



Planning Rationale Report

**6678 Wellington Road 34, Township of
Puslinch ON**

2374868 Ontario Inc.

December 2021

Contents

1.	Introduction	1
2.	Site Context and Site Features	1
3.	Current Operations, Zoning and the Required Planning Approvals	3
4.	Planning Policy Context	3
4.1	Provincial Policy Statement, 2020	3
4.2	Places to Grow Act (2005) and A Place to Growth, the Growth Plan for the Greater Golden Horseshoe, (2020)	6
4.3	County of Wellington Official Plan	6
4.3.1	Other Policies for Consideration	8
4.3.1.1	Impact Assessments	8
4.3.1.2	Water Resources	10
4.3.1.3	Development Control	11
4.3.1.4	Mineral Aggregate Areas	11
4.3.1.5	Stormwater Management	11
4.3.1.6	Waste Management	11
5.	Proposed Zoning By-law	11
6.	Supporting Studies and Reports	12
7.	Conclusion	12

Figure index

Figure 1	Site Location	2
Figure 2	Conceptual Site Plan	4
Figure 3	Zoning Categories	5
Figure 4	Schedule A7	7

Appendices

Appendix A	Draft Zoning By-law
Appendix B	List of Supporting Report and Materials

1. Introduction

This Planning Report is prepared by GHD on behalf of 2374868 Ontario Inc.. The Planning Report is submitted in support of application for Zoning By-law Amendment on the lands located at the municipal address of 6678 Wellington Road 34 in the Township of Puslinch, Ontario. The property is located on the north side of Wellington Road 34 and east of Wellington Road 32. The Zoning By-law Amendment application is being submitted to recognize the existing vacuum truck operations. The site is currently operating without all of the correct zoning provisions in place. The proposed use is an approximately 2,900 m² vacuum truck materials handling and sorting facility located in the middle of the property.

This report will describe the existing operations and the Zoning By-law Amendment required to fully permit the operation. The report reviews the relevant Provincial, Regional and Municipal planning policies and how the proposed development is in conformity thereto.

2. Site Context and Site Features

The property has a total area of 39.4 hectares with frontage on Wellington Road 34. Wellington Road 34 is a County Road. Currently, a portion the site is used as a hydrovac truck soils processing facility. The Operation is located in the middle of the site. The specific operations of the site includes vacuum trucks bringing materials collected from utility, municipal and commercial sites and to the property to be checked and sorted. Once sorted and tested, the soils are transported to the northern portion of the property and used as a part of a Ministry of Natural Resources and Forestry (now the Ministry of Northern Development, Mines, Natural Resources and Forestry) (MNR) approved Pit Rehabilitation Plan. The property is also used to store vehicles used in this operation.

The surrounding land uses are currently a mix of the active aggregate operations, rural residential dwellings, environmental lands, and agricultural uses. The lands to the west have a License for an Aggregate (Sand, Gravel, and Bedrock) Operation.

The property and the surrounding uses are shown on **Figure 1** and are described below:

North

- Farm lands designated Core Greenlands, Greenlands, and Secondary Agricultural
- Concession Road 4

East

- Lands designated as Greenlands
- Little Tract Hiking Trail

South

- Wellington Road 34, a County Road
- Single-detached residential dwellings.
- Farm lands

West

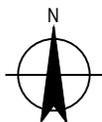
- Lands owned by Capitol Paving Inc. and used for active aggregate extraction.
- Farm lands
- Wellington Road 32, a County Road



ACTIVE
AGGREGATE
SITE

SITE

GREENLAND
AREA



BADGER CONESTOGA INC.
6678 WELLINGTON ROAD 35
CAMBRIDGE ONTARIO
SITE LOCATION
& CONTEXT

Job Number | 11210005
Revision | A
Date | DEC 2021

Figure 01

3. Current Operations, Zoning and the Required Planning Approvals

Currently, a 2,900 square meter portion the site is used as a Hydrovac Truck Soil Operations facility. The generated soil is used for the rehabilitation of the former aggregate pit located to the north of the operation area that is licensed by MNRF. The operations include an office building that is approximately 650m². The office building is primarily used as an office space to support the soils operations and also as small equipment storage. The importing, sorting and distribution of the soil only occurs in the middle of the property. Once the soils are sorted, they are transported to the Pit Rehabilitation area located on the northern portion of the Property for final disposition. A conceptual site plan of the operations is shown on **Figure 2**

The subject lands are currently split with two zoning categories as shown on **Figure 3**. The south portion of the property is zone Agricultural with special provision 13 (Asp13). Agricultural lands are primarily used for agricultural uses, normal farm practices, and farm related businesses. Special provision 13 prohibits extraction uses on the lands zoned Agricultural. The north portion of the site is zoned Extractive with special provision 63 (EXIsp63). The Extractive Zone is primarily used for lands that are included within a license issued by the MNRF. Special Provision 63 permits all uses in the EXI zone and specifies *“the extraction of aggregate resources shall not occur below any point which is 1 m above the high water table with the exception of those areas identified on the approved Site Plans accompanying the Pit License. The total area which may be extracted below the water table shall not exceed 7.5 ha (18.5 acres) of the license area”*. The Site has not been used for active extraction for over 10 years and currently has a MNRF approved Rehabilitation Plan which provides for fill/soil importation to support rehabilitation of the former pit, ultimately with a vegetated cove and/or agricultural operations. The existing hydrovac operations are solely located on lands currently zoned EXIsp63. No sorting or handling of materials that are brought to the hydrovac operations are on lands zoned Asp13.

The current operations are not a use that is permitted in the existing Zoning By-law provisions. However, the existing zoning permits the existing haul road from Country Road 34 to the hydrovac operation area. A Zoning By-law Amendment application is required to amend the existing zoning to specifically include a hydrovac truck soils operations use, which includes the importing, sorting, distribution of soil for pit rehabilitation, and truck storage. It is proposed that the amendment will be a site specific exemption to the currently EXIsp63 zoning category to permit the aforementioned uses on the site.

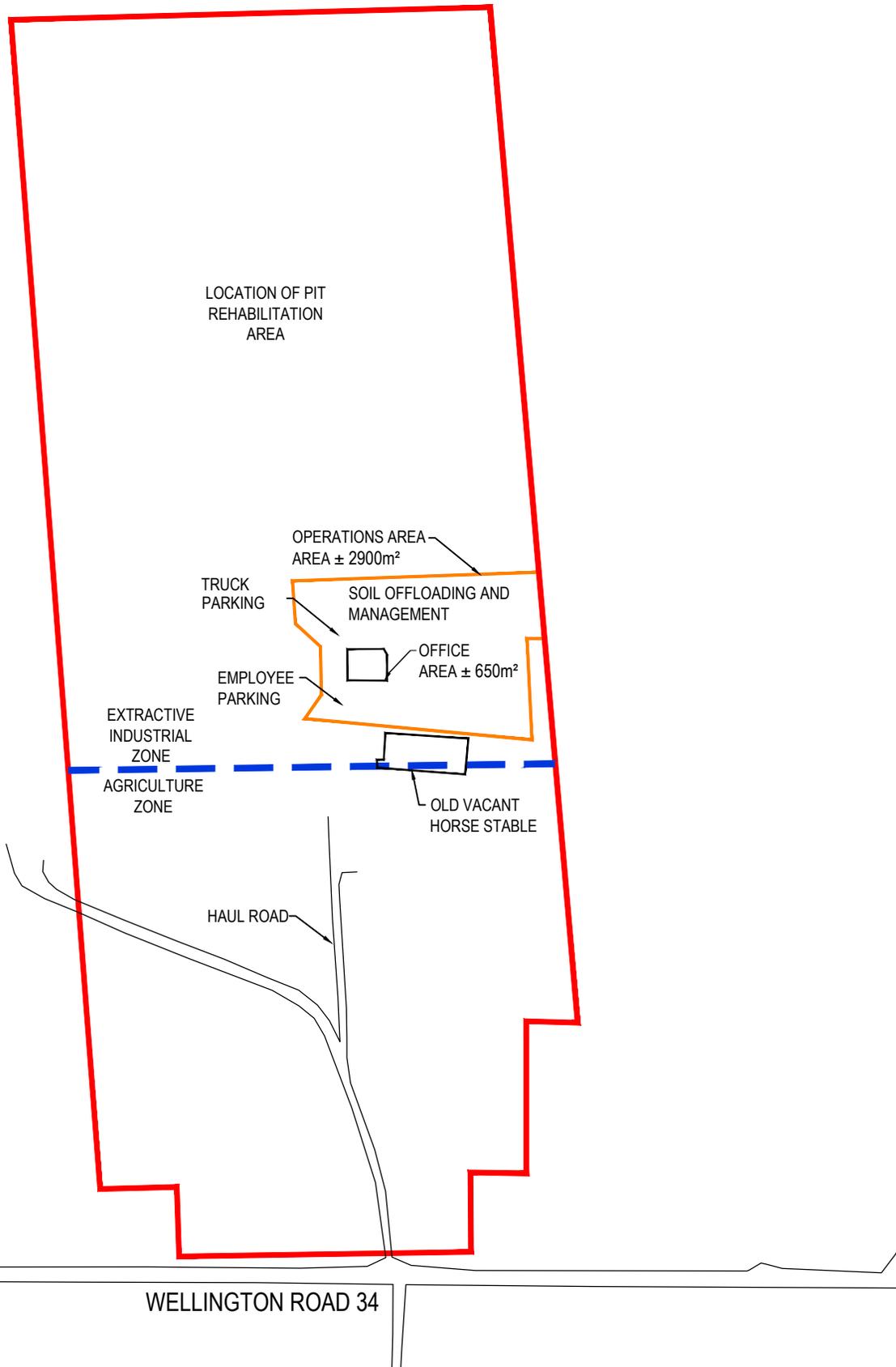
4. Planning Policy Context

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) is a Provincial document issued under Section 3 of the Planning Act. The policy document details overarching policies to guide municipal decisions on matters pertaining to land use planning. The most recent update to the PPS came into effect on May 1, 2020.

Section 1.1.4 of the PPS provides policies to guide rural areas in municipalities. These areas include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. The subject lands are a part of the Rural System but are not a part of the Prime Agricultural Area. Section 1.1.5.2 provides a list of permitted uses in Rural Lands in Municipalities. The Management or use of resources is a permitted use in Rural Lands. Section 1.1.5.7 encourages opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The subject lands are within the Township's Rural Lands. The Zoning By-law Amendment maintains a resource-related use on the property. The amendment proposes to include a hydrovac truck operation for soil and other earth materials on the lands. The new use is a resource-related use and diversifies the economic opportunity on the site. The proposed use is also a permitted use as per the County of Wellington Official Plan as discussed in Section 4.3. By virtue of its conformity to the Country of Wellington Official Plan, the proposed amendment is consistent with the PPS.



LEGEND

-  SITE OPERATION BOUNDARY
-  SITE

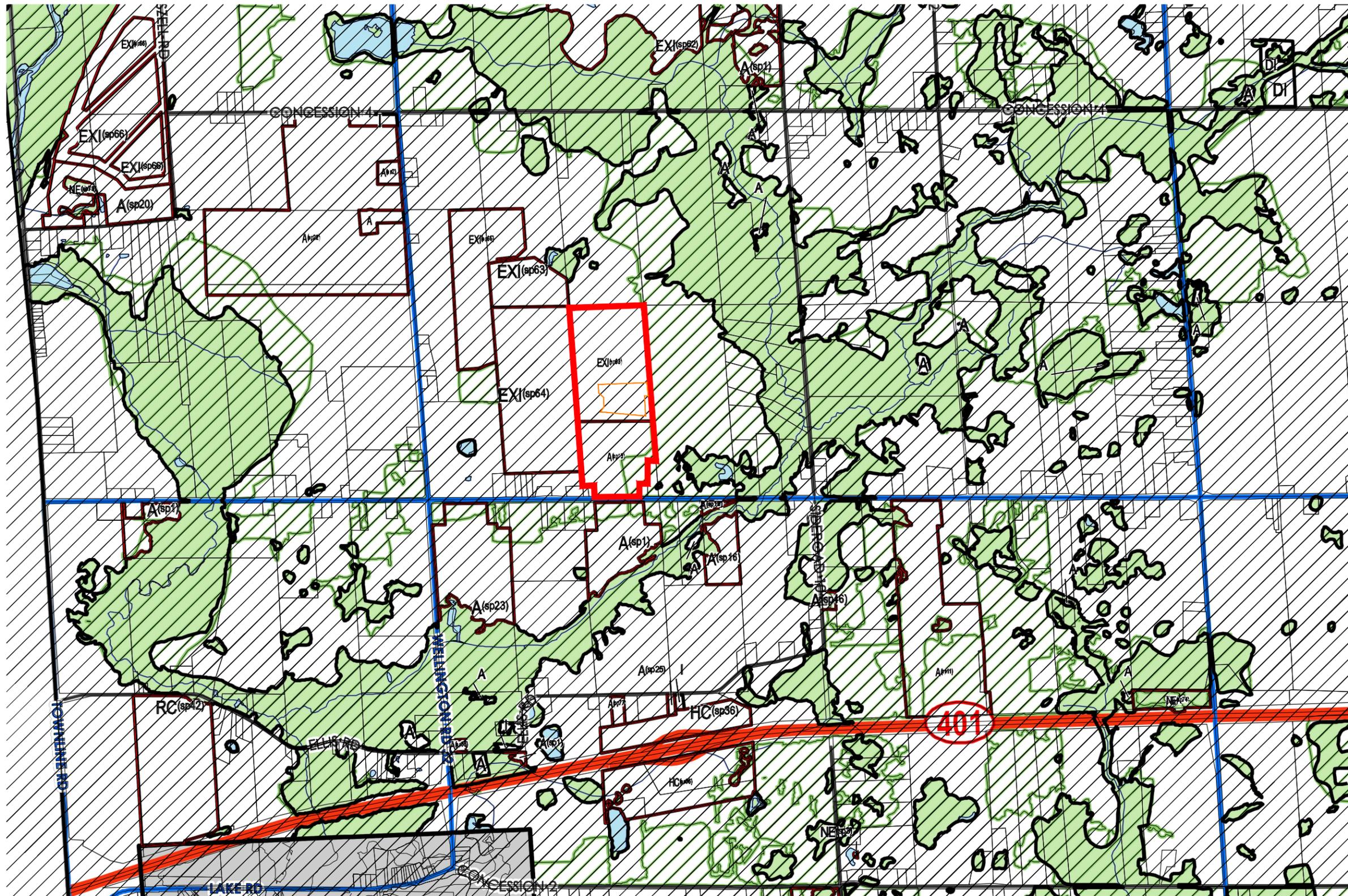


BADGER CONESTOGA INC.
 6678 WELLINGTON ROAD 35
 CAMBRIDGE ONTARIO

**CONCEPTUAL PLAN OF
 EXISTING SOILS OPERATION**

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 Date | DEC 2021

Figure 02



Township of Puslinch

Zoning By-Law No. 023-18
Schedule 'A'



Legend

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

Zone Descriptions

- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Resort Residential
- RUR Rural Residential
- UR Urban Residential
- f- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone

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Updated: April 5, 2018
Date printed: May 3, 2021
Sources:
County of Wellington Planning Department, Ministry of Natural Resources
Grand River Conservation Authority, Hamilton Region Conservation
Authority, and Conservation Halton.



BADGER CONESTOGA INC.
6678 WELLINGTON ROAD 34
CAMBRIDGE, ONTARIO
EXISTING ZONING

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Figure 03

4.2 Places to Grow Act (2005) and A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, (2020)

The Places to Grow Act was adopted in 2005 and through this legislation, the Growth Plan for the Greater Golden Horseshoe was and adopted in 2006. The most recent amendment to the plan came in to effect in May 2019 and renamed the plan to “A Place to Grow”. The Growth Plan provides policies to encourage and control growth in the upper and lower tier municipalities of the Greater Toronto and Hamilton Area. It sets out a planning vision for growth throughout the Greater Golden Horseshoe through the horizon year of 2051.

Section 2.2.9 of A Place to Grow provides policies to address Rural Areas. Section 2.2.9.3.c) permits other rural lands uses that are not appropriate in settlement areas. As a hydrovac truck and soils operation, hydro-vacuum trucks leave and arrive at the site daily carrying liquid soils received from other sites. This use is not appropriate or desired in settlement areas which are lands intended for more concentrated development. Section 2.2.9.3.c) permits other rural uses provided they meet the following criteria:

- i. are compatible with the rural landscape and surrounding local land uses;*
- ii. will be sustained by rural service levels; and*
- iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.*

The proposed use is compatible with the surrounding land uses. The operations support a MNRF approved pit rehabilitation site on the property that was previously used as a mineral aggregate operation. The hydrovac truck soils operation imports soils from various sites, sorts it at the subject lands, tests the soil and transports it to the pit rehabilitation area as a part of its rehabilitation plan. The proposed use is compatible with the surrounding aggregate, Greenlands and agricultural land uses. The office used in support of the operations is also designed in a barn-style to match the surrounding area. The existing operations are currently sustained using private services and no changes are proposed to the current functions of the site.

The existing operations does not impact the natural heritage and agriculture uses on the adjacent lands or the potential for agricultural uses on the subject lands. Further, the subject lands, once the existing operations are completed, can be used for agricultural or other purposes without requiring remediation or further rehabilitation of the lands. This is required by the MNRF permit. The use does not interfere with potential agricultural use for the balance of the site. The proposed use is also a permitted use as per the County of Wellington Official Plan as discussed in Section 4.3. By virtue of its conformity to the Country of Wellington Official Plan, the proposed amendment conforms to A Place to Grow.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan (CWOP) provides policies to guide development and growth for municipalities within the County of Wellington. As shown on **Figure 4**, the subject lands are designated as Secondary Agricultural and Greenlands on Schedule A7 – Puslinch in the CWOP. Section 5.5 of the CWOP provides policies for lands designated Greenlands and encourages the protection of Greenlands from development or site alterations that would have negative environmental impacts. There is a small section of designated Greenland Area that is a part of the amendment application. This Greenlands Area may be impacted by the existing operations and an Environmental Impact Assessment will be completed to provide mitigation and enhancement measures to ensure any significant natural heritage features will not be impacted and will continue to conform to the CWOP.

Section 6.5 of the CWOP provides policies to guide development in Secondary Agricultural Areas. Section 6.5.1 defines Secondary Agricultural Areas as “lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities”. As per Section 6.5.3.b), small scale industrial uses, such as a hydrovac truck and soils operation, are permitted on the subject lands. Section 6.5.4 provides criteria for small scale industrial uses. The following are the policies and how they are satisfied:

Schedule A7 PUSLINCH



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- Policy Area

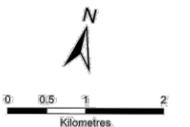
The Urban System

- H. Hamlet Area
- U.C. Urban Centre

Other

- Landfill Site
- Proposed Interchange
- Proposed Major Roadways
- County Roads
- Provincial Highways

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

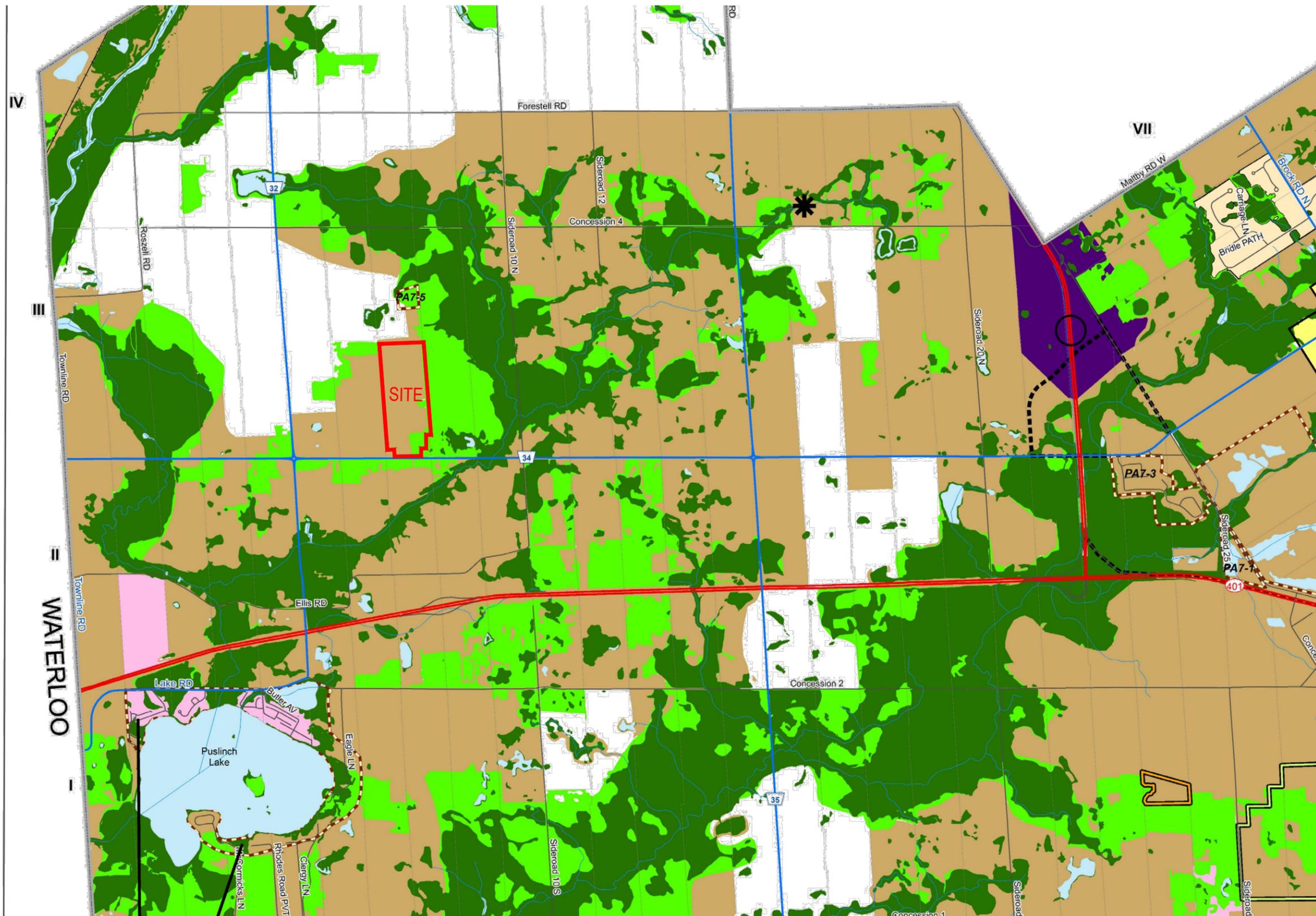


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Updated: July 20, 2021.
Date Printed: January 8, 2021.



BADGER CONESTOGA INC.
6678 WELLINGTON ROAD 34
CAMBRIDGE, ONTARIO
OFFICIAL PLAN DESIGNATION

Job Number | 11210029
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Figure 04

a) *appropriate sewage and water systems can be established;*

The property is serviced by private services (well and septic). The operations does not require a large amount of water and private services are sufficient in servicing the site. The current facility is operating with private services with no issues.

b) *the proposed use is compatible with surrounding uses;*

The surrounding lands to the west are also designated as Secondary Agricultural Use and is currently an active aggregate operation/Pit Rehabilitation site that shares the existing haul road with the subject lands. The facility is also located on the centre portion of the site, setback from the existing residential dwellings on Wellington Road 34. The proposed use is compatible with the surrounding uses in the area.

c) *the use requires a non-urban location due to:*

- *market requirements;*
- *land requirements;*
- *compatibility issues.*

The proposed use is an industrial use that is more compatible in a rural area. It requires a larger parcel of lands to operate than in typical urban industrial businesses and requires industrial hydro vac trucks to enter the site daily.

d) *the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;*

The proposed use does not hinder the potential for mineral aggregate operations as permitted in the current zoning. The amendment will only add a hydrovac truck operation on the subject lands. The use also does not preclude any agricultural uses. The lands north of the property and the south portion of the site are zoned agricultural and have been used for agricultural purposes.

e) *the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.*

The proposed use is small in scale. The office is only 650m² in size and the operations only requires the centre portion of the site to operate and only operates within the subject lands that are zoned for Extractive uses.

The hydrovac truck soils operation is a small scale industrial use that meets the criteria of Section 6.5.4 as set out above.

4.3.1 Other Policies for Consideration

Through the pre-consultation for the proposed amendment, the County of Wellington has requested multiple sections of the Official Plan be reviewed. The following are the sections of the Official Plan requested to be reviewed and how the proposed amendment conforms. Section 4.6.1 provides a list of impact assessments that may be required to assess the merits of a Zoning By-law Amendment application.

4.3.1.1 Impact Assessments

4.3.1.1.1 Planning Impact Assessment

A Planning Impact Assessment is included with Section 4.6.2 providing the list of evaluation criteria. The criteria and how they are addressed are as follows:

a) *the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;*

The proposed use supports the Pit Rehabilitation on the northern portion of the Property.. The hydrovac truck soils operation provides the materials used to restore the adjacent lands to be used for other uses such as agriculture, open space, forestry, recreational uses, etc. The property and the proposed use is in

keeping with the surrounding land uses and is in an ideal location, adjacent to the Pit Rehabilitation, to reduce the transport of the soil materials.

- b) *the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*

The subject lands shape, size and location are appropriate for the proposed hydrovac truck operation use. As previously mentioned, the facility and the proposed use are currently operating on the lands now and only require the centre portion of the property to function. The southern portion of the site is maintained as agricultural and provides a buffer from the surrounding residential dwellings and the County Road. As per Section 6.5.3.b) of the CWOP the use is currently permitted in the site's Secondary Agricultural designation and is therefore considered appropriate for the lands.

- c) *the adequacy of the proposed method of servicing the site;*

The property is serviced by private services (well and septic). The operations does not require a large amount of water and private services are sufficient in servicing the site. The current facility is operating with private services with no issues.

- d) *the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;*

The proposed use, with consideration to height, location, proximity and spacing of buildings; the separation between various land uses, is compatible with the surrounding area. The existing office building is located generally in the middle of the property, setback from other existing buildings minimizing any physical impacts to the surrounding properties.

The proposed use is also compatible with the surrounding area. The adjacent lands to the west is an active aggregate pit. The other uses surrounding the property include agricultural and environmental uses. The existing operations are small and generally setback from the property boundary minimizing any impacts on adjacent lands.

Regarding noise and emissions from the proposed use, Noise Assessment and Emissions Assessment reports were prepared in support of a MECP ECA and showed that the operations comply with all MECP requirements. These reports are also provided with the Zoning By-law Amendment Application. Please refer to the reports for details on impacts and mitigation methods for the proposed use.

- e) *the impact on natural resources such as agricultural land and mineral aggregate deposits;*

The area of the rezoning is currently disturbed and expansion is not required, therefore there will not be additional impact on agricultural lands or mineral aggregate deposits.

- f) *the impact on biodiversity and connectivity of natural features and areas;*

As the proposed use is existing, there is no new impact on adjacent natural features. As Environmental Impact Study is being completed to verify this and to recommend any mitigation requirements. The EIS Terms of Reference are submitted with this application.

- g) *the exterior design in terms of bulk, scale and layout of buildings and other design elements;*

The existing office building is a 1-storey barn style steel frame, wood and metal structure. The building is approximately 650m² and is set back approximately 480m from Wellington Road 34. This setback and the existing vegetation from Wellington Road 34 provide screening for the building and minimizes any impact the building may have on scale from the residential dwellings along the County Road. The adjacent properties include agricultural uses and the barn-style office building is in keeping with surrounding area.

- h) *the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;*

There are no historic petroleum wells or other historic sources of environmental impacts on the Property. An application for an ECA to govern the hydrovac operations was submitted to the MECP. The MECP indicated approval of the application and the ECA issuance is only pending the zoning approval.

- i) *methods of reducing or eliminating negative impacts;*

A hydrogeological impact assessment (HIA) was completed to evaluate the hydrogeological conditions and potential impacts to groundwater at and in the area of the Site from Site operations. The report concludes that the operations have no negative impacts on the groundwater resources. Further, a monitoring and reporting program is included to ensure no negative impact is maintained. The report was reviewed by the MECP and they agreed with the findings. A copy of the HIA has also been submitted with the Zoning By-law Amendment application. The Township's consultant provide comments on the HIA and responses to these comments were submitted to the Township and are also included with the Application.

An Environmental Emergency Contingency Plan has also been created as part of the ECA Design and Operations Report to prevent environmental emergencies due to the operations. The Plan also includes information for preparedness, response to, and recovery from an environmental and other emergencies.

- j) *other planning matters considered important by Council.*

To be determined.

4.3.1.1.2 Environmental Impact Assessment

Section 4.6.3 discusses the potential requirement for an Environmental Impact Assessment be completed to evaluate a proposed development's impact on the natural environment and mitigation methods. A Terms of Reference for the Assessment has been submitted to the Township. The Terms of Reference includes descriptions of how the Assessment will be completed. This will include field inventory, evaluating the significance of natural heritage features and species, assessing potential impacts, and mitigation and enhancement recommendations. The work is proposed to begin in the spring and summer of 2022 as the field work must be completed in the proper seasons.

It is noted that the subject site is adjacent to the Little Tract County Forest which is a significant woodland. As such the site would be considered adjacent lands per policy 5.6.3 This will be addressed in the EIS.

4.3.1.1.3 Traffic Impact Assessment

Section 4.6.4 discusses requirements for a Traffic Impact Assessment to assess a development's impact on the existing road system and volumes of traffic. A Traffic Impact Study has been completed and submitted to the Township for review. The report analysed the estimated 25 trucks used during daily operations and their predicted departure and arrival times from the site in the context of the capacity of Wellington Road 3 and Wellington Road 34. The report indicates that, with the existing operations, the traffic is still at a good level of service and there has been minimal impact to traffic on County Road 34.

4.3.1.1.4 Agricultural Impact Assessment

Section 4.6.5 requires an Agricultural Impact Assessment and provides criteria that may be addressed. Our review of the criteria and the use indicates that the proposed use does not have negative impacts on existing or future agricultural uses. The highest and best use of the Pit Rehabilitation area is agricultural use. Agricultural uses currently exist on the site and are planned to continue in the future.

4.3.1.2 Water Resources

Section 4.9 provides policies to protect water resources in the County. Section 4.9.4 outlines policy direction related to water resources. Various policies encourage the protection of surface and groundwater quality and quantity, maintaining existing groundwater levels, and protecting wetlands and hydrogeological functions. A Hydrogeological Impact Assessment and Source Water Protection assessment has been completed. The reports evaluate the hydrogeological conditions and potential impacts to groundwater at and in the areaof the Site from

site operations. The report findings advised that the operations have no negative impacts on the groundwater resources. An additional monitoring and reporting program was also recommended to ensure no negative impact to the groundwater surrounding the site operations.

4.3.1.3 Development Control

Development Control policies are included in Section 5.6 of the Official Plan. Section 5.6.1 lists a variety of uses that are permitted in Greenland areas, including aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning and licensing provided that the policies in Section 5.6.2 are met. The policies include no negative impacts on significant features and functions, meeting hazardous lands policies in Section 5.4.3 of the Official Plan, and conforming to policies of the applicable adjacent or underlying designation. As mentioned, to satisfy Section 4.6.3 of the Official Plan, an Environmental Impact Assessment is being completed and the work is proposed to begin in the spring and summer of 2022. The Environmental Impact Assessment will evaluate potential impacts the operations has on the environmental and recommend mitigation and enhancement strategies to reach zero negative impacts.

4.3.1.4 Mineral Aggregate Areas

The lands are identified as having Sand and Gravel resources of Primary and Secondary Significance on Schedule 'C' – Mineral Aggregate Resource Overlay. These are lands that the province has identified as being of Primary or Secondary Significance. Section 6.6.3 lists additional uses permitted **in addition** to the uses allowed in the underlying designation. As previously discussed, the underlying designation is Secondary Agricultural Areas. The proposed hydrovac truck soils operation is a permitted use in Secondary Agricultural Areas and is therefore a permitted use in Section 6.6.4.

4.3.1.5 Stormwater Management

Section 11.3 provides policies for Stormwater Management for new developments. Section 11.3.3 and Section 11.3.4 identify that the stormwater management reports and plans are required to be submitted to demonstrate how the proposed development would manage stormwater in accordance with the Watershed Plan (if applicable), the criteria listed in Section 11.3.4, and the conservation authority. A Stormwater Management Report has been completed with the MECP ECA and the Zoning By-law Amendment application and submitted to the Township.

4.3.1.6 Waste Management

Section 11.4 provides policies for Waste Management Facilities in in Wellington County. No new waste, recycling, or disposal facilities are being proposed. The hydrovac trucks that may contain impacted soils are sent directly to a permitted MECP treatment or disposal facility and only return to the Site after all of the contents have been removed. The hydrovac operations do not bring any wastes to the Site in accordance with the Township's definition of waste.

5. Proposed Zoning By-law

As outlined in Section 3, the site is currently split within two zoning categories. The south portion is zoned Agricultural with special provision 13 (A(sp13)). The north portion of the site is zoned Extractive with special provision 63 (EXI(sp63)). The proposed amendment is to add the use of a vacuum truck and soils operation to a portion of the northern property which is zoned EXI. The parent bylaw zoning of EXI will remain but a new special provision for the use would be added.

The reason the proposed use can be accommodated within the EXI zone with a new exception is due to the overall operation of the use. The vacuum trucks attend sites where ground material and excavation must be undertaken. Any visibly contaminated material is delivered to a waste disposal site. Clean loads are then brought to the subject lands where they are emptied onto the ground, sorted and piled to de-water. Water is directed to the storm water quality pond on site.

The loads are sorted and mixed with like materials. While on site, the materials are tested to ensure they are clean (meet Table 1 Background Standards as required by the MNR approved Pit Rehabilitation permit) and are

suitable for the pit rehabilitation on the property. Any parts found to not meet environmental standards are removed to a waste disposal location. Materials, once tested and de-watered, are sent to the pit rehabilitation area to fill the excavated area there.

The proposed use is in keeping with the typical uses that occur at an extraction site or processing facility. The EXI zone permits an aggregate processing facility among other uses. An aggregate processing facility would undertake very similar processing to the vacuum truck operation. Soil and aggregate material would be excavated at or brought to the site. Materials would be sorted and checked and then combined with similar materials be used for the pit rehabilitation requirements. This is principally the process which occurs at the vacuum truck operation. For this reason adding the use, in a site specific manner, is logical given the nature of uses permitted in the EXI zone.

It is also noted that aggregate processing facility is a defined term in the bylaw:

“Aggregate processing facility: any premises used to process, crush, screen, wash, store/stockpile, and/or sort aggregate, and includes an asphalt plant, a concrete batching plant, cement manufacturing plant, a brick and tile manufacturing plant, an aggregate transfer station, and stockpiling/blending of recycled aggregate.

The vacuum truck operation undertakes stockpiling and blending of recycled aggregate. However, the vacuum operation also includes the processing of clean soil and top soil to support improved pit rehabilitation operations (e.g., support revegetation).

A copy of the draft Zoning By-law Amendment with the proposed wording can be found at **Appendix A**.

6. Supporting Studies and Reports

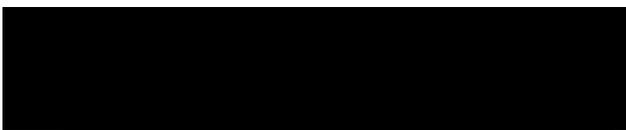
A list of submitted supporting studies and reports is provided in **Appendix B**.

7. Conclusion

The property designated as Greenlands and Secondary Agricultural in the County of Wellington Official Plan. The lands subject to the proposed Zoning By-law Amendment application are located on a portion of the property which is zoned Extractive (EXI). The Zoning By-law Amendment proposes to revise the special provision on the existing zoning to include the additional use of a hydrovac truck and soils operation on the site with truck storage. As previously mentioned, small scale industrial uses, such as a hydrovac truck and soils operation, are permitted in lands designated as Secondary Agricultural, provided it meets the criteria in Section 6.5.4 of the CWOP. As described in Section 4.3 of this report, the proposed use meets the criteria and conforms to the relevant policies in the CWOP. A similar soil importation and management operation with supporting infrastructure would be required for pit rehabilitation activities and this operation has the added benefit of being fully permitted and governed by not only the existing MNRF Rehabilitation Plan but also the MECP ECAs for Soil Handling and Air and Noise.

By virtue of the proposed Zoning By-law Amendment’s conformity to the CWOP, the amendment conforms to A Place to Grow, and is consistent with the PPS. Based on the information discussed in this report, it is our opinion that the Zoning By-law Amendment Application represents good planning and can be recommended for approval.

All of which is respectfully submitted



Steve Edwards, RPP

Appendices

Appendix A

Draft Zoning By-law

TOWNSHIP OF PUSLINCH

BY-LAW # XX-XX

Zoning By-law Amendment

Being a By-law to amend By-law 023-18, as amended, being the Zoning By-law of the Township of Puslinch;

The Council of the Township of Puslinch hereby enacts as follows:

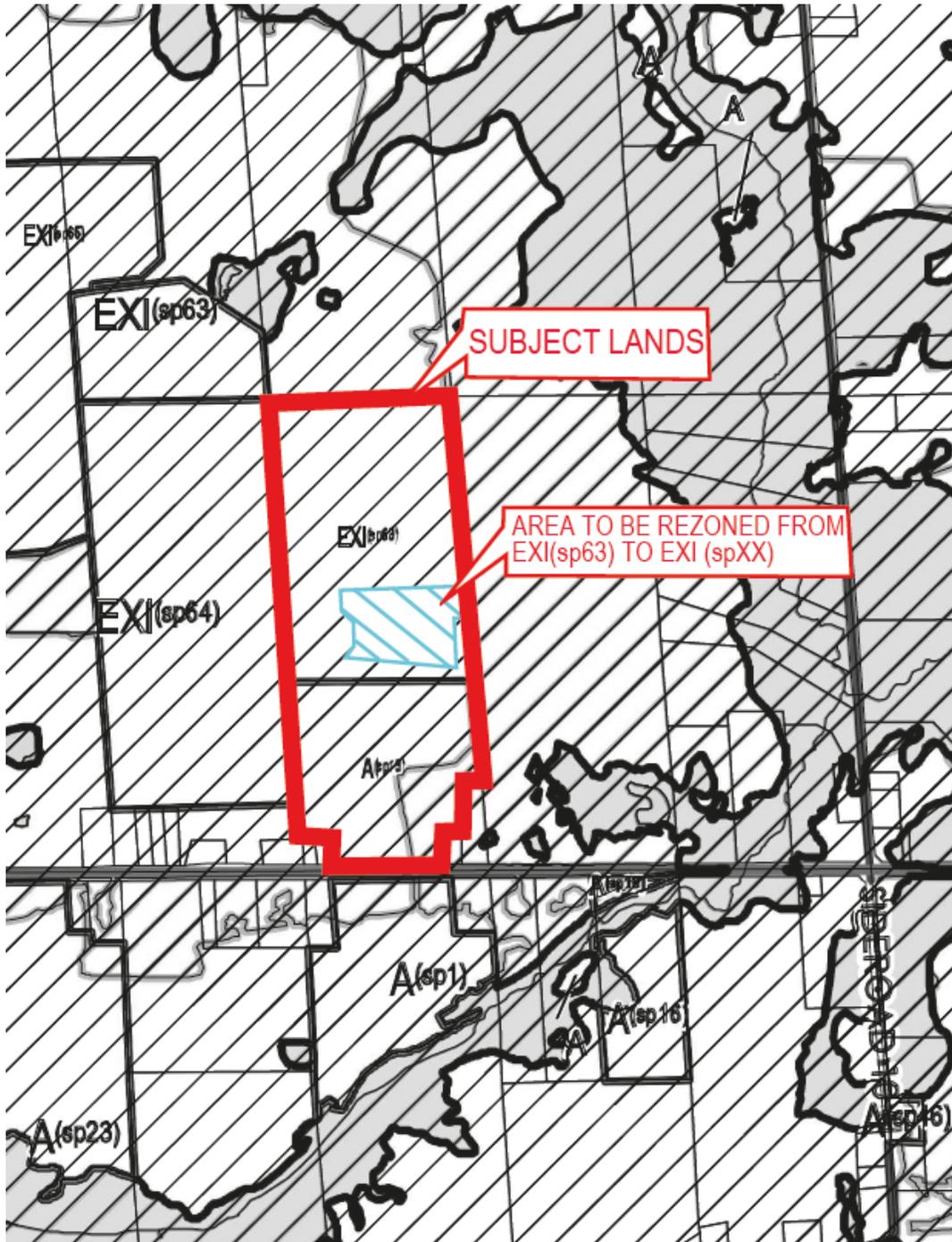
1. General

- 1.1. That Schedule "A" of By-Law 023-18 is hereby amended by changing the EXI zoning category with special provision 63 (EXI (sp63)) to EXI zoning category with special provision XX (EXI (spXX)) as shown on Schedule A attached to and forming part of this By-law.
- 1.2. That notwithstanding any provision of By-law 023-18 to the contrary, the following uses are permitted on lands the lands zoned EXI(spXX)
 - a) the use of a Vacuum Truck operation to transfer, store and process soil and aggregate materials.
- 1.3. That notwithstanding any provision of By-law 023-18 to the contrary, the following uses are prohibited on lands the lands zoned EXI(spXX)
 - a) the disposal of soil, aggregate or waste material
- 1.4. That notwithstanding any provisions of By-law 023-18 to the contrary, the definition of an Aggregate Processing Facility on the lands zone EXI(spXX) shall be:
 - a) any premises used to process, crush, screen, wash, store/stockpile, and/or sort aggregate, soil and top soil materials and includes an asphalt plant, a concrete batching plant, cement manufacturing plant, a brick and tile manufacturing plant, an aggregate transfer station, the stockpiling/blending of recycled aggregate, and a vacuum truck operation to transfer, store, and process materials from other sites, and the storage of vehicles involved in the vacuum truck operation.

Schedule A

To By-law # XX-XX

This is Schedule A to the By-law # XX-XX passed by the Council of the Township of Puslinch this ____ day of _____, 202X



Appendix B

List of Supporting Report and Materials

Matrix of Supporting Documents and Corresponding Reference Document

Supporting Documents - Date: July 23 2021 Wellington County Email	Report or Document Where Information is Provided	Section of Report or Document
Planning Justification Report		
<i>Detailed concept plan/site plan showing existing structures, dimensions, setbacks, dedicated parking, area associated with uses, features etc. The zoning application and guidelines provides a more detailed outline of requirements. (Applicant Drawings from form outlined below)</i>		
Owner/applicant's names	Design & Operations Report	Appendix B (Legal Survey) & Figure 2 (Site Layout)
Legal description of the property	Design & Operations Report	Appendix B (Legal Survey)
Boundaries and dimensions of the subject and its current land use	Design & Operations Report	Appendix B (Legal Survey) & Figure 2 (Site Layout)
Dimensions of area of amendment (if not, the entire property)	Design & Operations Report	Appendix B (Legal Survey)
The size and use of all abutting land	MNRF Rehabilitation Plan Map	
All existing and proposed parking and loading areas, driveways, and lanes	Design & Operations Report	Figure 2 (Site Layout)
The location and nature of any easements or restrictive covenants on the property	Design & Operations Report	Appendix B (Legal Survey)
The location of any existing drains or award drains	N/A	
Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.)	Terms of Reference for Environmental Impact Assessment	Figure 1
The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines	Design & Operations Report	Appendix B (Legal Survey)
The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way	Design & Operations Report	Appendix B (Legal Survey)
Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits)	Design & Operations Report	Appendix B (Legal Survey)
Details regarding the operation as a whole, including hours of operations, number of employees, servicing, where the soil is being transported from, anticipated timelines with respects to the use and associated rehabilitation of the active pit etc.	Septic Systems Map	
Including confirmation is additional public engagement outside of the Planning Act requirements will be undertaken	Design & Operations Report	
Assessment of Minimum Distance Setbacks (MDS) impacts	Planning Report	
Draft amending by-law	Planning Report	
Explanation of how this development proposal would be considered with the permissions in the Secondary Agricultural Area for "small-scale industrial" uses.		
Traffic Impact Assessment that (at a minimum) addresses Section 4.6.4 of the Official Plan and any other requirements of the County Roads Division	Traffic Operations Assessment	
Hydrogeological Assessment that (at a minimum) addresses all County Official Plan policies specific to the Paris Galt Moraine, and any other requirements of the Township's Hydrogeologist including a water quality impact assessment on groundwater resources and proposed monitoring plan.	Design & Operations Report	Appendix C (HIA Report), Appendix D (MECP Comments on the HIA and Responses)
Environmental Impact Study that (at a minimum) addresses Section 4.6.3 and Part 5 of the County Official Plan and any other requirements of the Township's Consulting Ecologist	Terms of Reference for Environmental Impact Assessment	
Stormwater Management Report that (at a minimum) addresses Section 11.3 of the Official Plan and any other requirements of the Township's Engineer and the Conservation Authority	Stormwater Management Report	
Source Water Protection Screening Form	Drinking Water Source Protection Screening Form	
Drinking Water Threat Disclosure Report	Drinking Water Threat Disclosure Report	
Any other studies submitted to the MECP as part of the Waste ECA and the Noise & Air ECA	Acoustic Assessment Report	
	Emission Summary and Dispersion Modelling Report	
<i>GM Blue Plan Request:</i>		
Site Plan	Design & Operations Report	Appendix B (Legal Survey), Figure 2 (Site Layout) and Appendix A (Zoning)
Site Grading and Drainage	MNRF Rehabilitation Plan Map	
Site Service Plan	Design & Operations Report	Appendix B (Legal Survey) & Figure 2 (Site Layout)
Erosion and Sediment Control Plan	GHD Drawing WA002-C-02	GHD Drawing C-01
Landscape Plan	MNRF Rehabilitation Plan Map	
Photometric Plan	Covering Letter	
Spills Management Plan	Design & Operations Report	Appendix I (Environmental Emergency & Contingency Plan)
Response to Township's Hydrogeologist (10/26/2021)	Letter- 1- Banks- Response to Comments	
Comments from the Township's Hydrogeologist (10/26/2021)	Hydrogeological Comments on Hydro Vac Truck Area 6678 Wellington Road 33	
Response to March 16 2021 County of Wellington and Township of Puslinch Comments	Response to March 16 2021 County-Township Comments	
Comment Summary from Pre-Consultation on January 27 2021 by County of Wellington and Township of Puslinch (March 16 2021)	Comments Summary - March 2021	
Minutes from Pre-Consultation Meeting- January 27th 2021	Minutes from Pre-Consultation Meeting- January 27th 2022	

