



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2025 PUBLIC INFORMATION SESSION
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: October 8, 2025

PUBLIC INFORMATION SESSION: 7:00 P.M.

Order of Business:

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Disclosure of Conflict of Interest**
- 4. Purpose of Public Meeting**
- 5. Reports/Applications**

5.1 Zoning By-law Application D14-AUD (Audrey Meadows) – property location known as Part Lots 17, 18 & 19, Concession 8

- 5.1.1 Application and Submissions (puslinch.ca/activezoning)
- 5.1.2 Staff Public Meeting Report
- 5.1.3 Agency Comments – None
- 5.1.4 Written Public Comments

6. Adjournment



REPORT COR-2025-049

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: October 8, 2025

SUBJECT: Zoning By-law Amendment Application (D14/AUD)
Audrey Meadows
Part Lots 17, 18 & 19, Concession 8
File: D14-AUD

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application.

Background

Following the County of Wellington's approval of Official Plan Amendment (OPA) OP-2021-02 in April of 2025, the Audrey Meadow Phase II application was reactivated with the Township of Puslinch in July 2025. At its meeting on September 17, 2025 Council directed staff to hold a Public Information Session prior to bringing forward a recommendation report for Council's consideration given the three-year period that had lapsed since the application was last before Council.

The following milestones have been completed to date with respect to the application:

- Zoning By-law Application was deemed complete November 23, 2021;
- The Statutory Public Information meeting was held on May 25, 2022;
- OP-2021-02 was approved by County of Wellington April 23, 2025;
- Public Information Session is being held on October 8, 2025.

At the September 17, 2025 Council Meeting staff provided Council with the fulsome review of the application, attached to this report as Schedule "A".

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – Report COR-2025-036 Audrey Meadows Phase II Zoning By-law Amendment Update

Respectfully submitted,

Reviewed by:

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**

**Courtenay Hoytfox,
CAO**



REPORT COR-2025-036

TO: Mayor and Members of Council

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: September 17, 2025

SUBJECT: Zoning By-law Amendment Application (D14/AUD)
Audrey Meadows Phase II Update

RECOMMENDATION

That Report COR-2025-036 entitled Zoning By-law Amendment Application (D14/AUD) Audrey Meadows Phase II Update; and

That Council direct staff to hold a Public Information Session prior to bringing forward a recommendation report for Council's consideration.

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Zoning By-law Amendment for the property described as Part of Lots 17, 18, and 19 Concession 8; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to facilitate the development of a residential subdivision consisting of 22 single detached dwelling lots described as "Audrey meadow phase II".
2. Obtain confirmation from Council to hold a Public Information Meeting including providing advanced notice.

Background

Application

The Zoning By-law Application was deemed complete on November 23, 2021 and required four submissions in order to address all comments from Township Staff and consultants. Each further submission addressed outstanding comments provided to the applicant by Township staff and consultants.

The Zoning By-law Amendment Application, including the prescribed fee, was submitted to the Township on June 22, 2021. The Application was deemed complete on November 23, 2021. There were 3 subsequent submissions, and the statutory public information meeting was held on May 25, 2022. Council was not able to make a decision regarding the Zoning By-law Amendment until such time that the County of Wellington made a decision regarding Official Plan Amendment (OPA) OP-2021-02.

On April 23, 2025 the County of Wellington approved OP-2021-02 to redesignate a portion of the Subject Lands from Secondary Agricultural to Country Residential. Following approval of the OPA the applicant contacted the Township to reactivate the application, and the fourth review of the Zoning By-law Amendment Application was circulated on July 16, 2025 to Township staff, consultants, County of Wellington Staff and external agencies all deficiencies, **with the exception of Wellington County Source Water Protection** were addressed as outlined in Schedule "C".

The following reports and plans were submitted with the Zoning By-law Amendment application:

- Planning Justification Report prepared by Stovel and Associates Inc.;
- Planning Justification Letter prepared by Stovel and Associates Inc., dated April 16, 2021;
- Draft Zoning By-law Amendment prepared by Stovel and Associates Inc.;
- Environmental Impact Study prepared by Stovel and Associates Inc. And EIS addendum report dated December 31, 2021;
- Functional Servicing and Stormwater Management Report prepared by Triton Engineering Services Limited dated June 2021, and addendum letter dated August 16, 2021;
- Letter regarding Section 4.9.7 Paris and Galt Moraine Policy Area prepared by Groundwater Science Corp., dated June 20, 2021;

- Traffic Brief prepared by Triton Engineering Services Limited, dated June 2021;
- Groundwater and Surface Water Monitoring Program Report prepared by Hydrogeology Consulting Services;
- Zoning By-law Amendment Application, dated June 22, 2021;
- Geotechnical Investigation prepared by Naylor Engineering Associates Ltd., dated November 25, 2004; and
- Drinking Water Source Protection Screening Form, dated April 20, 2021.
- Water Supply and Nitrate Loading Assessment prepared by Groundwater Science Corp., dated July 2025;
- Draft Zoning By-law Amendment dated 2025; and
- Letter regarding Provincial Planning Statement (2024) prepared by Stovel and Associates Inc., dated October 31, 2024.

And the following steps have been completed to date:

- Circulated the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on April 20, 2022.
- Statutory notice circulated in the Wellington Advertiser on April 20, 2022.
- Joint Public Information Meeting May 25, 2022.

Given it has been three years since the statutory public meeting was held, staff are recommending that a non-statutory Public Information Session be held in advance of the recommendation report being brought before Council for consideration.

Should Council direct staff to hold a Public Information Session, the next step in the process is to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Advertise the public information session in the Wellington Advertiser; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule “A” – Key Map

Schedule “B” - Audrey Meadow Phase II Update Report prepared by NPG Planning Solutions

Schedule “C” – Application Submission Comment Summaries

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
**Director of Corporate Services/
Municipal Clerk**

Schedule "A"

KEY MAP





Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran, Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.

Subject: Update Report – Audrey Meadows Phase 2
Zoning By-law Amendment Application D14-AUD
PUSLINCH CON 8 PT LOTS 17 TO;19 PLAN 61M153 PT LOT 23 AND; RP
61R22424 PARTS 1 TO 3

Attachments: 1 - Aerial Map of Subject Lands
2 - Concept Plan provided by applicant
3 - Draft Zoning By-law provided by Applicant

SUMMARY

A Zoning By-law Amendment Application (the “Application”) was submitted on June 22, 2021 for the lands shown in **Attachment 1** (the “Subject Lands”). The Application was deemed complete on November 23, 2021. The last Public Meeting for this application took place in May 2022.

The purpose of the Application is to rezone a portion of the Subject Lands from Agricultural (A) to Rural Residential (RUR). The application is required to facilitate a subdivision that tentatively consists of twenty-two (22) single detached dwellings, a stormwater management facility, a public street and natural environment lands.

Since the last submission in 2022, there has not been any development on this Application as the Applicant addressed outstanding comments. Recently, the County of Wellington approved an Official Plan Amendment application, re-designating a portion of the Subject Lands from Secondary Agricultural to Country Residential. The Applicant then resubmitted the Zoning By-law Amendment Application with additional information

including a revised draft Zoning By-law, a Water Supply and Nitrate Loading Assessment (2025) and a letter discussing the relevant changes in the Provincial Planning Statement (2024). The Township had circulated this submission to relevant commenting agencies for comments.

This report provides Council with a summary of the relevant changes to the Application since the last submission in 2022, which includes changes in the provincial and County policy framework, changes to the requested Zoning By-law Amendment and additional materials submitted. Additionally, a summary of technical comments received and discussion of next steps are also included in this report.

It is recommended that a Public Information Session be scheduled for the Zoning By-law Amendment application.

INTRODUCTION

The Subject Lands are currently vacant and have frontage along Victoria Road South. The Subject Lands are located North of Wellington Road 34 (being a Regional Road). The land's legal description is Puslinch Concession 8 Part of Lots 17 to 19; Plan 61M153 Part of Lot 23; Registered Plan 61R22424 Parts 1 to 3. The Subject Lands are approximately 48.86 hectares in size and irregular in shape.

Environmental features exist on and adjacent to the Subject Lands, including provincially significant wetlands and unevaluated wetlands, significant woodlands, regulated watercourses. The regulated watercourses also include associated floodplain. A large portion of the Subject Lands are within the GRCA regulation limit.

PURPOSE

The purpose of the Application for Zoning By-law Amendment (“the Application”) is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to permit a subdivision tentatively consisting of 22 single detached dwellings, a stormwater management facility, natural environment lands and a public street.

In detail, the proposed Zoning By-law Amendment would rezone a portion of the Subject Lands currently zoned Agricultural (A) to a Rural Residential Site-Specific Zone (RUR(spXX)). The portions of the Subject Lands zoned Natural Environment (NE) with an Environmental Protection Overlay would remain as existing. The Concept Plan illustrating the contemplated subdivision is shown on **Attachment 2** (Concept Plan provided by the Applicant) of this report. Details of the proposed Zoning By-law Amendment are outlined in the Draft Zoning By-law (2025) proposed by the Applicant and included as **Attachment 3** of this report. The changes in the Draft Zoning By-law are summarized in the Summary of Changes section below.

SUMMARY OF CHANGES

Provincial Planning Statement (2024)

Since the last resubmission in 2022, the Provincial Planning Statement (2024) (the “PPS”) came into effect in October 2024 and consolidated the previous Provincial Policy Statement (2020) and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the “Growth Plan”). The Growth plan previously stated that “new multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006”. Since this policy is no longer in effect, multiple lots or units for residential development may be considered on rural lands.

The Applicant provided a memo evaluating the changes introduced by the PPS (2024) as part of the 2025 resubmission.

Official Plan Amendment (OP-2021-02)

On April 23, 2025, the County of Wellington approved the Official Plan Amendment application (OP-2021-02) to redesignate a portion of the Subject Lands from Secondary Agricultural to Country Residential. The Core Greenland and Greenland designation remained as existing on the Subject Lands.

As such the following policies are now applicable to the Subject Lands:

6.9 Country Residential Areas

6.9.1 Defined

Country Residential Areas are low density rural subdivisions on individual services. New Country Residential Areas are not allowed.

6.9.2 Permitted Uses

Residential uses in single detached houses at low densities are allowed in country residential areas.

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Revised Zoning By-law Amendment

The differences between the previous Draft Zoning By-law (2021) and the most recent Draft Zoning By-law (2025) are summarized below.

Table 1: Draft Zoning By-law Changes

Provision	2021 Draft Zoning By-law	2025 Draft Zoning By-law
Zone Change	Rural Settlement Residential Site-Specific Zone (RSR(spXX))	Rural Residential Site-Specific Zone (RUR(spXX))
Permitted Uses	<p>Only the following uses are permitted:</p> <p>Accessory Apartment Bed and Breakfast Boarding/Lodging/Rooming House Community Garden Dwelling, Duplex Dwelling, Single Detached Group Home Home Business Private Home Day Care Public Park Public School Home Industry Additional Residential Unit (Attached and Detached)</p>	<p>Only the following uses are permitted:</p> <p>Dwelling, Single Detached Park, Public</p>
Setbacks to the Natural Environment Zone	15 m from a wetland and 0 m from a woodland/forest	30 m from a wetland and 10 m from the dripline of the woodland/forest

For clarity, the other site-specific provisions proposed in the 2021 submission are still retained in the 2025 submission. These site-specific provisions relate to minimum required lot area, minimum lot frontage, minimum interior side yard and a holding provision, requiring a subdivision agreement(s) (or a condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

REPORTS AND STUDIES SUBMITTED

Additional Information provided as part of the recent submission in support of the Zoning By-law Application:

- Water Supply and Nitrate Loading Assessment prepared by Groundwater Science Corp., dated July 2025;
- Draft Zoning By-law Amendment dated 2025; and
- Letter regarding Provincial Planning Statement (2024) prepared by Stovel and Associates Inc., dated October 31, 2024.

In support of the Application, the following items were also previously submitted:

- Planning Justification Report prepared by Stovel and Associates Inc.;
- Planning Justification Letter prepared by Stovel and Associates Inc., dated April 16, 2021;
- Draft Zoning By-law Amendment prepared by Stovel and Associates Inc.;
- Environmental Impact Study prepared by Stovel and Associates Inc. And EIS addendum report dated December 31, 2021;
- Functional Servicing and Stormwater Management Report prepared by Triton Engineering Services Limited dated June 2021, and addendum letter dated August 16, 2021;
- Letter regarding Section 4.9.7 Paris and Galt Moraine Policy Area prepared by Groundwater Science Corp., dated June 20, 2021;
- Traffic Brief prepared by Triton Engineering Services Limited, dated June 2021;
- Groundwater and Surface Water Monitoring Program Report prepared by Hydrogeology Consulting Services;
- Zoning By-law Amendment Application, dated June 22, 2021;
- Geotechnical Investigation prepared by Naylor Engineering Associates Ltd., dated November 25, 2004; and
- Drinking Water Source Protection Screening Form, dated April 20, 2021.

REVIEW COMMENTS RECEIVED TO DATE

2025 Township Comments:

NPG Planning Solutions – Technical issues related to the proposed Draft Zoning By-law are being coordinated with other commenting agencies. Conclusion of these issues will be addressed in the future Recommendation Report.

Wellington Source Water Protection – Additional information is required, as requested in March 2022, including the estimate of the total proposed water taking as a cumulative total for the proposed development, the recent annual report submission and the 2004 hydrogeological analysis; and further investigation given to the recharge and infiltration options.

Harden Environmental Services Ltd. - No outstanding hydrogeological concerns. The Water Supply and Nitrate Loading Assessment (2025) provides a number of recommendations which will be addressed in future *Planning Act* application(s).

GEI Consultants – No outstanding engineering concerns. Future technical review of the subdivision design will be undertaken when a draft plan of subdivision application is made.

NRSI – No outstanding ecological concerns. Technical comments will be addressed through the Draft Plan of Subdivision stage.

Salvini Consulting Inc. – No outstanding traffic concerns.

Building – No comments.

Fire and Rescue Services – No comments

Public Works, Parks and Facilities – No comments.

By-law enforcement – No comments.

2022 Township Comments:

Planning and Development Advisory Committee (2022) – The Committee approves the application in principle, subject to the following:

- Hydrogeological Study
- Traffic Study
- Consideration for rear lot buffering from adjacent development
- Conformance with provincial legislation

2025 County Comments:

Planning Staff requests that the natural features forming part of the Greenlands System be placed within the Natural Environment 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.

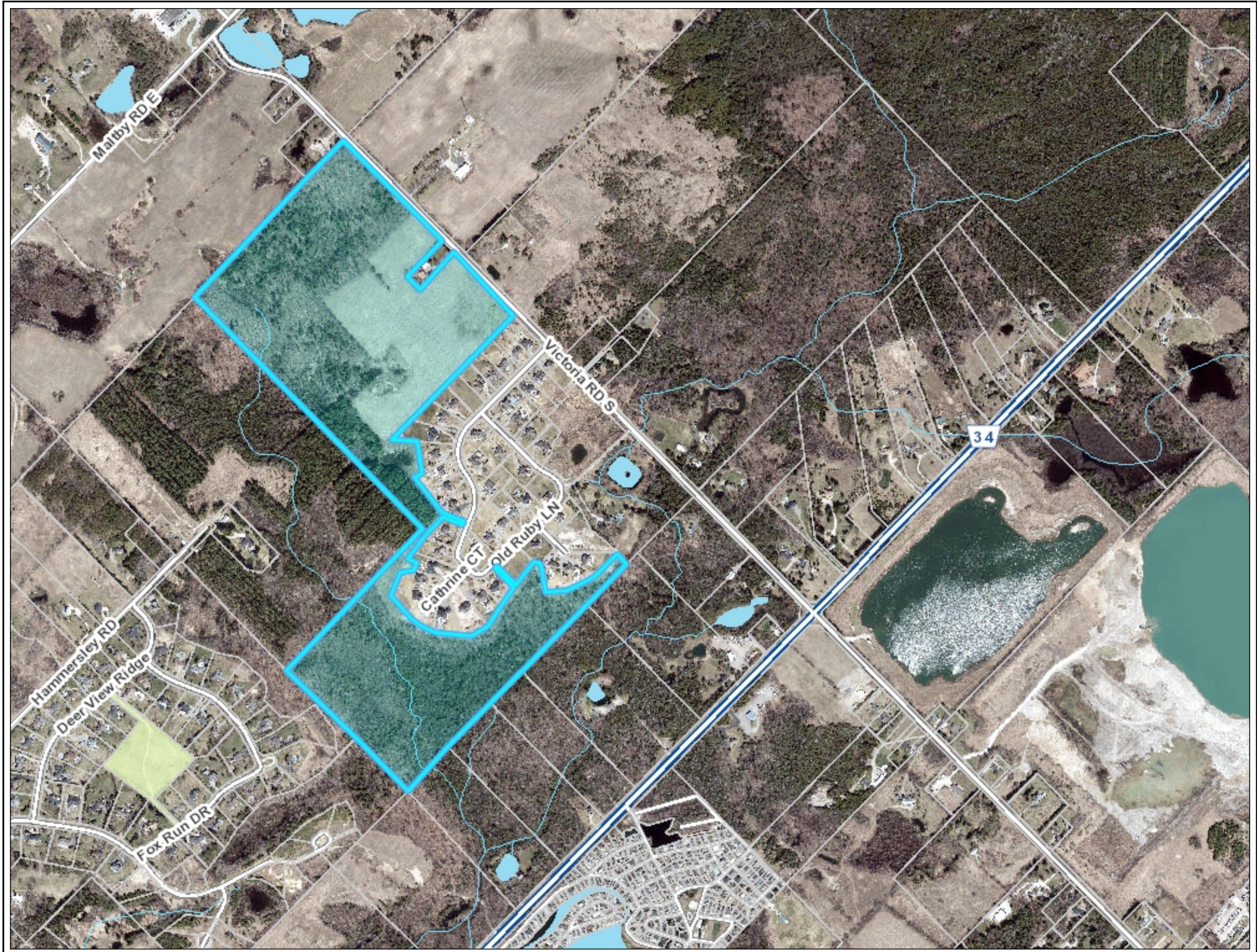
The Township, the Township's ecological consultants and the Grand River Conservation Authority (GRCA) will need to be satisfied with the proposed setbacks from natural features (woodlands dripline and wetlands) and County planning staff supports clearly delineate setback requirements within the proposed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

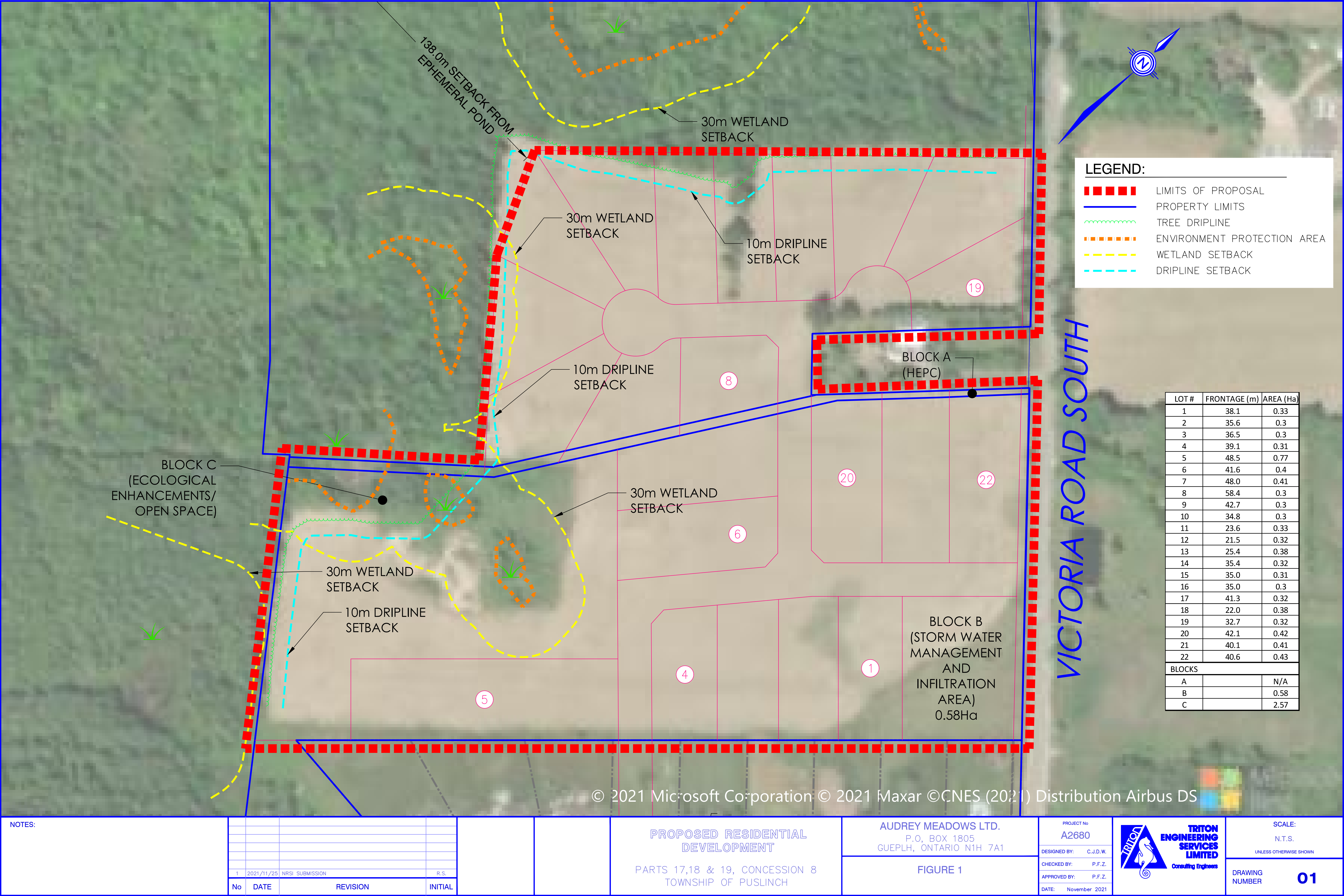
2025 Agency Comments:

Grand River Conservation Authority (GRCA) – No outstanding concerns.

NEXT STEPS

We recommend a public information session be scheduled prior to considering a recommendation on the Zoning By-law Amendment Application. As the last statutory Public Meeting was held in 2022 and give the changes outlined above, the additional engagement opportunity will allow the public to be better informed of the application in today's planning context.





THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER __-2022

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

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH HEREBY ENACT AS THE FOLLOWS:

1. THAT Table 2.1 a. Residential is hereby amended by adding the following to the first column: "Rural Residential", to the second column the short form: "RUR" and to the third column the following description, which pursuant to section 2.1 b of Bylaw 023/18 as amended, does not form part of the Zoning By-law.
2. THAT Schedule "A" of the By-law 023/18 is hereby amended by rezoning a portion of Part of Lots 17, 18 and 19 Concession 8, within the Township of Puslinch from Agriculture (A) Zone to Rural Residential Zone – Holding (RUR-"H") as shown on Schedule "A" of this By-law;
3. THAT the subject land as shown on Schedule "A" to this By-law shall be subject to the following site-specific provisions for the Rural Residential Zone:

Zone Standard	Rural Residential (RUR)
Minimum Lot Area (ha)	0.3*
Min. Lot Frontage (m)	20
Minimum Front Yard (m)	6
Minimum Interior Side Yard (m)	2
Minimum Required Exterior Side Yard (m)	6
Minimum Rear Yard (m)	6
Maximum Permitted Lot Coverage	40
Maximum Permitted Building Height (m)	11
Minimum Required Landscaped Open Space	30
Permitted Uses	Dwelling, Single-Detached Park, Public

**Use-Specific Special Provisions: (1) The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrate that the proposed lot(s) will meet the minimum lot area recommendations of the studies.*

4. THAT the subject land as shown on Schedule "A" to this By-law shall be subject a **HOLDING PROVISION**, as set out below:

i) A Holding (H) Provision is hereby established and identified on Schedule 'A' attached hereto, by the letter "H" in parentheses following a zoning symbol established in this By-law.

ii) Where a zoning symbol is followed by the letter "H" in parentheses, the provisions of the By-law applicable to the zone symbol shall only apply upon the removal of the letter "H" by an Amendment By-law as approved by Council in accordance with the provisions of Section 36 of the Planning Act.

iii) Until the removal of the letter "H":

a) No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or existing agricultural use once the specific items listed in section iv) (a) has been satisfied;

iv) The (H) Holding Provision shall only be lifted for all other uses when the Township of Puslinch is satisfied that the following items have been addressed:

a) A subdivision agreement(s) (or condominium agreement(s)) between the Owner and the Township of Puslinch has been executed in accordance with the terms of the subdivision agreement(s) (or condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

5. For the lands zoned Natural Environment (NE), the provisions of section 12.4 shall apply.

6. Notwithstanding any provisions for Setbacks to the Natural Environment zone as set out in section 4.31 of Zoning By-law No. 023/18, the minimum setback requirements which shall be reduced to 30 m from a wetland and 10 m from the dripline of the woodland/forest.

7. In all other respects, the provisions of Zoning By-law 023/18, as amended shall apply.

**READ A FIRST, SECOND A THIRD TIME AND FINALLY PASSED THIS 15th DAY OF
JUNE, 2025**

James Seeley, Mayor

Courtney Hoytfox, CAO

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____

SCHEDULE "A"



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. ____ - 2022

By-law Number __-2022 amends the Township of Puslinch Zoning By-law 23/18 by rezoning a portion of Lots 17, 18 and 19, Concession 8, within the Township of Puslinch, from a site specific AGRICULTURAL (A) ZONE to the RURAL RESIDENTIAL (RUR) ZONE to permit the future development of a residential subdivision.

A HOLDING (H) ZONE provision has been attached to the zone to ensure that Township requirements, financial and otherwise, have been satisfied. The Holding – H zone provisions will be set out as following:

Prior to the removal of the holding symbol, draft plan approval for a plan of subdivision on the Subject Lands shall be required to be granted, together with the entering of a subdivision agreement with the Township to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

The subject application is related to Official Plan Amendment 122 (County of Wellington File No. OP-2021-02), to extend the abutting land use designation to include an area of approximately 11.8 ha (29 acres) in size on the subject lands to facilitate an expansion to an existing rural residential subdivision identified as Audrey Meadows (Phase 1).



AUDREY MEADOWS – PHASE 2 ZONING BY-LAW AMENDMENT

1ST SUBMISSION COMMENTS

<u>Agency/Consultant</u>	<u>Comment</u>
County of Wellington	<p>Based on my review of the information submitted, I would request that the following be addressed prior to deeming this application complete:</p> <ul style="list-style-type: none">• The submitted EIS be updated with signatures from the author and resubmitted and• The source water protection screening form is to be updated to reflect that an OPA and Zoning By-law amendment application are being considered <p>A pre-consultation meeting was not formally held for this development proposal and although strongly encouraged, they are not required. Planning staff will complete a detail review of the application and prepare subsequent planning reports once the application has been deemed complete. If we have additional comments at the time of this detail review, we will let yourself and the applicant know.</p> <p>Please also be aware that a related OPA has been received, but not yet deemed complete. Once both applications are complete, my intent would be to ensure all public meetings are joint meetings.</p>
Puslinch Fire and Rescue	<p>Puslinch Fire and Rescue Service reviewed the zoning by-law amendment application for lots 17, 18 concession 8 on July 2, 2021. Please be advised that the department has no concerns regarding the application. Please find attached the fire department water supply connection requirements.</p>



Harden Environmental Services Ltd. – Stan Denhoed, Senior Hydrogeologist	See letter attached
Township Ecologist Consultant - NRSI	See attached.
GM BluePlan	See letter attached.
GRCA	See letter attached



Puslinch Fire and Rescue

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

Fire Chief Luis Gomes

Water Storage Tanks and Hydrants for Fire Protection

Water Storage Tanks

1. Water storage tanks will be sized as per the Ontario Building Code.
2. The top of the tank to be installed below the frost line. Minimum 1.3 M.
3. The bottom of the tank must not be more than 4.6 M below ground level.
4. Access manhole must have lockable heavy metal cover with no holes.
5. Access ladder to be aluminum with rungs to floor of tank.
6. Concrete to be 35 MPA at 30 days with 6% air entrainment.
7. Reinforcement to be per manufacturers specifications.
8. Install a vent pipe with rodent and insect screen.
9. Install automatic float valve system to a water source with back flow preventer.
10. Compliance with the inspection, testing and maintenance provisions of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems", for tanks is deemed to satisfy the maintenance requirements
11. The water supply source for the dry hydrant shall provide, on a year-round basis, the required quantity of water, as determined in NFPA 1142, Chapter 4, and Ontario Fire Marshal's Guidelines on Rural water Supplies for firefighting.
12. The fire department will:
 - inspect during installation of tank or tanks
 - inspect location of hydrant
 - inspect before filling
 - perform a pump test with fire pumper before final approval.

Dry Hydrant Design and Location.

- 1** Puslinch Fire and Rescue Services shall approve all aspects of the dry hydrant design and construction, including the type of materials, pipe size, and system fittings to be used.
- 2** All dry hydrant systems shall be designed and constructed to provide a minimum flow of 1000 gpm (3800 L)
- 3.** Adequate working space shall be provided around the dry hydrant to provide for a safe working environment.
- 4.** Dry hydrant systems shall be designed and constructed so that slope and piping configurations do not impede drafting operations.
- 5.** Suction hose connection(s) shall be compatible with the fire department's hard suction hose size and shall conform to NFPA 1963, *Standard for Fire Hose Connections*. The connection(s) shall include a protective cap. The cap and adapter shall be of materials that minimize rust and galvanic corrosion at draft.
- 6.** Dry hydrant to be installed a minimum of 30 M from any building and will be approximately 1.8 meters from the edge of driveway using 150 mm (6") pipe. The fire department connection fitting will be 67 cm to 90cm above the ground and facing fire truck location. The Fire Department connection must be NH (National Hose) 150mm (6") thread - female connection with a cap to seal the opening.
- 7.** The dry hydrant system and access to the site shall be developed in a manner that allows the fire department pump to connect to the hydrant using not more than 20 ft (6 m) of hard suction hose
- 8.** Dry hydrants shall be located such that they are accessible under all weather conditions. Grass, brush, and other vegetation shall be kept trimmed and neat. Vegetation shall be cleared for a minimum 3 ft (0.9 m) radius from around hydrants
- 9.** Dry hydrants shall be located a minimum of 100 ft (30 m) from any structure
- 10.** No parking or other obstacles shall be allowed within 20 ft (6 m) of the access side of the hydrant.
- 11.** Dry hydrants shall be protected from damage by vehicular and other perils, including freezing and damage from ice and other objects.
- 12.** Dry hydrants shall be inspected at least quarterly and maintained as necessary to keep them in good operating condition. The hydrants shall be flow tested at least annually with an approved pump to ensure the minimum design flow is maintained. Compliance with the inspection, testing and maintenance provisions of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems", for hydrants is deemed to satisfy the maintenance requirements
- 13.** Dry hydrant locations shall be made visible from the main roadway during emergencies by reflective marking and signage approved by Puslinch Fire and Rescue services

General Notes:

NFPA 25:

4.1 Responsibility of the Owner or Occupant.

4.1.1* The owner or occupant shall provide ready accessibility to components of waterbased fire protection systems that require inspection, testing, or maintenance.

4.1.2* The responsibility for properly maintaining a waterbased fire protection system shall be that of the owner of the property.

In accordance with the Fire Protection and Prevention Act, Puslinch Fire and Rescue Services requests that all test and inspection documentation be submitted annually to fireprevention@puslinch.ca, all work must be performed by qualified fire protection technicians.

Rev 2019.01.21

August 4, 2021

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 Zoning Bylaw Amendment Application**

As requested, Natural Resource Solutions Inc. (NRSI) has completed a peer review of the Zoning By-Law Amendment (ZBA) Application ("Application") prepared by Stovel and Associates on behalf of Audrey Meadows Ltd. 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. Multiple reports were included in the 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. The Environmental Impact Study (EIS) prepared by Stovel and Associates during 2021 ("2021 EIS") relies on the findings of a 2004 EIS prepared by Stovel and Associates ("2004 EIS") for the existing Audrey Meadows subdivision, south of the subject property described within this review. The Application was prepared in 2021 and submitted to the Township of Puslinch in June 2021.

Tasks Carried out

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

- Review of the following reports:
 - Environmental Impact Study (June 2021). Prepared by Stovel and Associates.
 - 2019-2020 Annual Report, Groundwater Monitoring and Surface Water Monitoring Program (April 2021). Prepared by Hydrogeology Consulting Services.
 - Planning Justification Report (June 2021). Prepared by Stovel and Associates
 - Zoning By-Law Amendment Application (June 2021). Prepared by Stovel and Associates on behalf of Audrey Meadows Ltd.
 - Paris-Galt Moraine Policy Area Letter (June 2021). Prepared by Groundwater Science Corp.
 - Zoning By-Law Amendment to By-Law 023/18 for Audrey Meadows Ltd. (June 2021).

Jack Richard and Erin Bannon of NRSI completed a site visit on July 20th, 2021. NRSI staff were accompanied by the landowner, as well as Rob Stovel, of Stovel and Associates. During the site visit, we had the opportunity to investigate the subject property and to examine the natural features present, in addition to the materials reviewed.

Relevant Policy Framework

Our review examined the Application materials and considered the adequacy of the Application and the impacts of the proposed development on natural heritage features identified within the County of Wellington Natural Heritage System, or “Greenlands System”, and the Provincial Policy Statement (“PPS”). Both Greenlands and Core Greenlands, as identified by the County of Wellington Official Plan (OP), existing within the subject property. Additionally, our review evaluated the level to which the Application confirms with the *Endangered Species Act* (ESA), 2007, and the *Township of Puslinch Comprehensive Zoning By-Law, 2018*. This analysis was undertaken to identify whether the Application, particularly the EIS, sufficiently addressed the direct and indirect impacts the proposed Audrey Meadows development may have on the natural heritage features and policies that protect them, as well as avoidance, and mitigation of impacts.

Review Comments

Characterization of Vegetation Communities

The lands that comprise the subject property are predominantly agricultural, although natural features occur throughout a substantial proportion of the northern and western areas of the subject property, as noted in the 2021 EIS and confirmed during NRSI’s site visit. A large deciduous woodland overlaps with the proposed development area. This woodland also extends further to the north and west of the proposed development. The woodland is bounded by coniferous plantation to the south and west of the proposed development area. Each of these woodland areas are designated in the County’s OP as Greenland (woodland) and Core Greenland (wetland) (County of Wellington 2021). The large deciduous woodland contains Provincially Significant Wetlands (PSWs), and is designated as a Core Greenland feature within the County’s Greenlands System. These wetlands form part of the Mill Creek Puslinch Wetland Complex.

South of the PSWs, two smaller unevaluated wetlands occur. These wetlands are each regulated by the Grand River Conservation Authority (GRCA) and are also considered Core Greenlands, as stated within the 2021 EIS. The proposed development area consists primarily of agricultural land. After reviewing the natural areas during our site visit, NRSI agrees with the general vegetation descriptions for the woodland and wetlands areas of the subject property provided in Section 2.4 of the 2021 EIS.

Habitat of Endangered or Threatened Species (Core Greenlands)

Section 5.4.2. of the Wellington County OP mandates that development and site alteration may not impact Species at Risk (SAR), considered endangered or threatened. Specifically, the OP states:

“Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory

Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function.”

In order to determine whether or not endangered or threatened species occur within the subject property, as well as demonstrate any proposed development will result in “no negative impacts”, it is necessary to conduct fulsome wildlife and habitat surveys. The locations and timing of the field investigations detailed within this 2021 EIS, as well as the overall survey effort completed, are insufficient in our opinion to document the potential presence of some types of SAR species or their habitat within the subject property. Appendix B of the 2021 EIS provides a list of wildlife observed within the subject property, however the report does not provide sufficient information regarding the specific timing and location of the relevant surveys conducted. Currently, it is unclear whether a sufficient number of point count stations for the amphibian call surveys and breeding bird surveys were established in order to adequately assess amphibian and bird habitat.

In order to appropriately assess the potential presence of SAR birds or amphibians within the wooded and wetland habitats of the subject property and immediately adjacent to the subject property, amphibian call surveys and breeding bird survey stations should be established within each habitat type. The standard Marsh Monitoring Protocol requires completing 3 evening amphibian call surveys, and normally recommends the first survey occurs in April, contingent on weather, to document species that typically breed early in the season. Currently, the 2021 EIS does not specify the dates these surveys were completed. Similarly, the timing and location of the breeding bird surveys is unclear. While the 2021 EIS identifies bird species observed on the subject property, no description of the survey method, timing, or location including route or GPS tracks is provided. As such, it is unclear whether any breeding bird surveys were conducted in the woodland areas found on the subject property.

As described by Stovel and Associates during the July 20th, 2021 site visit, wildlife species and habitats on and adjacent to the subject property were evaluated by Stovel and Associates within the 2021 EIS using the findings from the survey effort completed to prepare the 2004 EIS, rather than through the collection of current field data. As 17 years have passed since the submission of the 2004 EIS, the results should not be considered current. While breeding bird surveys and amphibian call surveys were reported to have been completed in 2021, a fulsome series of wildlife and habitat surveys were not described to have been completed to inform the 2021 EIS, specifically.

The potential for SAR and Significant Wildlife Habitat (SWH) has not been fully explored within the 2021 EIS. A review of available background information identifies that Jefferson Salamander (*Ambystoma jeffersonianum*) a species considered endangered in Ontario, have been observed within 10km of the subject property (NHIC 2021). During the July 20th, 2021 field visit, NRSI staff observed a small woodland pond, or vernal pool, in the large deciduous forest community northwest of the proposed development. Given that this pond had open water during July, it could be considered candidate SWH and may provide amphibian breeding habitat based on guidance provided by the Significant Wildlife Habitat Technical Guide (2000). The 2021 EIS reported no woodlands supporting amphibian breeding ponds. Additionally, rock piles and rock crevices were observed during NRSI’s field visit, which may provide reptile hibernacula and bat hibernacula, respectively. The 2021 EIS did not consider either of these SWH types.

Recommendations

Based on our review of the 2021 EIS and the Application, it is our opinion that the following steps are required to complete the 2021 EIS for the ZBA and associated proposed development, in order to adequately address aspects related to the natural environment:

- Conduct fulsome vegetation and wildlife surveys, as well as describe the timing, location, and methods applied for the 2021 natural environment surveys, specifically for surveys which do not conform with the referenced standards or those typically conducted under the submission of an EIS;
- Complete fulsome screening and assessments for the variety of SWH types that may occur within and adjacent to the subject property including, but not limited to, woodlands containing amphibian breeding ponds, reptile hibernacula, and bat maternity roosting/hibernacula habitat;
- Complete fulsome screening for SAR that may exist within the subject property or adjacent lands; and
- Demonstrate and confirm that the proposed development will have no negative impact to any significant habitat of endangered or threatened species, or its ecological function.

Woodlands (Greenlands)

Section 5.5.4. of the County of Wellington OP identifies the following with respect to the Greenlands System and Significant Woodlands, which are relevant to this ZBA:

“In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system... In the Urban System, woodlands over 1 hectare are considered significant by the County, and are included in the Greenlands system.

Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.”

The 2021 EIS correctly identifies Significant Woodlands within the subject property. Currently, the 2021 EIS states that no removal of Significant Woodlands will occur in order to facilitate the proposed Audrey Meadows development associated with the ZBA. Despite this, the limits of proposed development shown within the 2021 EIS overlap with the Significant Woodland boundary, with many lots extending into the existing woodland. The 2021 EIS explains that while some limited backlotting will occur, appropriate restrictions will be established within conditions of draft plan approval in order to ensure the woodland area is not damaged or removed during the construction of the proposed development. The 2021 EIS has proposed a 5m setback from the woodland dripline along the rear of lots #8-19, those directly adjacent to the existing woodland, in which no development or disturbance is permitted, as a means to minimize impacts to the woodland. Neither the woodland dripline or 5m setback has been shown in mapping provided within the Application. Typically, Significant Woodlands are provided a 10m setback, or buffer, to afford this feature sufficient protection from disturbance. In addition to a reduced setback, 2021 EIS identifies that the proposed development will result in partial ownership of the existing woodland to each of the development lots. Should the

proposed development provide partial ownership of the adjacent Significant Woodland for each lot, consideration will need to be given to how this may impact stewardship, and whether this may adversely impact this feature or its ecological function.

Recommendations

- Confirm that the proposed development will not impact the Significant Woodland feature, or its ecological function. A tree inventory and Tree Protection Plan may be required to ensure trees adjacent to the proposed development, and potential impacts to those trees are adequately assessed;
- Illustrate the proposed setback limit in relation to the proposed development lots and Significant Woodland dripline. These features should be delineated with a high level of accuracy, using GPS technology; and
- Specify the restrictions that will be implemented to ensure that development lots included within portions of the Significant Woodland dripline do not negatively impact this feature or its ecological function. Consideration should be given to installing fencing for lots #8-19 along the woodland dripline, to better protect this feature, in addition to the implementation of a rear yard use condition.

Wetlands (Core Greenlands)

With regards to wetlands, Section 5.4.1. of the County of Wellington OP states:

“All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.”

The 2021 EIS correctly identifies multiple wetlands within the subject property, including PSWs forming part of the Mill Creek Puslinch Wetland Complex, as well as smaller wetlands regulated by the GRCA. As identified within the 2021 EIS and County of Wellington's OP, all wetlands within and adjacent to the subject property are considered Core Greenlands. The 2021 EIS states that the proposed development will not result in any removal of wetland areas. Each of the wetlands within the subject property have been delineated by Stovel and Associates, however during the July 20th, 2021 field visit Rob Stovel reports having had technical GPS issues and expressed the potential for inaccuracies in the recorded wetland boundaries. Stovel stated that this would be revisited during fall 2021 but also stated that the GRCA did not participate in the identification of the wetland boundaries. While the 2021 EIS referenced background information material and mapping provided by the GRCA, the Application does not appear to conform with Section 5.4.1 of the County of Wellington OP, which requires that the relevant Conservation Authority be consulted when a development is proposed within or adjacent to a wetland. A significant portion of the proposed development area falls within GRCA-regulated wetland buffer areas and the GRCA should be consulted on wetland boundaries and appropriate activities within the regulated areas.

Section 4.31 of the Township of Puslinch Comprehensive Zoning By-Law requires that:

“No buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) Zone.

Notwithstanding the required setback in subsection (A) above or any other provision in this By-law to the contrary:

- ii. Where a vacant lot existed on the day of passing of this By-law, a building permit may be issued for permitted buildings or structures, excluding new agricultural buildings and structures, provided that:*
 - i. there is no other suitable location on the lot outside of the 30 metre minimum setback, and*
 - ii. a setback of at least three (3) metres from the NE Zone boundary is maintained.”*

Notwithstanding the above, the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990. Where the Conservation Authority provides written approval for a reduced setback from the NE Zone an amendment to this By-law shall not be required. “

Core Greenlands are defined as Natural Environment Zones (NE Zones) under the Township of Puslinch Comprehensive Zoning By-Law and are entitled a minimum 30m setback, notwithstanding the exceptions noted above. The 2021 EIS and Application propose a 15m setback for lots #5, 6, and 7, which are directly adjacent to a wetland area, identified as a Core Greenland feature. The proposed development lots will extend within the natural feature dripline and within close proximity to the wetland boundary. While the proposed development may limit the building envelope of each lot by a 15m setback, consideration should be given towards how the reduced setback and partial ownership of the adjacent natural feature may impact stewardship, and whether this may adversely impact this feature or its ecological function.

Recommendations

- Consult with the GRCA to confirm delineation of wetland boundaries as identified in 2021 EIS, as well as suitability of proposed development in relation to GRCA-regulated areas, including wetland buffers;
- Confirm that appropriate erosion and sediment controls, referenced within the 2021 EIS, will be implemented to ensure that the adjacent wetlands, and other natural features, are not impacted during the construction of the proposed development;
- Illustrate the proposed setback limit in relation to the proposed development lots and Core Greenlands/Wetland boundary. These features should be delineated with a high level of accuracy, using GPS technology; and
- Specify the restrictions that will be implemented to ensure that development lots within 30m of Core Greenlands/Wetlands do not negatively impact this feature or its ecological function. Consideration should be given to installing fencing along the woodland dripline for lots #5, 6, and 7, to better protect this feature.

Aquatic Resources

The 2021 EIS describes the aquatic features that are found adjacent to the proposed development. Currently, there is no mention of when the field surveys were conducted within the subject property and adjacent lands. Spring 2021 was drier than is typical and it is not currently clear whether or not this has been considered in relation to the assessment of aquatic features on and adjacent to the subject property. Table 1 of the 2021 EIS states that the identified aquatic habitat is considered coldwater. GRCA Regulation mapping confirms this. Despite this, this feature is not described or mentioned within the Aquatic Resources section of the 2021 EIS. A discussion on aquatic species, including sensitive species that may be impacted by the proposed development, is also not provided.

Currently, the Fisheries Habitat section of the 2021 EIS states that *“there is no fish habitat on or within 120 m of the subject property.”* However, in the Potential Indirect Impacts section, it is stated that the closest residential lot is approximately 85 m away from the intermittent tributary of Mill Creek. Clarification should be given as to which statement is accurate and the EIS should be updated accordingly.

Without assessing the Functional Servicing Report and Stormwater Management Plan, referenced by the 2021 EIS, it cannot be determined if the Stormwater Management Plan is sufficient to mitigate the impacts to the proposed development (i.e. thermal impacts, and total suspended solids). The Stormwater Management Policy (9.9.9.3) for the Wellington County Official Plan states:

c) The objectives of a stormwater management plan are to avoid, minimize and/or mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:

- i. Maintain groundwater quality and flow and stream baseflow;*
- ii. Protect water quality;*
- iii. Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;*
- iv. Prevent increases in stream channel erosion; v. Prevent any increase in flood risk; and*
- v. Protect aquatic species and their habitat.*

With regards to the private sewage treatment on each lot, the section on aquatic habitat states *“in the long run, this could prove to be a significant net improvement to the ecological functions associated with the site.”* No data has been provided within the 2021 EIS to support this statement.

Groundwater Science Corp. (GSC) Paris and Galt Moraine Policy Area letter states that the maintenance or enhancement of groundwater recharge through Low Impact Development measures will be addressed during the Draft Plan stage. GSC also stated that by maintaining the site recharge, the baseflow to the adjacent watercourses would be maintained. This letter states that local surface water drainage patterns to be maintained through detailed design process and associated stormwater management design. GSC anticipates proposed development will meet the requirements of the Paris and Galt Moraine Policy Area.

Recommendations

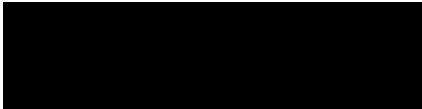
- Provide a more fulsome description of Aquatic Resources with regards to the thermal regime and fish species present;
- Confirm the distance the proximity of the subject property to fish habitat features, including but not limited to, intermittent streams;
- Specify the mitigation measures that will be in place for the Stormwater Management facility and confirm if these measures will be sufficient for the thermal regime and fish species present; and
- Confirm that the SWM Plan follows the policies within the Wellington County OP.

Conclusion

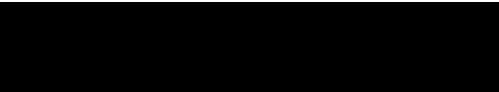
Based on our review of the 2021 EIS and additional documents supporting the Application, it is NRSI's position that the recommendations described above are required to complete the 2021 EIS for the proposed ZBA and adequately address the policies defined in Section 5 of the County of Wellington's OP.

Please do not hesitate to contact me if you require further clarification on these matters.

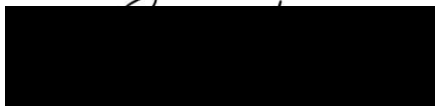
Sincerely,
Natural Resource Solutions Inc.



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



Erin Bannon
Terrestrial & Wetland Biologist / Certified Arborist



Jack Richard
Registered Professional Forester



Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline Road
R.R. 1, Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
Geochemistry
Phase I / II
Regional Flow Studies
Contaminant Investigations
OMB Hearings
Water Quality Sampling
Monitoring
Groundwater Protection
Studies
Groundwater Modelling
Groundwater Mapping

File: 2026 Audrey Meadows Phase II

August 23, 2021

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

Attention: Lynne Banks, Project Coordinator

Dear Lynne:

Re: Zoning Bylaw Amendment Application Part Lots 17, 18 Con 8

We have the following preliminary comments on the application.

- 1) Identification of catchment areas of closed depressions. Similar to the issues we have raised for the Clair Maltby Secondary Plan area, there are numerous closed depressions on this site. Although Figure 3 of the Groundwater Science Corporation June 20, 2021, letter identifies potential locations where infiltration will occur, it appears that a large part of the development presently has runoff to these depressions. In order to maintain a water balance on this Paris moraine property, a detailed accounting of the water capture in these depressions must be made.
- 2) The predevelopment storm drainage area map presented by Triton is an oversimplification of the existing site conditions and does not recognize infiltration areas as presented by Groundwater Science Corp. As indicated in Comment 1, an improved drainage catchment map will assist in identifying the areas presently with on-site depression focused recharge.
- 3) A nitrate impact analysis is required. We recommend following MECP Procedure D5-4 to assess density of lots for this development. It must be also shown that wells downgradient of the site will not be impacted by the introduction of septic systems. We require that all private wells between the site and Mill Creek 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.

Audrey Meadows

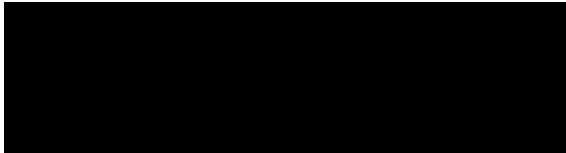
August 23, 2021

Page 2

- 4) We recommend following MECP Procedure D5-5 as a method of confirming that there will be adequate water supply for the development. We recommend 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. It may be beneficial to consider drilling wells into the Goat Island or Gasport Formations to limit the potential for shallow system contamination.
- 5) The quality of Mill Creek found along the southern edge of the existing Audrey Meadows development should be determined 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 Ministry of the Environment, Conservation and Parks.
- 6) Water Quality of infiltrated water. Again, similar to comments presented for the Clair Maltby Secondary Plan, the infiltration of stormwater should be evaluated with respect to affecting the water quality of the underlying aquifers.

Sincerely,

Harden Environmental Services Ltd.



Stan Denhoed, M.Sc., P.Eng.
Senior Hydrogeologist



July 23, 2021
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. A request from the Township was received by GM BluePlan Engineering on June 28, 2021 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 Township's review, 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 have no concerns with the zoning bylaw amendment from an engineering perspective.

At the time of detailed design and Draft Plan Approval, GMBP will require the following plans for review:

- **Legal Survey of the Property**, undertaken by a licenced Ontario Land Surveyor.
- **General Arrangement Plan**, showing proposed layout of subdivision, including number and size of residential lots, road allowance, stormwater management block(s) and greenspace to remain.
- **Site Grading and Servicing Plans**, developed to illustrate the site topography and drainage under existing and proposed conditions. The plan(s) should also show potable water and wastewater servicing infrastructure. Detailed drawings of proposed stormwater management facilities should be provided.

- **Sediment and Erosion Control Plan**, detailing measures to limit the effect of the proposed construction on the surrounding area and infrastructure.
- **Landscaping Plan and Tree Preservation/Enhancement Plan**, adhering to requirements determined by the Township Ecologist and in keeping with the Environmental Impact Study.
- **Plan and Profile Drawings for all Roads and Services.**
- **Composite Utility Plan (CUP)**, indicating the location of all underground and aboveground services, utilities driveways, street lighting, traffic and street signs, community mailbox(es) and landscaping to be installed within the municipal right of way. Sign-off of the CUP by each utility company represented by the plan is to be provided with the submission.
- **Street Lighting and Photometric Plans**, prepared by a professional engineer and including street lighting layout and design, electrical drawings showing the location of poles, load centres and luminaires, standard drawings and specifications for materials and installation, and a photometric distribution diagram indicating the average maintained illumination levels and uniformity rating in comparison to IESNA minimum requirements.

In addition, an updated Functional Servicing and Stormwater Management Report, based on the detailed design, a Geotechnical Report, updated Hydrogeological Report, and updated Traffic Impact Brief, will be required and reviewed at the time of Draft Plan Approval.

Deficiencies/Outstanding Matters

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Comment

Additional Commentary

Item No.	Additional Commentary
1.	The Township Environmental Engineer/Hydrogeologist should confirm that 0.3 hectares is an adequate lot size for the proposed septic systems with tertiary treatment.
2.	The site is partially located within GRCA regulated area, and therefore the GRCA should comment on the proposed setbacks to woodland dripline and wetland.

Completed/Approved

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Date Issue Cleared	Comment



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



**PLAN REVIEW REPORT: Township of Puslinch
Lynne Banks, Development & Legislative Coordinator**

DATE: August 3, 2021

YOUR FILE:

RE: **Application to Amend a Zoning By-Law**
Part Lot 17 & 18, Concession 8, Township of Puslinch
Audrey Meadows Ltd.

GRCA COMMENT:*

Grand River Conservation Authority (GRCA) staff have now had the opportunity to review the information circulated with the above noted application. Based on our review of the materials provided, we are not in a position to support this application at this time. The GRCA recommends that wetland areas be delineated and zoned Natural Environment. Please see our detailed comments below.

BACKGROUND:

1. Resource Issues:

Information currently available to this office indicates the subject lands contains a watercourse, wetland, the Provincially Significant Mill Creek Puslinch Wetland Complex, and the regulatory allowances to these features.

2. Legislative/Policy Requirements and Implications:

It is our understanding that the applicant is proposing to change the zoning from Agricultural (A-1) and Natural Environment to Rural Settlement, Open Space, and Natural Environment and have reviewed the following document in support of the zoning application:

- Groundwater Science Corp. 2021. Audrey Meadows Subdivision. Wellington County Official Plan. Section 4.9.7 Paris and Galt Moraine Policy. Technical Memo. Dated June 20, 2021.
- Hydrology Consulting Services. 2021. 2019-2020 Annual Report, Groundwater and Surface Water Monitoring Program. Audrey Meadows Subdivision. Dated April 9, 2021.
- Stovel & Associates Ltd. 2021. Environmental Impact Study, Proposed Rural Settlement Development. Prepared for Audrey Meadows Ltd.
- Triton Engineering Services Ltd. 2021. Functional Servicing and Stormwater Management Report. Audrey Meadows Subdivision. Dated June 2021.

Based on our review of the reports noted above, we provide the following comments:

Natural Heritage

1. The Audrey Meadows Environmental Impact Study (EIS), prepared by Stovel and Associates Inc. (2021), recommends a 15 metre wetland buffer however does not justify this reduced setback. Additional information, including a reference to the Mill Creek

Subwatershed Study and other relevant buffer guidelines, will be required to justify a reduced buffer width in principle. The GRCA recommends that the delineated wetlands be captured in the Natural Environment Zoning to prevent future development impacts. Buffers and appropriate setbacks should be identified and addressed through the EIS.

2. We request that the wetland limits be delineated by a qualified person, surveyed using a high resolution GPS (or total station surveyed), and the two (2) unevaluated wetland units be assessed using the most recent edition of the Ontario Wetland Evaluation System (OMNRF 2014).

Stormwater Management

3. The Functional Servicing and Stormwater Management Report did not clearly demonstrate that groundwater recharge and discharge functions will be maintained on and adjacent to the subject site. Please provide a monthly water balance for pre-development and post-development catchments.
4. Section 2.1.2 (Hydrology and Hydrogeology) of the EIS states that “the water table in the ponds at the southeast of the site are close to the stabilized groundwater level.” The wetlands appear to be located within the southwest portion of the site, however the stormwater management block is proposed to be located toward the southeast portion of the site. We would request that the applicant demonstrate post-development infiltration deficit mitigation measures, including proposed infiltration facility location and seasonally high groundwater elevations for the SWM facilities and infiltration facilities.
5. According to the Functional Servicing and Stormwater Management Report, the quantity control objective is to match pre- and post-development peak runoff rates. The peak modelling summary indicates that post-development peak runoff rates toward the wetland (and woodland) area will be below pre-development rates. This suggests there could be an overall reduction in surface flow volumes toward the wetland. A similar assessment of infiltration rates was not provided, despite the proposed reliance on infiltration measures to maintain groundwater recharge and discharge functions on the Galt –Paris Moraine. A more comprehensive assessment of surface runoff and infiltration rates and volumes on this site is required to clearly demonstrate that the proposed development will not result in an adverse impact on the hydrological functions (i.e. recharge, discharge, and storage) of the wetlands on and adjacent to the subject lands.

Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated areas will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

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

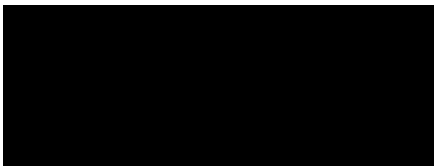
It is the opinion of GRCA staff that the EIS did not adequately address the Natural Heritage features as it relates to threatened or endangered species and woodland features and recommend that the Township of Puslinch consider peer review of the of the report.



This application is considered a 'Major' Zone Change application, with an applicable fee of \$2,335 as per the 2021 fee schedule. With a copy of this correspondence, the applicant will be invoiced in the amount of \$2,335.00.

Should you have any questions or require further information, please me, at 519-621-2763 ext. 2230 or by email at jsimons@grandriver.ca.

Yours truly,



Jenn Simons
Resource Planner
Grand River Conservation Authority

c.c. Audrey Meadows Ltd. (via email only)
Robert Stovel c/o Stovel and Associates Inc. (via email only)

Enclosed (1)

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



Part Lot 17 & 18, Concession 8,
Puslinch

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2021.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 70 140 280 420 Metres
NAD 1983 UTM Zone 17N Scale: 11,892



2nd Submission Comments - March 2022



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.

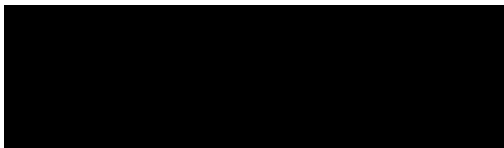
The GRCA offers the following advisory comments:

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)



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.

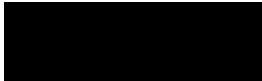


If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Andrea Reed, P. Eng.
Project Engineer

May 18, 2022

Sent by email

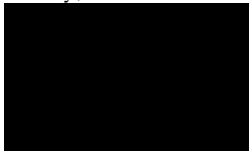
Attention: Ms. Lynne Banks, Development and Legislative Coordinator

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

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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

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.

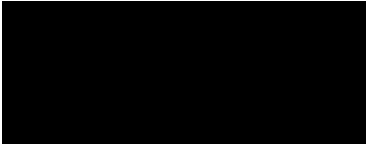
If you require further information, please contact one of the undersigned:

Sincerely,



Mar 25, 2022

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



Mar 25, 2022

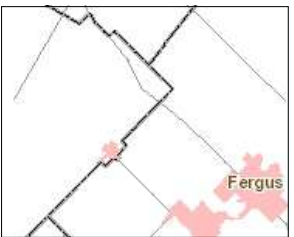
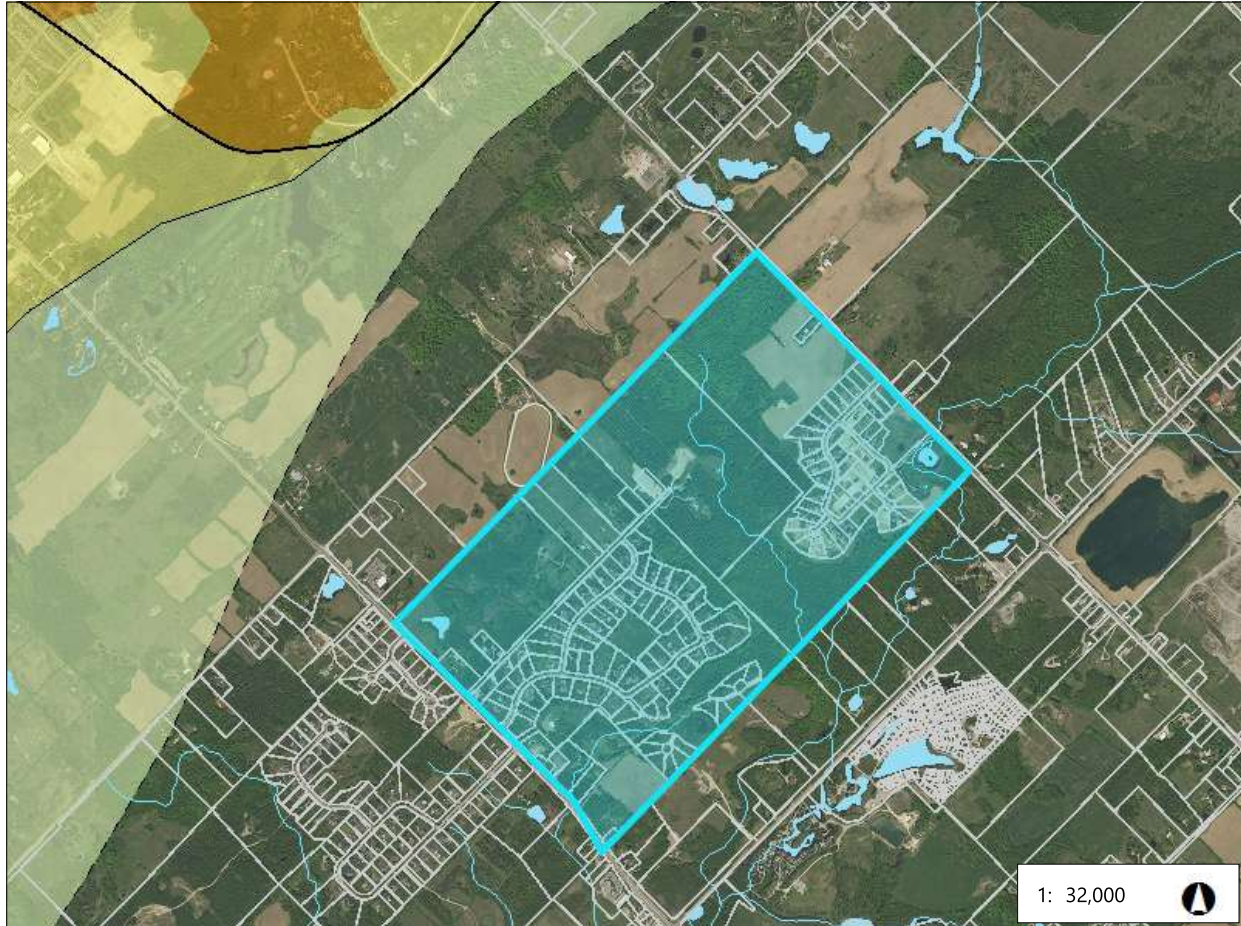
Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

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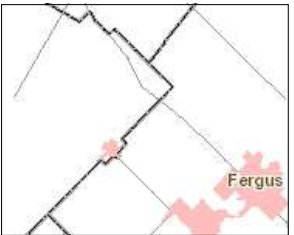
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

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

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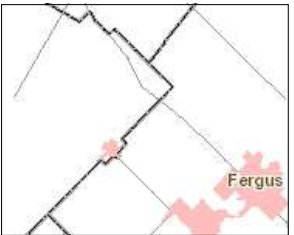
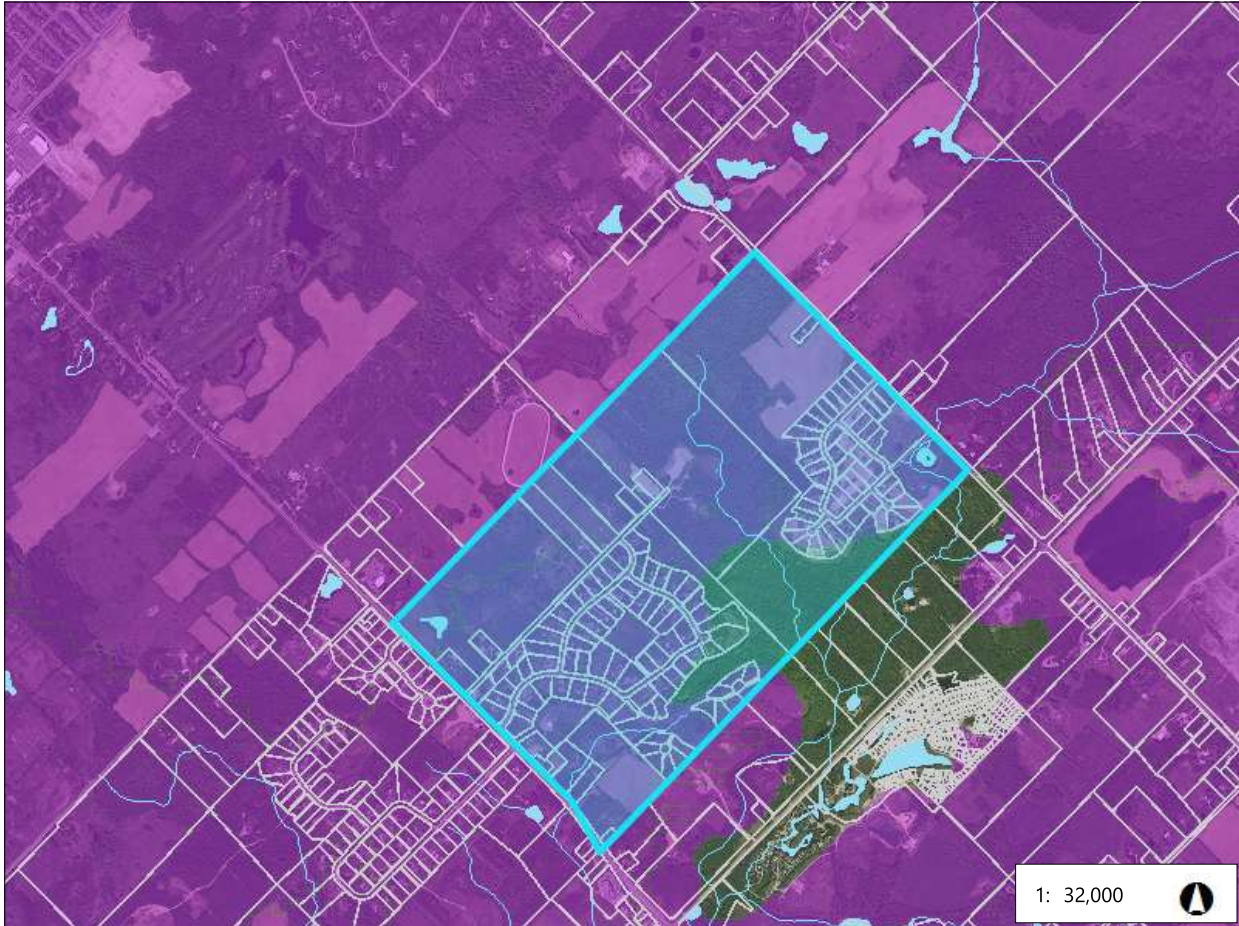
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes



Explore
Wellington

Audrey Meadows - SGRA



Legend

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

1.6 0 0.81 1.6 Kilometers

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

Notes




Source Water_Comments_AudreyMeadows_ZB A_final

Final Audit Report

2022-03-25

Created:	2022-03-25
By:	Danielle Walker (dwalker@centrewellington.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAdb2QnVuTBdw5BJKvw8x6RmZFtyJT9ynv

"Source Water_Comments_AudreyMeadows_ZBA_final" History

-  Document created by Danielle Walker (dwalker@centrewellington.ca)
2022-03-25 - 6:46:23 PM GMT- IP address: 206.132.63.63
-  Document e-signed by Danielle Walker (dwalker@centrewellington.ca)
Signature Date: 2022-03-25 - 6:51:38 PM GMT - Time Source: server- IP address: 206.132.63.63
-  Document emailed to Kyle Davis (kdavis@centrewellington.ca) for signature
2022-03-25 - 6:51:40 PM GMT
-  Email viewed by Kyle Davis (kdavis@centrewellington.ca)
2022-03-25 - 6:59:23 PM GMT- IP address: 167.100.64.156
-  Document e-signed by Kyle Davis (kdavis@centrewellington.ca)
Signature Date: 2022-03-25 - 6:59:50 PM GMT - Time Source: server- IP address: 167.100.64.156
-  Agreement completed.
2022-03-25 - 6:59:50 PM GMT



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.

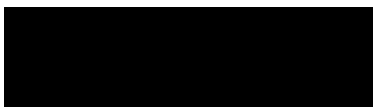
Determination of Completeness

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.

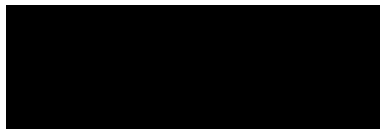
- It is understood that Triton Engineering Services Limited (Triton) will provide a detailed analysis of water balance as a condition of Draft Plan Approval. It is recommended that the previously proposed updated amphibian call surveys be completed for each wetland directly adjacent (within 120m) to 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.

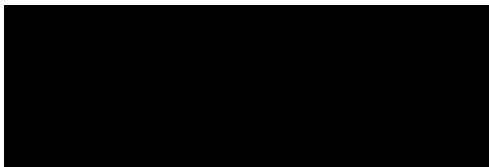
The GRCA offers the following advisory comments:

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?

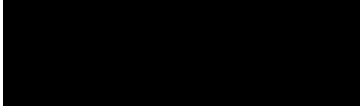
N/A

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



21 October 2021

PLN: 21-069

File Code: R14

Meagan Ferris
Manager of Planning and Environment
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Ms. Ferris;

**Re: OP-2021-02
Audrey Meadows Ltd., Puslinch**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for an Official Plan Amendment to allow an expansion to an existing rural subdivision.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That the developer shall agree to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Upper Grand District School Board

Adam Laranjeiro

Upper Grand District School Board

• Martha MacNeil; Chair
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair
• Jen Edwards

• Jolly Bedi
• Mike Foley

• Linda Busuttil
• Robin Ross

• Gail Campbell
• Lynn Topping

Planning Technician
adam.laranjeiro@ugdsb.on.ca

cc: Ruchika Angrish, UGDSB
Heather Imm, UGDSB
Glenn Schwendinger, Township of Puslinch
Robert Stovel, Stovel and Associates Inc.



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.

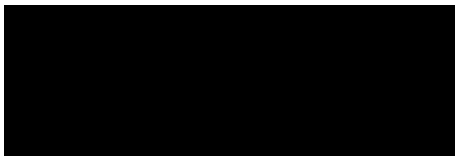
The GRCA offers the following advisory comments:

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

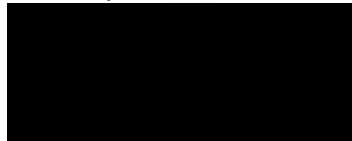
Attention: Ms. Lynne Banks, Development and Legislative Coordinator

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
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N1H 3A1

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

guelph.ca

Re: File No. OP- 2021-02

We are the original residents of 69 Old Ruby Lane, Lot 22 of the original Audrey Meadows subdivision.

We have the following concerns that we believe should be brought to the attention of those considering whether or not to permit the enlargement of the development.

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

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

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

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

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

Sincerely,
Michael and Cynthia Sidnell
69 Old Ruby Lane,
Puslinch N0B 2J0

Township of Puslinch
7404 Wellington Rd 34, Puslinch, ON N0B 2J0
P 519 763-1226 F 519-763-5846
www.puslinch.ca

September 13, 2021

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

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

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

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

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

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

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

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

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

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

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

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

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

Yours truly,

Leigh McDonald,

on behalf of the Audrey Meadows Neighbourhood Group, Puslinch Ontario

email: [REDACTED]

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

