



Comment Summary – ZBA -- Audrey Meadows Phase 2

Final Review – July 16, 2025 Circulation

Consultant	Comments
NPG	See letter attached
GEI	See letter attached
Ecology	See letter attached
Hydrogeology	We are satisfied with the Water Supply and Nitrate Assessment. As stated to the planners on August 19, 2025, the nitrate assessment is only for single family homes and not schools, B&B's, day cares etc...Should the single family homes be converted to other uses in the future, additional nitrate assessment will be required.
GRCA	See letter attached
Sourcewater	See letter attached
County of Wellington Roads	No comments
Township Traffic Consultant	See letter attached
County of Wellington Planning	See letter attached
Township of Puslinch Fire Department	No comments received



Township of Puslinch Building Department	The building department supports the application. No comments at this stage in the process.
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works	No comments



August 1, 2025

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
Part of Lots 17, 18 and 19 Concession 8
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Application to facilitate the development of a residential subdivision consisting of 22 single detached dwelling lots. The Subject Lands legally described as Part of Lots 17, 18 and 19 Concession 8 and are currently vacant. The Subject Lands are approximately 14.5 hectares in size and have 342 meters of frontage along Victoria Road South. Surrounding uses consist of agricultural uses to the north, east and west, and residential uses to the south.

The Subject Lands have been recently subject to an Official Plan Amendment application which was approved by the County of Wellington on April 23, 2025. The Official Plan Amendment changed the designation of a portion of the Subject Lands from Secondary Agricultural to Country Residential to facilitate the proposed development. The Core Greenland and Greenland designation remained as existing on the Subject Lands.

Furthermore, it should be noted that the Zoning By-law Application was deemed complete on November 23, 2021.

This is the Fourth Submission for Zoning By-law Amendment. As part of this submission, NPG has reviewed the following documents:

- Planning Justification Report prepared by Stovel Associates Inc;
- Environmental Impact Assessment prepared by Stovel and Associates Inc;
- Traffic Impact Brief prepared by Triton Engineering Services Limited, dated June 2021;
- Draft Zoning By-law Amendment;

- Zoning By-law Amendment Application;
- Planning Brief prepared by Stovel and Associates Inc., dated October 31, 2024; and
- EIS Addendum Report prepared by Stovel and Associates Inc., dated December 27, 2021.

Determination of Completeness

1. NPG acknowledges that the Zoning By-law Amendment application was deemed complete on November 23, 2021

Technical Comments:

2. The County of Wellington indicated that conditions requiring a final Archaeological Assessment can be addressed through the other *Planning Act* applications. We will discuss with the County further on this condition.
3. We review the draft Zoning By-law proposed by the Applicant and offer the following comments:
 - a) In addition to the detached dwelling use, permitted uses such as bed and breakfast, home business, private home day care, public school and additional residential unit are also proposed. We require further discussion with the Township's consultant to determine if the 'Nitrate Impact Analysis and Water Supply Assessment' letter prepared by Groundwater Science Corp. and dated December 20, 2021, adequately addresses all proposed uses.
 - b) We will discuss the appropriate zones for the wetlands and woodlands as well as their buffers with the Township's Ecologist and the Grand River Conservation Authority (GRCA) to ensure their appropriate protection.
 - c) The Applicant should provide the shapefile (*.shp) for the surveyed wetland boundaries that were accepted by the GRCA.
 - d) We are not supportive of the broad site-specific provision to permit lot area to be less than the proposed minimum of 0.3 hectares subject to future hydrogeological studies. Any further reduction of lot area in the future should be addressed through future application(s) that are supported by the appropriate studies demonstrating the reduced lot area does not cause any negative impacts.

Sincerely,



Jeremy Tran, MCIP, RPP
 Manager, Urban Design and Development Planning
NPG Planning Solutions Inc.
Jtran@npgsolutions.ca

July 17, 2025

GEI Project No. 2402575 – 121006-025

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-AUD

Lynne Banks
Township of Puslinch
4704 Wellington Road 34
Puslinch, ON N0B 2J0

**Re: ZBA Application Submission
Part Lots 17, 18 and 19, Concession 8 (Audrey Meadows Phase 2)
Puslinch, ON**

Dear Ms. Banks:

GEI Consultants Canada Ltd. (GEI) have reviewed the formal submission for Zoning By-Law Amendment application for the subject lands, located at Part Lots 17, 18 and 19, Concession 8, in the Township of Puslinch. The submission was received from the Township of Puslinch (Township) on July 16, 2025. We are providing comments on the documents submitted in support of the proposed development.

It is our understanding that the proposed development includes a 29-lot residential subdivision with a minimum lot size of 0.3 ha, to be connected to the existing Audrey Meadows subdivision to the south, and with access to Victoria Road South.

The Zoning By-law Amendment application was first received in 2021 and was deemed complete in 2022. An Official Plan Amendment application was submitted to the County of Wellington at the same time and was adopted in April 2025.

1. Documents Received

All plans and studies required from an engineering perspective to support the Zoning Bylaw Amendment application, have been submitted.

The following documents were received and reviewed as part of this submission:

- Functional Servicing and Stormwater Management Report, prepared by Triton Engineering Services Limited, dated June 2021.
- FSR – Follow up Letter, prepared by Triton Engineering Services Limited, dated August 4, 2021.

- FSR – Follow up Letter, prepared by Triton Engineering Services Limited, dated August 16, 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.
- Groundwater Investigation, prepared by Naylor Engineering Associates, dated November 2004.
- 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.

We defer detailed review of the following documents to Township staff and other consultants:

- Planning Justification Report, prepared by Stovel and Associates Inc., dated June 2021.
- Environmental Impact Study, prepared by Stovel and Associates Inc., dated June 2021.
- EIS Addendum Report, prepared by Stovel and Associates Inc., dated December 27, 2021.
- Drinking Water Source Protection Screening Form, completed by George R. Good, dated April 20, 2021.

2. Additional Documents Required

All plans and studies required from an engineering perspective have been submitted to support the Zoning Bylaw Amendment application, and additional documents are not required.

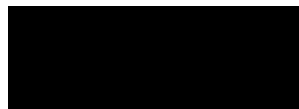
3. Technical Comments

Based on the review of documents identified in Section 1, we have no concerns with the zoning bylaw amendment application from an engineering perspective. Further technical review of the subdivision design will be undertaken when a draft plan of subdivision application is made.

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

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



August 1, 2025

2670

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

Attention: Ms. Lynne Banks
Development and Legislative Coordinator

**RE: Audrey Meadows Development, Part Lots 17, 18 and 19, Concession 8
Township of Puslinch
ZBA Application Review Comments**

Natural Resource Solutions Inc. (NRSI) was retained to review an Environmental Impact Study (EIS) and EIS 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.

It is our understanding the County of Wellington recently approved the Official Plan Amendment Application for this development, and Zoning Bylaw Amendment Application is now again considered active. Provisional comments have been provided in this letter that have been prepared to ensure that the proposed development will effectively avoid negative impacts to natural heritage features within and adjacent to the development lands, consistent with the recommendations provided in our previous peer review letters.

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 (August 2021) 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 peer review. A subsequent peer review letter was provided in August 2023.

Provisional Comments

The following comments have been prepared for consideration and are anticipated to be used to support the development of future conditions of Draft Plan Approval for the proposed development. These comments are provisional in nature and anticipated to be refined through ongoing development planning discussions with the Township, County, and applicant or their agent (Mr. Stovel).

- It is noted that the March 2, 2022 Comments Matrix, prepared by Mr. Stovel identifies that the EIS will be updated at the detailed design stage. NRSI staff agree that this should update be completed.
- The revised development concept identifies lot extending into the woodland edge along the northern portion of the proposed development (Lots 9-16). It is noted that 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. While it is anticipated that this will aid in limiting disturbance to the adjacent woodland edge, the installation of fencing through a portion of the woodland has the potential to impact trees within the woodland and may effectively isolate a section of woodland from the broader feature, enclosing it within the residential lots along the northern boundary of the development.
 - It is recommended this potential impact be assessed within the revised EIS (or Addendum) that is prepared at the detailed design stage. Should impacts be identified, it is recommended that potential offsetting measures be considered, such as the replanting of an equivalent area of woodland contiguous with the existing feature. It is anticipated that such replanting could occur within Block C or elsewhere, subject to discussions between the Town and applicant.
- Should impacts to the existing woodland edge be identified, it is recommended that the revised EIS (or Addendum) include edge management recommendations to ensure the impacts are appropriately mitigated.
- A “Tree Management Plan” (TMP) identifying any on site trees requiring removal is recommended to be prepared as a condition of Draft Plan Approval. This Plan should also consider any potential tree impacts that may occur within the existing woodland edge. The TMP should include the details discussed in the EIS Addendum, including the identification of necessary tree removals >10cm DBH, 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 should be noted that the Ontario Government recently approved Bill 5 (on June 5, 2025), *Protect Ontario by Unleashing our Economy Act, 2025*. This bill includes a variety of changes including potential alterations to SAR permitting and development processes. At the time this statement was written, the specific implications of Bill 5 to the protection of SAR or their

permitting process remain unknown and it is recommended that SAR continue to be addressed under the existing ESA framework.

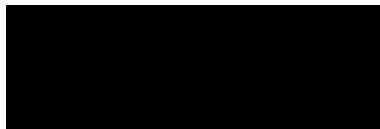
- It is understood that Triton Engineering Services Limited (Triton) will provide a detailed analysis of water balance as a condition of Draft Plan Approval. It is recommended that the previously proposed updated amphibian call surveys be completed for each wetland directly adjacent (within 120m) to 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.
- The revised EIS should incorporate details of the water balance analysis to be completed by Triton, in order to demonstrate that no negative ecological impacts to the wetlands will occur.
- 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. It is recommended that all vegetation removal activities occur outside of both the breeding bird season and bat active season.

Conclusion

Based on our review of the EIS Addendum and additional documents supporting the Application, it is NRSI's position that the ZBA Application can be considered complete from an ecological perspective, however the provisional recommendations described above should be required as conditions of Draft Approval. NRSI staff are available to meet with the Town, County and applicant to further discuss these comments, as requested.

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

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, R.P.R.
Terrestrial Biologist and Registered Professional Forester



August 11, 2025

Via email

GRCA File: D14/AUD – Audrey Meadows

Lynne Banks, Associate Planner
Township of Puslinch
404 County Road 34
Puslinch, Ontario, N0B 2J0

Dear Lynne Banks,

**Re: D14/AUD – Zoning By-Law Amendment
Part Lot 17 & 18, Concession 8, Township of Puslinch
Audrey Meadows Ltd.**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Zoning By-Law Amendment application to rezone the lands from agricultural(A) to rural residential holding (RUR - "H") to permit the future development of a residential subdivision.

Recommendation

The GRCA has no objection to the zoning by-law amendment application.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Planning Justification Report, dated June, 2021
- Revised Draft Zoning By-Law Amendment dated June 3, 2025
- Triton February 24, 2022 summary memo

GRCA Comments

The GRCA has reviewed the proposed Zoning By-law Amendment application. We understand that the zoning change aims to rezone the lands from agricultural(A) to rural residential holding (RUR - "H") to permit the future development of a residential subdivision. We also understand that the proposal involves a revision of the term from 'Rural Settlement Residential (RUSR)' to

'Rural Residential (RUR)'. Consistent with our previous comments dated March 15,2022, the GRCA has no objection to the approval of the Zoning By-law Amendment. Please find our comments letter attached and be advised that we have outstanding comments to be addressed as part of the detailed design stage.

We trust this information is of assistance. Should you have any questions, please contact me at 519-621-2763 ext. 2231 or jezorlu@grandriver.ca.

Sincerely,



Ismet Esgin Zorlu
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Comments March 15, 2022

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



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.

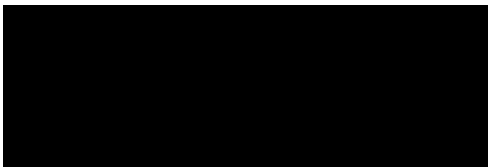
The GRCA offers the following advisory comments:

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)

07/30/2025

Memorandum

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch
Monika Farncombe – Planning and Corporate Services Coordinator, Township of Puslinch

Cc: Jesse Auspitz – Principal Planner, NPG Planning Solutions
Mehul Safiwala – Junior Planner, Township of Puslinch
Meagan Ferris – Manager of Planning and Environment – County of Wellington

From: Danielle Fisher – Risk Management Inspector, Wellington Source Water Protection

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

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. This property is located within a vulnerable area and our review was completed to ensure the activities at this property meet the requirements of relevant Source Protection Plan and County of Wellington Official Plan policies.

As requested, please see our comments below:

1. Application Support - If the application can be deemed complete, then are you in support of the application?

In order to be in support of this application, we require the information that we had requested in March 2022. Please see the attached comment memorandum dated March 25, 2022.

2. If you support the application – Are there any conditions that need to be addressed through the Zoning?

The conditions to be addressed through the zoning are outlined in the memorandum dated March 25, 2022, and are provided here for reference. Please refer to original memo for more detail.

1. That the applicant provide an estimate of the total proposed water taking as a cumulative total for the proposed development;
2. That the recent annual report submission plus the 2004 hydrogeological analysis be provided to the Township hydrogeologist for review and comment;
3. That best management practices, such as LID measures, with the goal to maintain pre-development recharge and reduce salt-laden water infiltration, be implemented;
4. Documentation, to the satisfaction of the Township Hydrogeologist, that each drinking water well was installed in a manner that does not connect multiple aquifers and in accordance with Ontario Regulation 903.



5. Documentation that any unused wells are decommissioned as per *Ontario Regulation 903*. If no unused wells are present on the property, please confirm this in a future submission;
6. Documentation of all provincial approvals required for this property, including Environmental Compliance Approval and Permits to Take Water. If no provincial approvals are required, please confirm this in a future submission.

3. If you cannot support the application - why?

N/A

4. Are there any technical items required to support the application?

See above conditions

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

Danielle Fisher
Risk Management Inspector
519-846-9691 ext 236
dfisher@centrewellington.ca

Attachments: Source Water Protection comments dated March 25, 2022



SALVINI
CONSULTING
Transportation Engineering and Planning

Salvini Consulting Inc.
185 Deer Ridge Drive
Kitchener, ON · N2P 2K5
519-591-0426
julia@salviniconsulting.com

July 31, 2025

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

**Re: Audrey Meadows Ltd., Final Review for Zoning By-law Amendment
Traffic Impact Brief, June 2021
Township Peer Review Comments**

Dear Lynne,

I've reviewed the June 2021 Traffic Impact Brief that was submitted in support of the planning applications for the Audrey Meadows site on Victoria Road. Comments had been previously provided by GM BluePlan Engineering in February of 2022, so my comments in this letter compliment those comments. In addition, it is my understanding that a holding provision has been proposed as part of the draft Zoning By-law that would require draft plan approval for a plan of subdivision together with a subdivision agreement with the Township before the holding provision could be lifted. The draft plan of subdivision process will give the opportunity to update and confirm the transportation considerations for the site.

Generally, I have no concerns with the proposal from a transportation perspective. The proposal is a relatively low traffic generator and can be accommodated on the road network. The current proposal has even fewer units than were assessed in the Triton study (22 units now versus 30 units in the study). I agree that road improvements will not be required at the proposed connection to Victoria Road and that the traffic can be accommodated. The proposed road connection to Victoria Road is appropriately located about 200 metres from the intersection at Cathrine Court to the south and provides for adequate sight distance along Victoria Road. The Triton study confirms that the new road connection location provides for stopping sight distance along Victoria Road in both directions. Given the sight distances that they have indicated in the study, this location also meets the TAC requirements for intersection sight distance in both directions.

When the draft plan of subdivision process is initiated, I would like to review the proposed draft plan to confirm it is not significantly different than the current proposal from a transportation point of view. If it is similar, there may not even be the need to update the Traffic Impact Brief.

To address the Township's review process, I provide the following:

1. Application Support – I am in support of allowing the application from a transportation perspective.
2. There are no transportation conditions that need to be addressed through the Zoning beyond any standard conditions from the Township.
3. n/a
4. I do not require any additional technical items to support the application.

Please let me know if you have any further questions about my review of the subject application.

Sincerely,



Julia Salvini, MEng, PEng, FITE
President

Cc: Mike Fowler, Township of Puslinch
Justine Brotherston, Township of Puslinch
Pasquale Costanzo, Wellington County
Andrea Reed, GEI Consultants





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M. Sc., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

August 12th, 2025

BY E-MAIL

Ms. Justine Brotherston
Township of Puslinch
7404 Wellington Rd 34
Puslinch, Ontario N0B 2J0

Dear Ms. Brotherston,

**Re: Zoning By-law Amendment D14/AUD
Audrey Meadows (Phase 2)
Township of Puslinch**

Thank you for circulating the above-noted application and allowing the County to provide preliminary comments. It is understood that the subject Zoning By-law Amendment was previously deemed complete by the Township in 2021 and that the subject proposal is related to a County Official Plan Amendment (OP-2021-02 Audrey Meadows Ltd.). The related Official Plan amendment (OPA 122) was adopted by County Council on March 27th 2025 and now is in force and effect.

At the Planning Committee meeting for OPA 122, discussions surrounding protecting the natural features on-site, including the woodlands, took place. These natural features are currently identified in the Official Plan as forming part of the Greenland System (Core Greenlands and Greenlands) with a majority of the features being significant woodlands (Greenlands). It is requested that the above noted features be placed within the Natural Environment (NE) Zone to preserve and protect the feature which also functions as a distinct buffer between the subject development and the urban boundary of the City of Guelph. This would align with the existing land use designation (Part 5 The Greenlands System) and also ensure consistency with the urban-rural boundary policies (Section 4.7 Urban Area Protection).

The Township, the Township's ecological consultants and the Grand River Conservation Authority (GRCA) will need to be satisfied with the proposed setbacks from natural features (woodlands dripline and wetlands) and County planning staff supports clearly delineate setback requirements within the proposed amending by-law.

If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

Meagan Ferris, RPP MCIP
Manager of Planning and Environment
County of Wellington