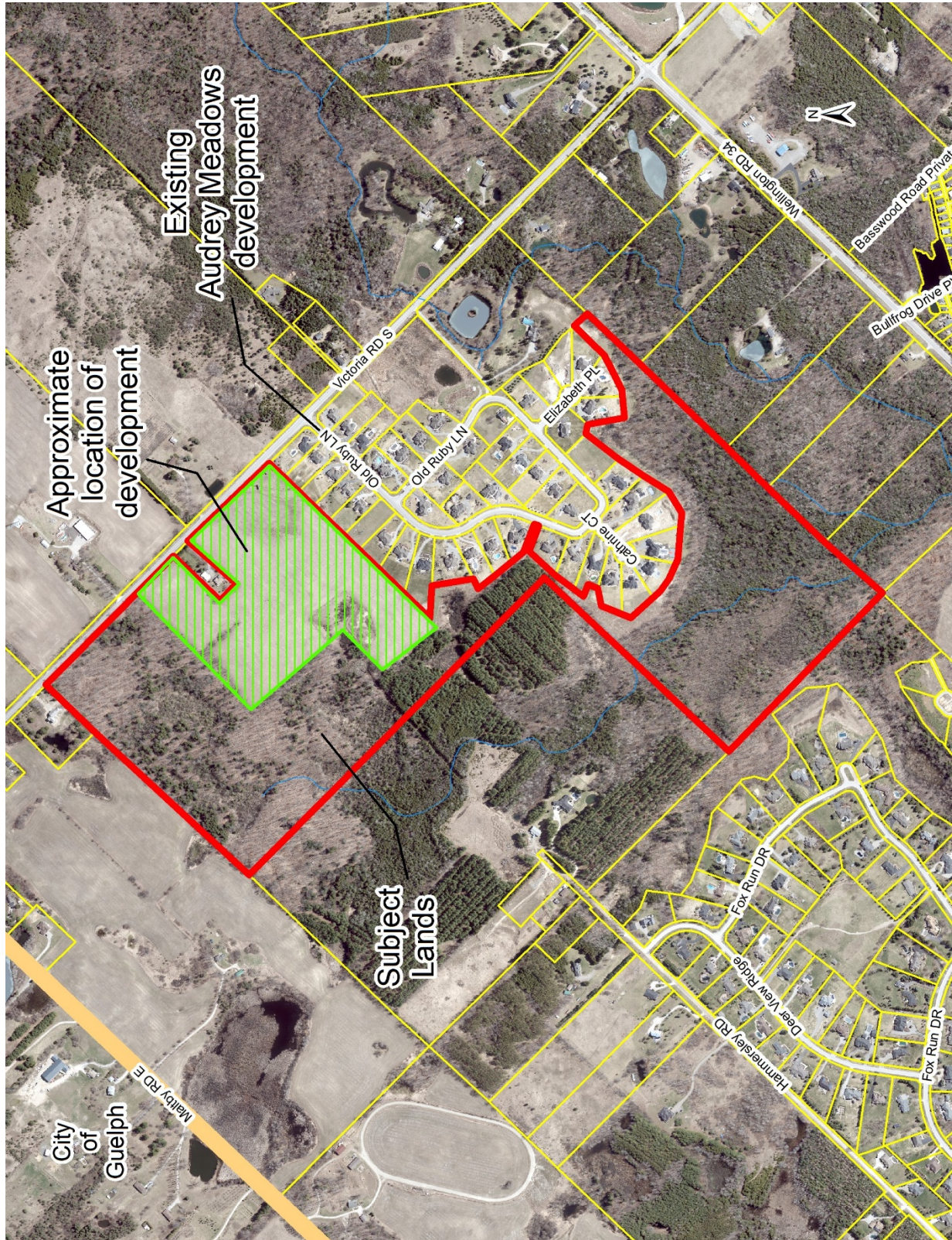
Respectfully submitted,  
County of Wellington Planning and Development Department



Meagan Ferris, RPP MCIP  
Manager of Planning and Environment

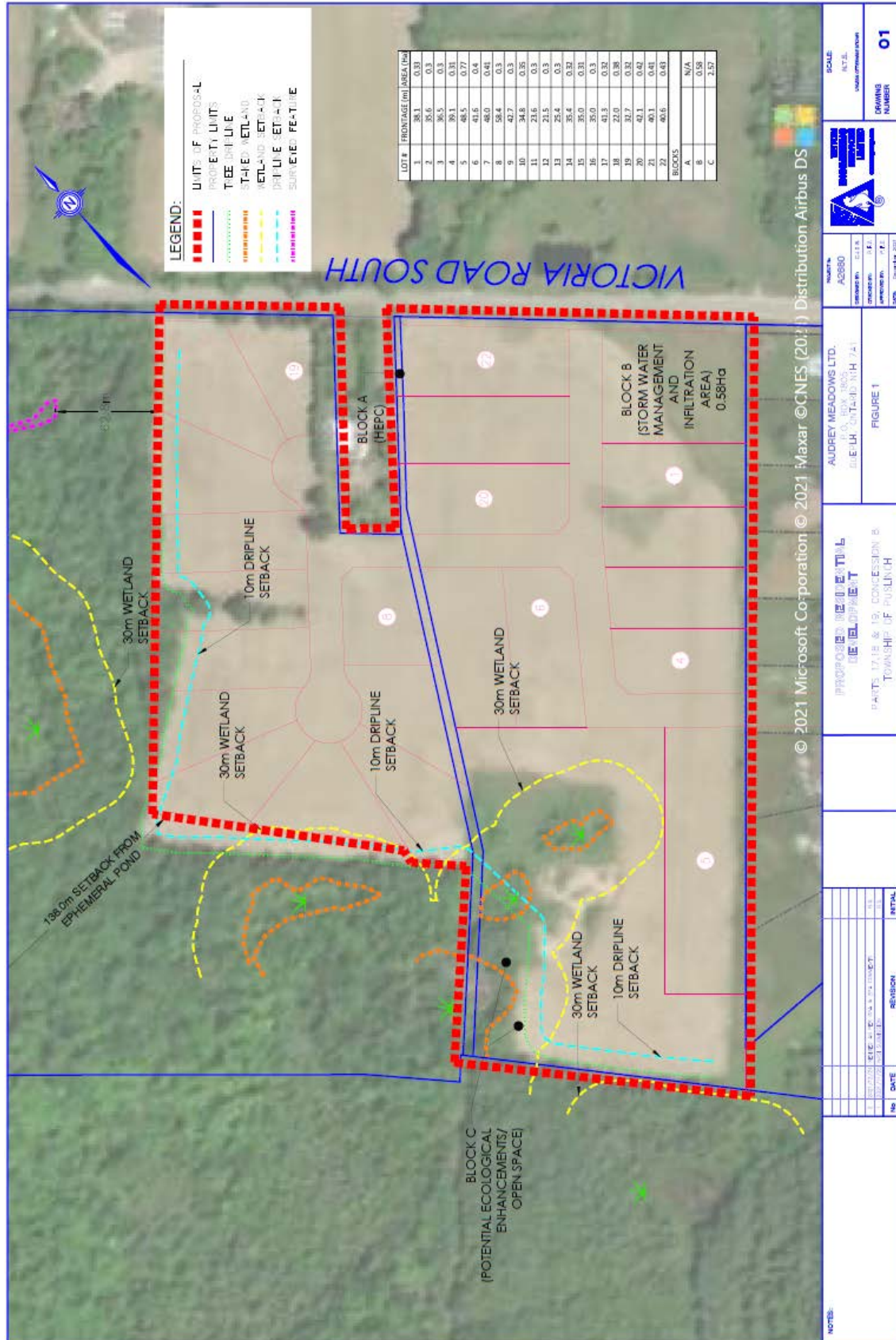


**ATTACHMENT 1: Subject lands (Aerial Map)**





ATTACHMENT 2: Conceptual Plan (December, 2021)



**ATTACHMENT 3: Public Comment Letters**



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September 13, 2021

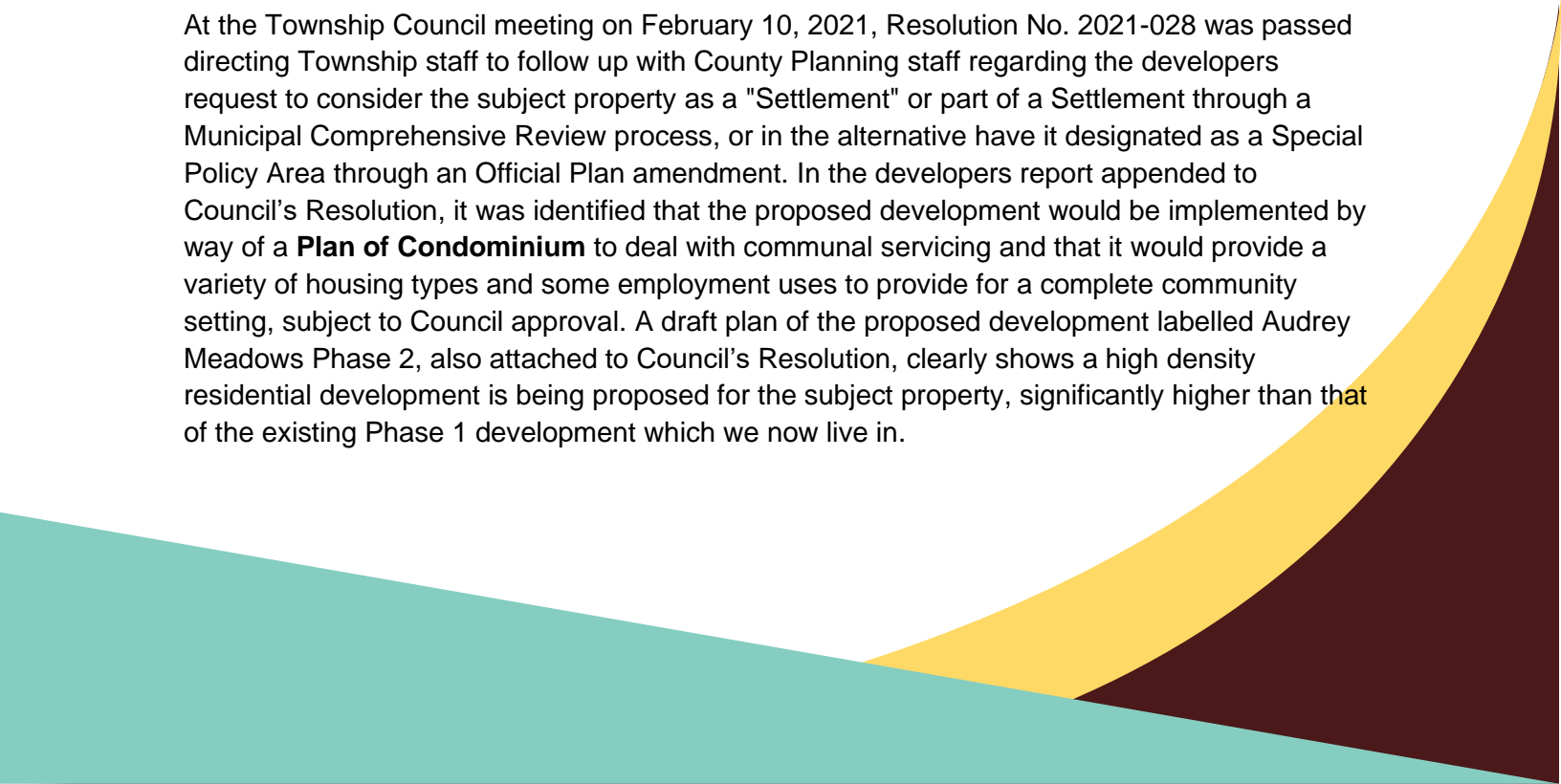
Township of Puslinch Council  
7404 Wellington Road 34  
Puslinch, Ontario, N0B 2J0

Attention: Glenn Schwendinger, CAO  
email: admin@puslinch.ca

**RE: Proposed Audrey Meadows Phase 2 Development Plan  
Township of Puslinch File D14/AUD  
County of Wellington File OP-2021-02.**

It has come to the attention of the property owners in the Audrey Meadows development that a new residential development in Puslinch Township is being proposed by Audrey Meadows Ltd. on a 14.5 hectare parcel of agricultural property that backs onto the existing homes on Old Ruby Lane. Two signboards fronting Victoria Road South were recently installed on the subject property providing notice that amendments to the County of Wellington's Official Plan (County File OP-2021-02) and the Township of Puslinch Comprehensive Zoning By-law (Township file D14/AUD) are being sought by Audrey Meadows Ltd to permit this development.

At the Township Council meeting on February 10, 2021, Resolution No. 2021-028 was passed directing Township staff to follow up with County Planning staff regarding the developers request to consider the subject property as a "Settlement" or part of a Settlement through a Municipal Comprehensive Review process, or in the alternative have it designated as a Special Policy Area through an Official Plan amendment. In the developers report appended to Council's Resolution, it was identified that the proposed development would be implemented by way of a **Plan of Condominium** to deal with communal servicing and that it would provide a variety of housing types and some employment uses to provide for a complete community setting, subject to Council approval. A draft plan of the proposed development labelled Audrey Meadows Phase 2, also attached to Council's Resolution, clearly shows a high density residential development is being proposed for the subject property, significantly higher than that of the existing Phase 1 development which we now live in.



The type and scale of the development being proposed and servicing details for the subject property have not been clearly outlined or fully disclosed to the residents living in the area, including the property owners in the existing Audrey Meadows (phase 1) residential development who will directly be impacted by this development if it is permitted to proceed as presented to Council in February 2021.

As we have now seen the two signboards on the subject property adjacent, it is clear the current development plan does not conform to either the County of Wellington Official Plan (OP), nor the Township of Puslinch Comprehensive Zoning By-law. As residents in the Township of Puslinch, we support and endorse the County's Official Plan (updated July 2021) which serves as a guide for all land use, growth strategies and servicing decisions for the Township of Puslinch. As part of the planning review process, we want to ensure that the following impact assessments are completed by the developer as outlined in Section 4.6 of the County's OP and that the report(s) are placed on public record prior to any amendments being approved by Council. These would include but are not limited to:

- Planning Impact Assessment
- Environmental Impact Assessment
- Traffic Impacts Assessment
- Agricultural Impact Assessment
- Fiscal Impact Assessment
- Heritage Impact Assessment and Conservation Plan.

Regarding site and servicing requirements for the proposed development and the Zoning By-law amendment that is required to change the planning status of the subject property from Agricultural (A) Zone to Rural Residential (RUR) Zone with site specific provisions for a future residential subdivision, the Audrey Meadows Neighbourhood Group has the following collective concerns that we want to have addressed through the Township and County:

1. We understand the only viable communal wastewater (sewage) system would likely require some form of subsurface disposal (leaching) system. Based on the lot densities being proposed for the development, the volume of effluent discharge could have a major impact on groundwater quality in the area which we all rely upon as our sole source of drinking water. What studies will be undertaken to document the potential impacts and what measures will need to be taken to protect our drinking water supplies?
2. Existing residents in the Audrey Meadows residential development have previously experienced issues with septic overflow and effluent traveling onto other properties so we'd like to understand how a communal septic system for the proposed high density development will be maintained and operated to ensure there will be no discharge onto other properties or negative impact to the natural environment. Also, we would like to know who will ultimately be responsible for the operation and maintenance of the communal wastewater treatment and disposal system for the proposed development.

3. Communal groundwater supply is another major servicing problem/concern and additional water taking to service this high density development could potentially impact existing private wells (quantity and quality) in the surrounding area. What groundwater studies/investigations/pumping tests will be undertaken to determine the impacts of increased water taking on water quality and water levels in our existing wells? Also, we would like to know who will ultimately be responsible for the operation and maintenance of the communal water supply and treatment system for the proposed development.
4. Existing Audrey Meadows residents on Old Ruby Lane that back onto the subject property already experience significant backyard flooding and water ponding and we'd like to understand how drainage issues will be addressed.
5. There is no existing recreational/community infrastructure in Audrey Meadows (i.e. sidewalks, bike lanes, playground area/equipment, benches, etc.) and we'd like to understand how/if that will change with the proposed Phase II development.
6. The proposed density does not appear to be consistent with the type of community we already have and were sold, which concerns us from a homeowner value, community dynamics, traffic, crime and safety perspective.
7. From what we understand, the proposed phase II development would require the establishment/creation of a "settlement" which we believe is no longer permissible on agricultural land in our area as per current provincial policy which is intended to protect our environment. We admittedly oppose the establishment of any new settlement or special policy area for the proposed development.
8. From what we understand the proposed phase II development is also in conflict with development guidelines which prohibit development like this within 1km of the city of Guelph border to preserve the character & environment that makes Puslinch so unique/special.
9. A traffic engineering study on Victoria Road South and Old Ruby Lane should be mandated to look at the need to widen and construct turning lanes as the speed limit and traffic volume on Victoria Road South already makes it dangerous and unsafe to enter and exit our community.
10. There appears to be no secondary access for the proposed development to Victoria Road South. The long cul-de-sac as shown off Old Ruby Lane should not get approval as it doesn't provide a secondary access for emergency /fire vehicles.

To date, other than the two signboards posted on the subject property, there has been no direct communication, engagement or consultation that we are aware of by the Township, County and/or the developer/builder with the existing residents of Audrey Meadows about their thoughts, feelings, questions and/or concerns about this proposed development. We strongly feel that there needs to be more transparency and openness in the decisions and actions being taken on this development proposal by our Township Council.

We understand there will be opportunities for public input during the planning process and that notices will be provided. We would like Council assurances that our neighbourhood group will be informed and that our representatives will be invited to attend any upcoming Council or Special Township meetings that are planned to be held to discuss the proposed development.

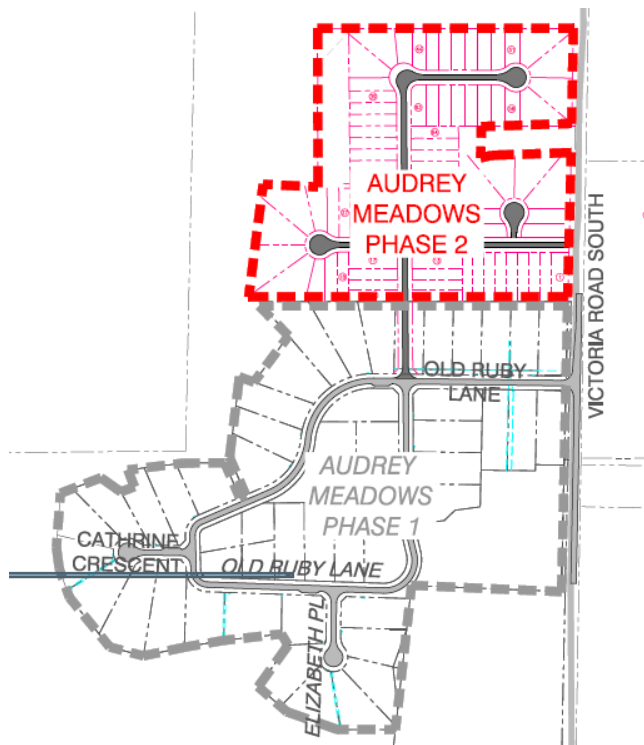
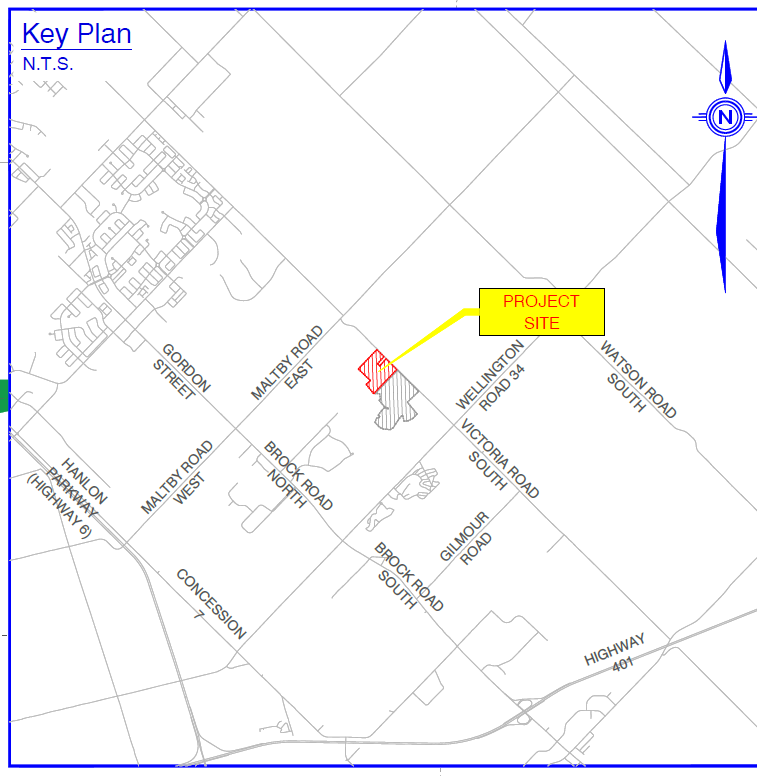
Yours truly,

**Leigh McDonald,**

on behalf of the Audrey Meadows Neighbourhood Group, Puslinch Ontario

████████████████████

cc: Township of Puslinch Mayor James Seeley  
County of Wellington Planning Department: [planwell@wellington.ca](mailto:planwell@wellington.ca)  
County of Wellington Council Attention: Scott Wilson, CAO: [admin@wellintgon.ca](mailto:admin@wellintgon.ca)



Re: File No. OP- 2021-02

We are the original residents of [REDACTED] of the original Audrey Meadows subdivision. We have the following concerns that we believe should be brought to the attention of those considering whether or not to permit the enlargement of the development.

1. Not all of the lots in the existing development have been sold or had homes built on them. The question arises as to why there is a need for additional lots at this time.
2. Vacant lots in the original development have been used as storage areas for construction materials but those materials are strewn around the lot haphazardly and there appears to be no concern for the safety of residents. Furthermore, the developer has ignored the use of vacant lots (specifically lot 23) by ATVs and dirt-bikes, which are steadily destroying the appearance of the lot and the natural habitats immediately adjoining the GRCA protected wetlands to the south of the original development. In essence, Lot 23 has been turned into a dirt-bike track, used by neighbourhood children without adult supervision or oversight. This is not an appropriate use of land, even temporarily, in a residential subdivision. Besides being irresponsible and reckless, it is noisy and obnoxious.
3. Furthermore it appears that the developer has done nothing to stop the construction of trails through the protected wetland areas by some residents. It seems to us certain that these trails and the motorized vehicles are significantly degrading the natural state of those areas. The developer has recently erected "No Trespassing" signs on Lot 23, but has made no effort to ensure that they are effective.
4. The developer has not maintained a full time presence on the development for several years. Although during the pandemic this might seem reasonable, it should be pointed out that construction has proceeded for the most part during the pandemic and that the absence of a full time member of the developer's staff in their offices at the development predates the pandemic. The developer's "presentation centre" in the original farmhouse is steadily decaying, eavestrough is falling off the building, and the flags have been shredded and blown away by the wind.

The Planning Justification Report submitted in conjunction with the application makes reference to a number of policy objectives, in particular to those related to the protection of "natural features and area". The report also discusses the findings of an Environmental impact Study. It makes the claim that there "will be no negative impacts on key natural features as a result of the proposed development". It is rather difficult to credit the idea that development will have no impact. Clearly there are significant impacts from the existing subdivision. There is plastic garbage distributed all over the neighbourhood and adjoining "natural areas" by the common and prevailing wind on recycle day. There are the abuses and neglect of the land we have described. There is no reason why these kind of impacts cannot be planned and prepared for. As far as we are aware, these issues have been completely ignored.

The Planning Justification Report also offers the opinion that the existing forest area to the north of the development will act as a buffer to the city [of Guelph]. It is our considered opinion that if the forest to the north is treated with the same disregard as the wooded area to the south, the so-called buffer will be nothing more than a facade.

We believe that any approval of the expansion of the subdivision should be strictly conditional on measures to ensure that the development is actively and responsibly managed. We believe these conditions should include at least the following:

1. That the developer undertake to ensure that the woodlands and wetlands surrounding the entire development be properly and perpetually protected from encroachment and from the destruction of the pristine natural state of the land and its ecological systems.
2. That the developer ensure that staff are assigned and present in the offices of the development during construction, and that the developer undertake active monitoring the safety, security, and neatness of all development sites until possession by the new owners.

Sincerely,  
Michael and Cynthia Sidnell

[REDACTED]

Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

May 18, 2022

**Sent by email**

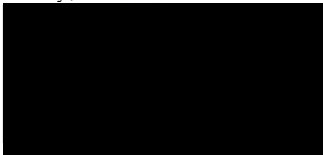
**Attention: Ms. Lynne Banks, Development and Legislative Coordinator**

Township of Puslinch  
7404 Wellington Rd 34,  
Puslinch, ON N0B 2J0

**RE: Notice of Public Meeting, File No. OP 2021-02/ D14/AUD**

Regarding the proposed 14.5 hectare residential development to be located abutting the existing Audrey Meadows Subdivision, at Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch, County of Wellington, the lands are located within the WHPA-Q for the Arkell Wellfield and therefore, we would have an interest in ensuring that water quantity control is considered and implemented for this development. We are interested in having an opportunity to review and comment on future supporting documents and studies for this development, particularly those related to water quantity control such as site servicing and stormwater management plans and studies.

Sincerely,



**Peter G. Rider**, P. Geo., RMO, Program Manager  
Water Services, **Environmental Services**  
City of Guelph

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