



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

March 15, 2022

Via email

OP-2021-02 and D14/AUD

Deborah Turchet
Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich St., Guelph, ON, N1H 3T9

Lynne Banks
Legislative and Development Coordinator
Planning and Development
Township of Puslinch
7404 Wellington Rd 34, Puslinch, ON, N0B 2J0

Dear Ms. Turchet and Ms. Banks,

Re: OP-2021-02 and D14/AUD
Part Lot 17 & 18, Concession 8, Township of Puslinch
Audrey Meadows Ltd.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the above applications. The applicant has provided sufficient justification for an Official Plan and Zoning By-law amendment from agricultural to residential land while protecting natural heritage features on and adjacent the property.

Documents Reviewed by Staff

Staff have reviewed the following items previously circulated:

- Triton November 18, 2021 response memo to GRCA comments dated November 1, 2021
- Environmental Impact Study Addendum, Audrey Meadows (Stovel and Associates Inc., with assistance of Lincoln Environmental Consulting Corp., December 27, 2021)
- Audrey Meadows Subdivision Nitrate Impact Analysis and Water Supply Assessment (Groundwater Science Corp., December 20, 2021)
- Triton February 24, 2022 summary memo
- Additional e-mail correspondence and discussions with Triton during December 2021 – January 2022.

The above items address previous GRCA comments dated November 1, 2021 to the satisfaction of the GRCA. As such, the GRCA has no objection to the approval of the Official Plan Amendment and Zoning By-law Amendment.

GRCA Comments

1. GRCA comments identified for Draft Plan Approval / Detailed Design as outlined in email correspondence and subsequent February 24, 2022 Summary Memo will be addressed as part of the detailed design stage during Draft Plan Approval of Subdivision.
2. The EIS addendum does not appear to consider the most recent groundwater assessment by Groundwater Science Corp. (December 20, 2021). We expect that the stormwater management report will delineate existing and proposed stormwater catchment boundaries and provide a more detailed assessment of surface water drainage flow patterns. Pre and post development water balance details will be required to demonstrate that there will be no adverse hydrological impacts within the adjacent wetlands or watercourses.

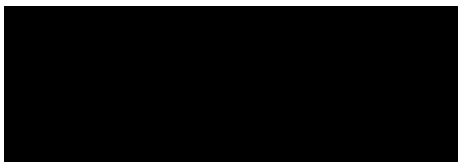
The GRCA offers the following advisory comments:

3. A minimum 30 m setback from all wetlands is supported. Based on the revised development concept provided by Stovel and Associates, it appears that rear lot lines have been pulled back to the edge of the farm field and minimum rear yard setbacks have been established to protect the forest edge (i.e., 10 m from the dripline) and associated wetlands. We suggest that the rear lot lines can be shifted/refined further to fully avoid the 30 m wetland buffer. A minimum 30 m development setback (including new lot lines) from all wetlands and a 10 m minimum setback from all woodland edges, whichever results in a greater overall buffer, is supported by the GRCA.

Consistent with GRCA's 2022 approved fee schedule, additional fees to those already received will be considered for the detailed submissions in support of a plan of subdivision at the time an application is circulated.

Should you have any questions, please contact me at 519-621-2763 ext. 2229.

Sincerely,



Fred Natolochny MCIP RPP
Supervisor of Resource Planning
Grand River Conservation Authority

cc: Robert Stovel c/o Stovel and Associates Inc. (via email only)
Ray Kirtz, Triton Engineering Services Ltd. (via email only)

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

T 519-822-1260 x 2368 | F 519-822-6194 | C 226-820-3608

E peter.rider@guelph.ca

C Melissa Aldunate, Peter Rider, Emily Stahl,
Kyle Davis

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9971

guelph.ca



January 28, 2022

2670

Township of Puslinch
Planning and Development Department
Puslinch, ON
N0B 2J0

Attention: Mr. Jeff Bunn,
Deputy Clerk

**RE: Audrey Meadows Development, Part Lots 17, 18 and 19, Concession 8
Township of Puslinch
Peer Review of EIS Addendum**

As requested, Natural Resource Solutions Inc. (NRSI) has reviewed the Environmental Impact Study Addendum prepared by Stovel and Associates (Stovel) and Lincoln Environmental Consultants Inc. (Lincoln) on behalf of Audrey Meadows Ltd. that has been submitted as part of a Zoning By-Law Amendment (ZBA) Application (Application) for a proposed development on the above-noted lots, herein referred to as the "subject property", owned by Audrey Meadows Ltd. Our comments are set out below.

Background

The subject property is located southwest of Victoria Road South (Concession 8), Maltby Road East and Old Ruby Lane, in the Township of Puslinch (Township). Multiple reports were submitted in the initial Application detailing natural heritage features existing on and adjacent to the subject property, as well as potential direct and indirect impacts the proposed ZBA and associated development may have on these features. In August 2021, NRSI staff provided a peer review letter (2021 Letter) with comments and recommendations related to the proposed development after reviewing the Application materials, at the request of the Township. On December 27, 2021, an EIS Addendum was submitted to the Township detailing additional natural environment surveys that have been completed on the subject property, additional recommendations to mitigate impacts of the proposed development and responses to address comments provided in NRSI's 2021 Letter.

Tasks Carried out

In order to complete this review, NRSI carried out the following steps:

- Review of the following reports:
 - Environmental Impact Study. Prepared by Stovel and Associates. (June 2021),
 - Environmental Impact Study Addendum. Prepared by Stovel and Associates. (December 2021),
 - 2019-2020 Annual Report, Groundwater Monitoring and Surface Water Monitoring Program. Prepared by Hydrogeology Consulting Services. (April 2021),
 - Planning Justification Report. Prepared by Stovel and Associates. (June 2021),
 - Zoning By-Law Amendment Application. Prepared by Stovel and Associates on behalf of Audrey Meadows Ltd. (June 2021),

- Paris-Galt Moraine Policy Area Letter. Prepared by Groundwater Science Corp. (June 2021), and
- Zoning By-Law Amendment to By-Law 023/18 for Audrey Meadows Ltd. (June 2021).

Review Comments

The EIS Addendum submitted by Stovel addressed numerous comments and recommendations made by NRSI regarding the proposed development and potential impacts to natural heritage features found on and adjacent to the subject property. Through our review of the EIS Addendum and initial Application materials, the following comments have been developed:

- A revision to the development concept has been made as of December 27, 2021. The proposed development now contains 22 lots, rather than 29. This revision allows for rear lots lines to be setback from the existing woodland edge along the western portion of the proposed development. While rear lot lines still occur within close proximity to the woodland edge along the northern portion of the proposed development (Lots 9-16), a rear yard setback of 10m has been provided from the woodland dripline, within which no development will occur.
- The use of permanent fencing with no gates along the northern portion (Lots 9-16) of the proposed development has been recommended to limit access and encroachment into the woodland. It is anticipated that this will aid in limiting disturbance to the adjacent woodland edge.
- A “Tree Management Plan” (TMP) identifying any on site trees requiring removal has been recommended as a condition of Draft Plan Approval. It is understood that this TMP will also recommend additional restoration and enhancement measures, as well as tree protection measures to minimize the impacts of construction.
- The EIS Addendum states that “site activities” will be required to occur outside of the breeding bird season (April 1 - August 31) and under suitable (dry) conditions.
- Components of the proposed development requiring site alteration (grading) are now setback by a minimum of 30m from existing wetlands. Wetland boundaries have been flagged and were confirmed with Tony Zammit of the Grand River Conservation Authority (GRCA) on October 14, 2021.
- The use of appropriate Erosion and Sediment Control (ESC) measures have been recommended within the EIS Addendum to protect wetlands on and adjacent to the subject property from construction impacts associated with the proposed development, including the use of silt fencing.
- The EIS Addendum states that fulsome natural feature and wildlife surveys were completed as part of original EIS completed by Stovel in 2004 in support of the existing subdivision south of the proposed development. Within the EIS Addendum the author posits that the original findings of these surveys should be upheld for this Application, though confirms that amphibian and reptile surveys, as deemed necessary, can occur through the recommendation of a condition of Draft Plan Approval.

- The EIS Addendum includes a Significant Wildlife Habitat (SWH) screening exercise that confirms Candidate SWH communities will not be adversely impacted by the proposed development.
- The EIS Addendum has confirmed that potential bat habitat associated with the woodland is not likely to be impacted by the proposed development and that an inventory of trees occurring along the forest edge directly adjacent to the proposed development may be completed as part of the proposed TMP.
- The EIS Addendum has confirmed that the proposed development is not anticipated to have adverse impacts on Aquatic Resources, including potential fish habitat and the overall thermal regime.

Recommendations

It is our opinion that the majority of concerns raised in our initial letter have been appropriately addressed through the proposed development design revisions, additional surveys completed, and recommendations made within the EIS Addendum. Despite this, we believe that the following additional requirements should be incorporated as conditions of Draft Plan Approval.

- Complete a TMP that includes a tree inventory of all trees >10cm Diameter at Breast Height (DBH) that may be impacted by the proposed development. The TMP should include the details discussed in the EIS Addendum, including the identification of necessary tree removals, restoration tree plantings and associated monitoring requirements, invasive species control recommendations, and tree protection measures.
- Include an investigation of potential bat cavities during the tree inventory to determine the presence/absence of trees that may support roosting opportunities for SAR bats. Should SAR bat habitat be identified, consultation with the MECP is recommended and measures to mitigate impacts to this habitat may be required.
- It is understood that Triton Engineering Services Limited (Triton) will provide a detailed analysis of water balance as a condition of Draft Plan Approval. It is our recommendation that updated amphibian call surveys be completed for each wetland directly adjacent (within 120m) to the proposed development, as part of the ecological portion of this assessment. Wetlands existing on lands owned by Audrey Meadows Ltd. should be surveyed, in addition to offsite properties, where access is permitted.

Conclusion

Based on our review of the EIS Addendum and additional documents supporting the Application, it is NRSI's position that the recommendations described above be required as conditions of Draft Approval.

Please do not hesitate to contact NRSI should you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.

David E. Stephenson, M.Sc.
Certified Arborist and Senior Biologist

Jack Richard
Registered Professional Forester



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

September 20, 2021

Planning
74 Woolwich St
Administration Centre, Third Floor
Guelph, ON N1H 3T9

RE: OP-2021-02 Audrey Meadows Ltd. - circulation for comment

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the township of Puslinch.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to

include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Neil Mazey
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
(519) 281-2253
neil.mazey@canadapost.ca



February 4, 2022
Our File: 121006-025

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Application for Zoning By-law Amendment
Part Lots 17 and 18, Concession 8, Township of Puslinch

Dear Ms. Banks:

An application for a Zoning By-law Amendment has been received by the Township for the subject lands on Part Lots 17 and 18, Concession 8, to rezone the lands as Rural Settlement residential Zone, to allow for the development of a future 29-lot residential subdivision, to be connected to the existing Audrey Meadows subdivision to the south. The documents submitted also support an Official Plan Amendment application to the County of Wellington. A request from the Township was received by GM BluePlan Engineering to review the Zoning By-Law Amendment Application and supporting documents. This letter has been prepared to document our review of the application.

In support of the zoning bylaw amendment, the following documents and drawings were received and reviewed:

- Functional Servicing and Stormwater Management Report, prepared by Triton Engineering Services Limited, dated June 2021.
- Traffic Impact Brief, prepared by Triton Engineering Services Limited, dated June 2021.
- Groundwater and Surface Water Monitoring Program, prepared by Hydrogeology Consulting Services, dated April 9, 2021.
- Report on Site Characteristics and Proposed Development Objectives as they relate to the Wellington County Official Plan – Section 4.9.7 Paris and Galt Moraine Policy Area, prepared by Groundwater Science Corp., dated June 20, 2021.
- Zoning Bylaw Amendment Application Form, completed by Rob Stovel, dated June 21, 2021.
- Permission to Access Form, dated June 22, 2021.
- Draft Zoning Bylaw Amendment.

The following documents were received and will be reviewed in detail by others:

- Planning Justification Report, prepared by Stovel and Associates Inc., dated June 2021.
- Environmental Impact Study, prepared by Stovel and Associates Inc., dated June 2021.
- Drinking Water Source Protection Screening Form, completed by George R. Good, dated April 20, 2021.

Based on our review, we provide the following engineering comments:

Water Servicing

1. The proposed development is to be serviced by private individual wells.
2. The Functional Servicing Report states that preliminary background information and experience with the adjacent development indicates that there is sufficient quality and quantity of potable water available to service the proposed development. It is stated that the proposed 0.3 hectare lots provide ample room to accommodate the proposed wells and ensure no interference between existing wells in the proximity and proposed wells within the future development. Additional information is required to support this, as described below.
3. Harden Environmental recommends following MECP Procedure D5-5 as a method of confirming that there will be adequate water supply for the development. They recommend that a minimum of three water supply wells be installed to confirm that quantity and quality of the underlying aquifer and the potential for interference with existing wells in the area.

Wastewater Servicing

1. Wastewater servicing is to be provided by private individual septic systems with tertiary (nitrate) treatment to improve effluent quality.
2. The Functional Servicing Report states that the proposed minimum 0.3 hectare lots provide ample room to accommodate the proposed tertiary treatment sanitary systems. Additional information is required to support this, as described below.
3. The preliminary estimation of nitrate loading due to the proposed development, provided in the Groundwater Science Corp. report, is 1.97 mg/L. Initial groundwater nitrate concentrations measured at boreholes on the subject lands are in the range of approximately 6-8 mg/L, reportedly elevated due to agricultural fertilizer use. It is therefore reportedly anticipated that the resulting overall nitrate condition at the site related to the proposed septic systems would be lower than the existing condition, as agricultural loading will be eliminated from the site. These calculations are preliminary in nature, and Harden Environmental have indicated that additional analysis is required.
4. Harden Environmental have indicated that a nitrate impact analysis is required, per MECP Procedure D5-4, to assess the density of lots for the development and determine if a minimum lot size of 0.3 hectares is sufficient. They also require that it be shown that wells downgradient of the site will not be impacted by the introduction of septic systems. All private wells between the site and Mill Creek should be evaluated for potential impact. The potential connection between the overburden aquifer system and deeper bedrock aquifer should be considered as a potential pathway for effluent.

Fire Water

1. While not discussed in the Functional Servicing Report, two fire water storage tanks are indicated on the Proposed Lot Fabric Plan.
2. It is reasonable to defer consideration of fire water supply and fire access to detailed design and draft approval.

Stormwater Management

1. The Stormwater Management Report identifies the following stormwater management (SWM) criteria for the proposed development:
 - Water Quantity Control of post development flows to pre-development flows up to and including the 100-year event.
 - Quality Control: Enhanced treatment (80 percent suspended solids removal) prior to release into the existing municipal outlet.
 - Storm sewers within the development designed to collect/convey the 5-year storm. Optimal 2% minimum lot grading slopes.
 - Road Profile design to convey major overland flow toward the SWM pond with maximum depth of low points no greater than 300 mm.
 - Sediment and Erosion control measures to be implemented prior to and during construction until the site is established.
2. We recommend that maintaining post-development water balance to pre-development levels should be added to the above criteria.
3. In general, we have no concerns with the overall approach to stormwater management at this time.
4. It is proposed that stormwater from all roads and all lots east of Old Ruby Lane (10.43 hectares in total) will be conveyed to a dry pond facility with oil-grit-separator (OGS) pre-treatment, which will ultimately discharge to the existing municipal ditch on Victoria Road South. A small area (0.17 hectares) of the rear portions of two lots adjacent to Victoria Road South will discharge directly to the municipal ditch. Under existing conditions 7.51 hectares of the site sheetflows overland to the Victoria Road South ditch. Post-development peak flows to the ditch are to be maintained at or below pre-development peak flows.
5. Stormwater from the rear portions of lots along the western side of the proposed development (2.37 hectares in total) will sheetflow overland to the wetland/woodland area to the west. Under existing conditions 5.46 hectares of the site discharges overland to the woodland area. Post-development peak flows to the woodland area are to be maintained at or below pre-development peak flows. Runoff from roofs and landscaped areas is considered "clean". As sheetflow overland, or conveyance via grassed swales, allows for

additional polishing, there are no concerns with this approach. Based on the high-level post-development storm drainage area map provided, it appears that the driveways for these western lots are to be graded to drain towards the road, allowing for driveway runoff to be captured by catchbasins and conveyed to the OGS and dry pond for treatment. This should be further considered at the time of detailed design and draft approval.

6. Harden Environmental have indicated that an improved drainage area catchment map is required to identify areas with on-site depression focussed recharge. To demonstrate that the water balance can be maintained, a detailed accounting of the water capture in these depressions should be made.
7. It is proposed that to facilitate infiltration and contribute to groundwater recharge in an effort to maintain water balance, soak-away pits will be connected to roof leaders. Harden Environmental have indicated that the infiltration of stormwater should be evaluated with respect to affecting the water quality of the underlying aquifers.

Roads and Traffic

1. A 20 m urban local road cross section is proposed for the right of ways, with storm sewer and curb and gutter.
2. Access to the proposed development will be via an extension of Old Ruby Lane to the south, and a connection to Victoria Road South to the East.
3. We note that no engineering drawings have been provided or reviewed at this time.
4. Per the preliminary Traffic Impact Study provided with this submission, existing 2019 traffic volumes were acquired from a County of Wellington counting station located on Victoria Road between Wellington Road 34 and Maltby Road. Intersection counts were not obtained for the purpose of the preliminary assessment, as traffic volumes were impacted by the ongoing Covid-19 pandemic restrictions in 2021. A growth rate of 2% was applied to 2019 traffic counts to determine a theoretical 2021 traffic volume.
5. The Traffic Impact Study does not appear to incorporate forecasting of future traffic volumes on Victoria Road South. The impact of proposed or potential future developments, including within the Clair-Maltby Secondary Plan Area, should be considered.
6. The Traffic Impact Study indicates that the sightlines in both directions at the proposed entrance location on Victoria Road South are greater than the minimum required. The proposed development entrance offset distance of 200m to the existing adjacent residential subdivision to the south is considered to be acceptable.

Utilities

1. Block A has been included on the Proposed Lot Fabric Plan as a hydro corridor easement.
2. Utility servicing to the proposed development is to consist of natural gas, hydro and communications. The Functional Servicing Report indicates that providers of each of these services have plant adjacent to the proposed development. Utilities will be constructed in a joint utility trench that follows the road alignment.

Groundwater and Surface Water Monitoring

1. A ground and surface water monitoring program for the proposed development was commenced in 2019. Analysis of data collected between September 2019 and December 2020 was provided with this submission. This is considered to be baseline data for comparison with future years of data to assess whether trends are occurring. When possible, data and analysis for the 2021 calendar year should be provided for review.
2. Harden Environmental have indicated that the quality of Mill Creek found along the southern edge of the existing Audrey Meadows development should be studied by obtaining water samples during low and high flow. The potential impact of additional stormwater being discharged to Mill Creek should be evaluated with respect to Provincial Water Quality Objectives and Policy 2 of the Water Management Guidelines of the MECP. The surface water monitoring program should be updated accordingly.

Natural Environment

1. The site is partially located within GRCA regulated area, and therefore the GRCA should comment on the proposed setbacks to woodland dripline and wetland.
2. We defer detailed review of the Environmental Impact Study to others.

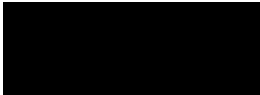


If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Andrea Reed, P. Eng.
Project Engineer

March 25, 2022

Memorandum

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Meagan Ferris – Manager of Planning and Environment, County of Wellington
Deborah Turchet – Coordinator, Administration & Development, Planning and Development Department, County of Wellington

From: Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

Reviewed By: Kyle Davis – Risk Management Official, Township of Puslinch

RE: Zoning By-law Amendment Application: Audrey Meadows, Township of Puslinch

Please see the below comments in response to the following documents submitted on November 23, 2021:

- a. Functional Servicing and Stormwater Management Report dated June 2021;
- b. Zoning By-law Amendment Application and Preliminary Concept Plan dated June 22, 2021;
- c. Groundwater Monitoring Report dated April 9, 2021;
- d. Galt Moraine Policy Area Letter from Groundwater Science Corp. dated June 20, 2021;
- e. Planning Justification Report dated June 22, 2021; and
- f. Source Protection Screening Form.

Please note the comment numbers refer to Source Water comments made in the Official Plan Amendment process in August 2021 and are provided for reference.

Comment number	Response
1-3	Comments are addressed
2	Please confirm in future submissions if there are transport pathways proposed.
4	According to the Planning Justification Report, private wells and septic systems are proposed for each individual lot. The Functional Servicing Report confirms that each lot will be individually serviced with natural gas. If this information changes, please discuss it in future submissions.

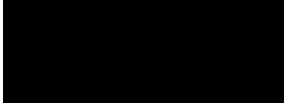
	<p>In relation to consumptive water taking, there is insufficient information provided to estimate daily water usage. The draft water quantity policies which will be in legal effect in the future, recommend that the Township monitor water usage below 50,000 L/day in the WHPA-Q. It is therefore recommended that the applicant provide an estimate of the total proposed water taking as a cumulative total for the proposed development. This could be estimated by considering the proposed size of the individual homes, estimating a typical water usage based on the home size and totaling for the entire development.</p> <p>There was a hydrogeological analysis conducted in 2004 for the existing Audrey Meadows subdivision, however, given that this proposal will increase the water takings, it is recommended that the recent annual report submission plus the 2004 hydrogeological analysis be provided to the Township hydrogeologist for review and comment.</p>
5	<p>The submitted documents do not discuss how to reduce salty water from infiltrating back into the natural environment. Based on the information provided, approximately 85% of runoff from the site will be conveyed to the proposed stormwater management facility via overland swales, sewer and roads. It is noted that roof leaders will connect to soak-a-way pits at each residential site, however, quality control measures specifically targeting salty water run off should be in place. It is recommended that further investigation be given into recharge and infiltration options. Please see original comment and consider the recommended design measures in future submissions.</p>

Please confirm that the site data (lot, building, asphalt, concrete, and landscaped percentages) is included in future submissions. This information is important to review with regards to recharge to the aquifer. As long as the impervious surface percentage after construction is below the 80% threshold value used in the Tier 3 water quantity studies, it will likely be acceptable as the water quantity policies are not legally in effect at this time.

The applicant should please clearly identify all Provincial Instruments, such as Permits to Take Water, Environmental Compliance Approvals, and Environmental Activity and Sector Registrations (EASRs) that will be required for the proposal and provide any necessary technical details or refer to the technical details provided in either the Hydrogeological Study and/or the Stormwater Management Brief/Report. In particular, please indicate whether a Permit to Take Water and / or an Environmental Compliance Approval for the Stormwater Management Facility are required.

If you require further information, please contact one of the undersigned:

Sincerely,



Mar 25, 2022

Danielle Walker, Source Protection Coordinator
519-846-9691 ext 236
dwalker@centrewellington.ca



Mar 25, 2022

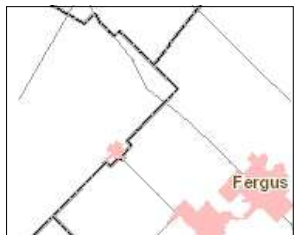
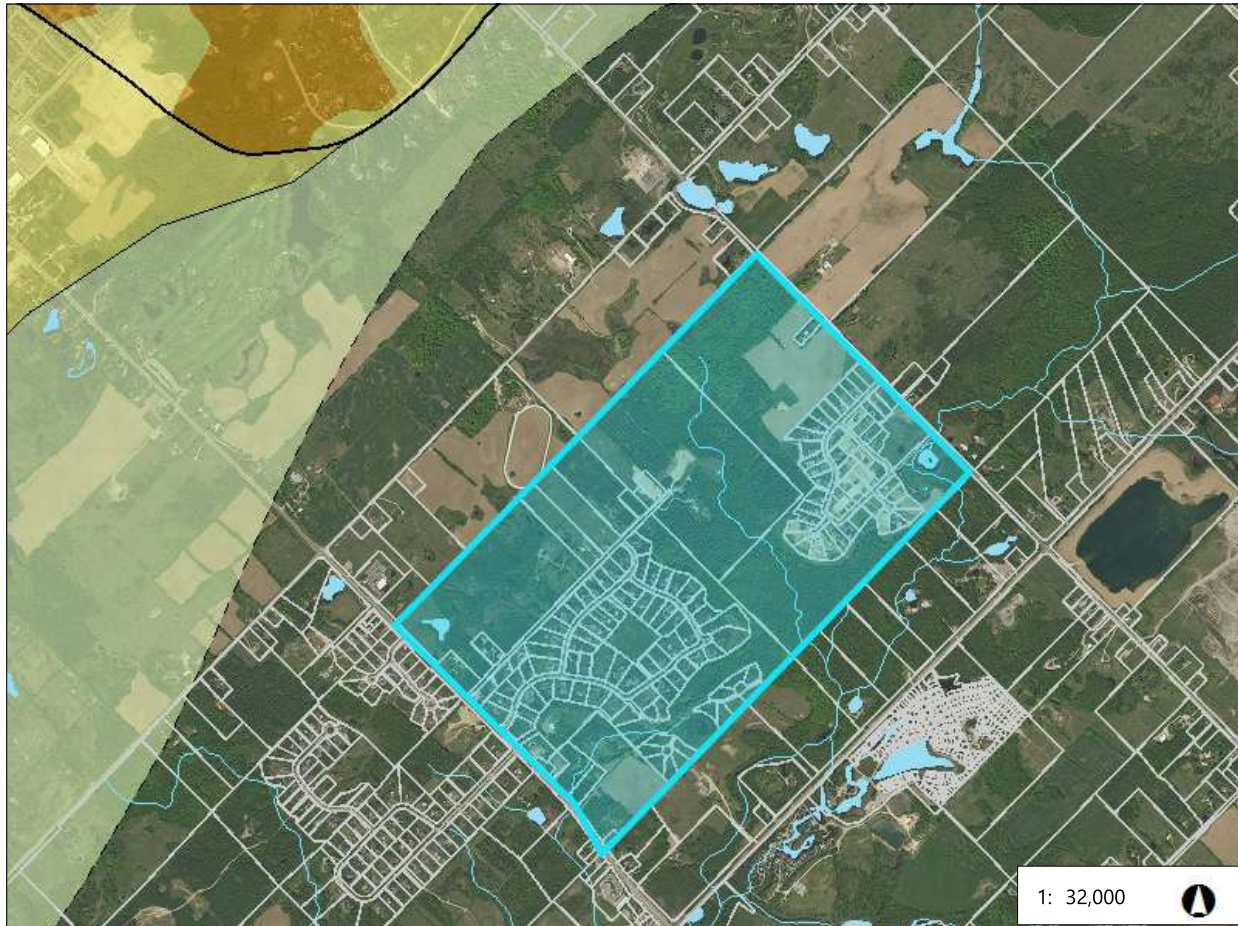
Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachments: WHPA Maps



Explore
Wellington

Audrey Meadows



Legend

- Parcels
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

1.6 0 0.81 1.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

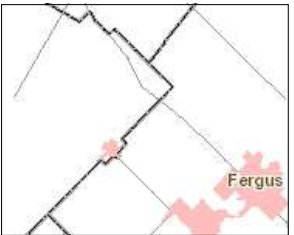
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes



Explore
Wellington

Audrey Meadows - Quantity



Legend

- Parcels
- Waterbodies
- Watercourses
- Well Locations
- Q1 and Q2 Boundary
- Q1 and Q2
 - Approved
 - Draft
- RoadsLookup

1.6 0 0.81 1.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

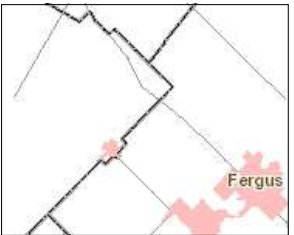
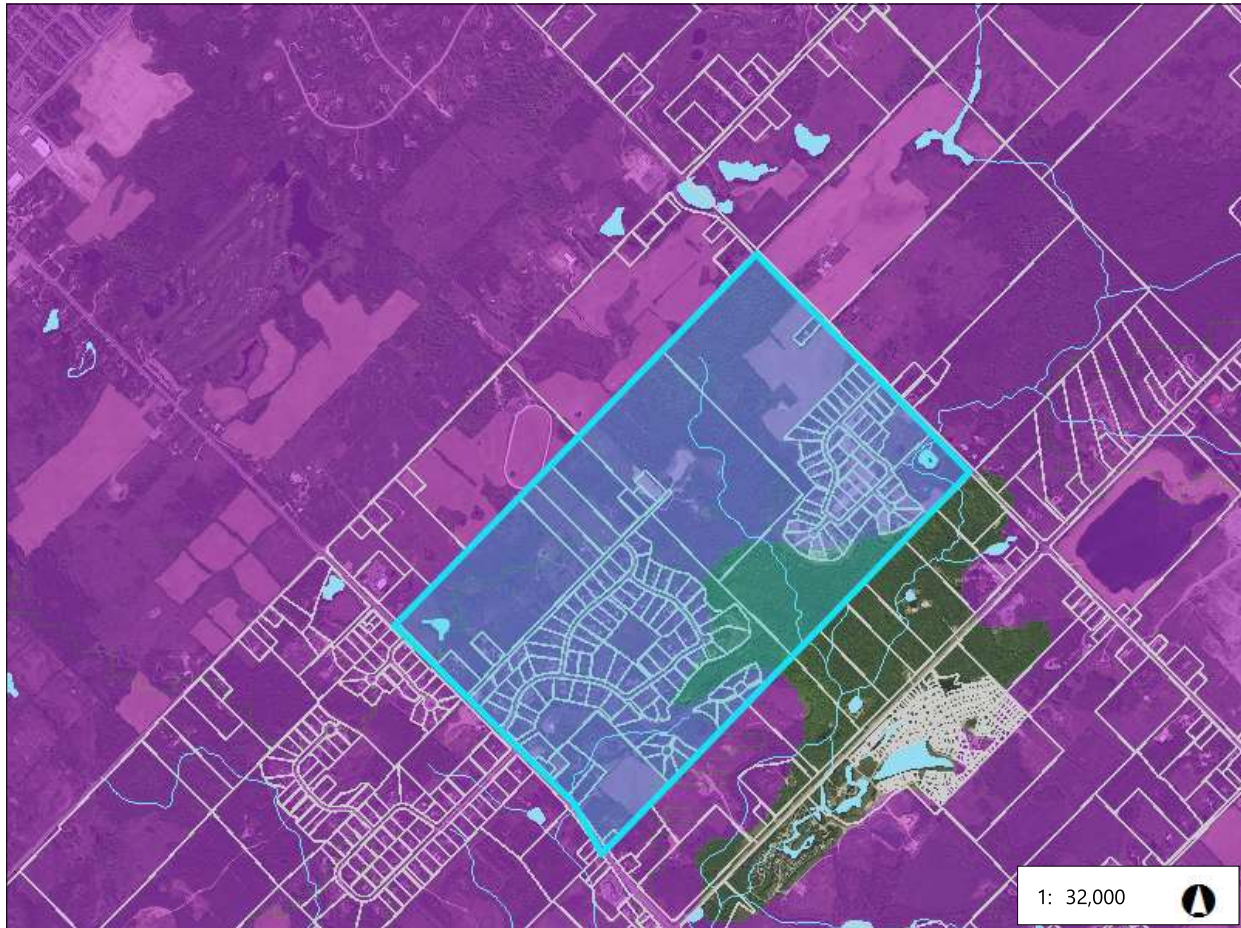
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes



Explore
Wellington

Audrey Meadows - SGRA



Legend

- Parcels
- Waterbodies
- Watercourses
- Well Locations
- SGRA
- RoadsLookup

1.6 0 0.81 1.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes