F.Y.I.

ASTRID J. CLOS

PLANNING CONSULTANTS

October 30, 2007

L04 ONT
1648253

Dear Arkell Resident:

Re: 1648253 Ontario Limited (Kukovica)
Official Plan Amendment OP-2006-03
Zoning By-law Amendment Application #P10/2006
Draft Plan of Subdivision 23T-06003

As you are probably aware, on August 16, 2006 Tom Kukovica submitted an Official Plan Amendment, Zone Change and Draft Plan of Subdivision applications to permit a residential subdivision within Arkell, to the Township of Puslinch and the County of Wellington.

Tom Kukovica, with his consulting team, would like the opportunity to meet and discuss these applications with you. This residential subdivision has the potential to bring a number of benefits to Arkell which we would like to present to you.

An Open House is scheduled for the residents of Arkell to discuss this application on:

Wednesday November 21, 2007
7:00 pm
Arkell United Church
600 Arkell Road

Light refreshments will be provided at this meeting. We hope that you are able to attend to allow us to have a good discussion and dialogue regarding this proposal.

Yours truly,

[redacted]

Astrid Clos, RPP, MCIP

423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3
Phone (519) 836-7526 Fax (519) 836-9568 Email astrid.clos@ajcplanning.ca

The Little Church with the Big Heart

cc: Clerk
Astrid
Sarah
Bob W
Stan D
Liz Y.
Greg S.

Arkell United Church
600 Arkell Rd.
Arkell ON
N0B 1C0

RECEIVED
Township of Puslinch
NOV 23 2006

November 21, 2006

Township of Puslinch
Planning Advisory Committee
7404 Wellington Rd. 34,
R R 3,
Guelph ON
N1H 6H9

Att: Mrs. Colleen Sutton - Secretary

Dear Madam:

The Trustees of the Arkell United Church wish to comment on the Zoning By-law Amendment Application #P10/2006.

We do not believe the rezoning is in conformance with the Wellington County Official Plan in that the 21 hectare parcel is one of the best agriculture producing areas in the Township of Puslinch. We feel that the Wellington County Official Plan addresses this very well and should not be amended.

The Draft Plan of Subdivision if approved should consider:

1. Traffic volume in and around the Village of Arkell has increased tremendously over the last 20 years and this Subdivision would certainly increase the use of Watson Rd. S. and Arkell Rd. The present and future traffic flows should be studied very carefully. Improvements to the unprotected Rail Xing on Watson Rd. S. and the placement of Traffic Lights at the main intersection of Arkell and Watson should be considered. The pedestrian and vehicle safety are of utmost concern.

2. The proposed drilling of 38 new wells in this subdivision does not consider the effect on the Proposed Ground Water Protection Area of the Arkell Springs.

3. We also, do not believe, the proposed placement of 38 new septic systems has considered the effect on the Proposed Ground Water Protection Area of the Arkell Springs.

Sincerely,

[redacted]

Douglas C. Smith – Trustee of the Arkell United Church

[redacted]

Leonard Green – Trustee of the Arkell United Church

[redacted]

Robert Fitton – Trustee of the Arkell United Church

GUELPH
Junction Railway Company

cc: Clerk
Astrid Cla
Sarah W
Stan D
Bob W
Liz Y.
Greg S.

RECEIVED
Township of Puslinch
NOV 15 2006

November 9, 2006

County of Wellington
Planning & Development Department
Administration Centre
74 Woolwich Street
Guelph, ON N1H 3T9

ATTN: Mr. G. Cousins - Director

Dear Sir:

Subject: Kukovica Subdivision – Application #23T-060003
Part Lots 7, 8 & 9 Concession 10, Puslinch Twp.

The Guelph Junction Railway (GJR) has received and reviewed the above noted application and wishes to make the following comments. During our review of the traffic and noise/vibration reports as prepared by Richardson Forster Ltd., we noted some areas requiring clarification. We have contacted Richardson Forster regarding the required clarifications but they have indicated that they have been directed to not revise any of these reports at this time. Consequently, our comments reflect the submission as is.

Noise Report

Reference is made in this report to warning clauses being registered on title. The GJR fully supports this approach however, we have been informed that the registration of warning clauses is only permissible in certain cases and these warning clauses if registered as part of a Plan of Subdivision will not allow subsequent deeds/transfers to contain the warning clauses. For further information on this please refer to Ministry of Consumer and Commercial Relations Bulletin 91003. Consequently, any reference in the study to reducing the allowable noise because of warning clauses should be eliminated and the appropriate areas of the study amended.

Traffic Report

The GJR in reviewing this report noted that on Plan 1307-RWCI "Site Lines for Railway Crossing Without Automatic Warning Devices" only shows site lines for passenger car traffic. Transport Canada's Rail Safety Directorate RTD 10 Standards indicates a different distance for use with truck traffic and when applied impacts the proposed street B intersection and parts of Lots 25, 20 & 19. This study does reference railway signals but does not make clear a specific recommendation. Clarification of this is being sought.

In summary the Guelph Junction Railway wishes to advise you that it has on objection to this application providing the following comments are included as conditions in the subdivision/development agreement and form part of the conditions of approval.

Guelph Junction Railway Company
c/o City Hall, 59 Carden Street
Guelph, Ontario, Canada N1H 3A1
Located at: Suite 301, 98 Macdonell Street
Tel: (519) 836-4848 Fax: (519) 837-5636

a) That all residential buildings be set back a minimum 15.0 metres from the railway Right Of Way and that the 15.0 metre setback from the railway be included as a regulation for the lots in the zoning bylaw.

b) That the owner shall construct at his cost prior to the registration of the Plan of Subdivision railway safety berms and a 1.83 metre high chain link fence as shown on Plan 1307-RWBI.

c) That the owner shall prior to the registration of the Plan of Subdivision submit a report satisfactory to the Guelph Junction Railway which indicates actions required to allow the development of this site in accordance with Transport Canada's most recent rail safety directorate standards (currently RTD 10). This report must be prepared by a professional engineer qualified to undertake road/railway grade crossing evaluations and shall include a safety audit and recommendations on safety site lines and crossing modifications if so required. The owner shall further be responsible for all costs associated with the implementation of any crossing modifications as identified in the above noted report.

d) All recommendations as made in the Richardson Forster Ltd. Noise and Vibration Report shall be implemented.

e) That the owner provides the Guelph Junction Railway with a copy of the subdivision agreement prior to the registration of the Plan of Subdivision.

In closing the GJR requests that it be kept advised of the status of this project.

Yours truly,

[redacted]

Tom Sagaskie
General Manager

*TS*cp*
cc: Twp of Puslinch
Astrid Clos, Planning Consultant

Guelph Junction Railway Company
c/o City Hall, 59 Carden Street
Guelph, Ontario, Canada N1H 3A1
Located at: Suite 301, 98 Macdonell Street
Tel: (519) 836-4848 Fax: (519) 837-5636

November 20/06.

RECEIVED
Township of Puslinch
NOV 20 2006

CC Sarah
Brenda
Astrid

We the undersigned object to the proposed development of lands.- - - Arkell Rd / Wellington Rd # 37 & Watson Rd - - - Part of lots 7, 8 & 9, Concession 10, Township of Puslinch, County of Wellington, for the following reasons- - - - -

1 Increased loss of prime agricultural lands.

2 Substantial increase of traffic volume, creating a safety problem.

3 38 new wells will be drilled which will cause depletion of ground water supply.

4 38 septic systems could cause contamination of ground water supply. [redacted]

NAME	ADDRESS	TELEPHONE #
[redacted]	[redacted]	

NAME	ADDRESS	TELEPHONE	#

MEMORANDUM

TO: Planning Advisory Committee
CC: Stan Denhoed, Aldo Salis, Astrid Clos
FROM: Brenda Law
DATE: January 11, 2007
RE: Zoning By-law Amendment Application P10/06
Kukovica Development - Arkell

Stan Denhoed expressed concerns about the high nitrate loading and groundwater water quality issues in his letter of December ~~12~~ 5, 2006 as follows:

"The groundwater beneath the site already has between 3 and 4 mg/L of nitrate. Burnside should comment on the impact of the additional nitrate on the groundwater quality. Burnside should comment on the nature of the dissolved organic carbon observed in monitoring well MW1. A concentration of 158 mg/L of DOC suggests contamination of some sort, presently unknown.
We recommend that two pumping wells be installed and tested at this site as a condition of draft plan approval. The presence of nitrate and dissolved organic carbon raises concerns of groundwater quality issues for future home owners. "

Council would like to make sure that Stan's concerns are addressed by the applicant's consultants.

[redacted]

CC PAC
Astrid

MacKinnon & Associates

Providing Solutions in Urban, Landscape and Environmental Planning
550 Parkside Drive, Unit A-21, Waterloo, Ontario. N2L 5V4
Phone: (519) 725-5140 Fax: (519) 725-5144
E-Mail: general@mackinnonassociates.ca

FAX MEMO

File: 2019
F:\JOB\2000\2019\Wellington County\2006\OP-2006-06.doc

DATE: **October 6, 2006**

TO: **COUNTY OF WELLINGTON**
Attention: Ms. Sarah Wilhelm

FAX NO: 519-823-1694

FROM: **Jennifer Passy**

SUBJECT: **Official Plan Amendment, OP-2006-06**
Plan of Subdivision Application 23T-06003
Tom Kukovica – 1648253 Ontario Limited
Township of Puslinch (Arkell)
Part Lots 7, 8 & 9, Concession 10
County of Wellington Official Plan

RECEIVED
Township of Puslinch
OCT 0 6 2006

TOTAL PAGES FAXED: 1
(Including Cover Page)

On behalf of the Wellington Catholic District School Board we have reviewed the above noted applications. The Board has no objection to the proposed County Official Plan Amendment to change the designation on Schedule A7 of the Official Plan from Prime Agricultural and Secondary Agricultural to Hamlet in order to accommodate the residential Plan of Subdivision File No. 23T-06003. The board has no objection to the proposed Plan of Subdivision to permit 38 single detached lots and a storm water management area, subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit;
- Adequate lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus pickup point;
- That sidewalks be provided along all streets in the development to ensure a safe walking route for any future students to any school or bus pick-up/drop-off locations along existing and proposed public roads.
- Where walkways and sidewalks are planned, the Board requests that they be maintained on a year-round basis, and kept free of snow during the winter months. Further, vegetative plantings in these locations should be appropriately designed to provide a safe walking environment for students;
- The developer and the Wellington Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign, and;

- That the roadways illustrated on the plan be designed with a 12m centre-line radius in order to accommodate school bus turning movements.

If you have any questions with respect to the comments provided, please contact our office.

Yours truly,

[redacted]

Planner

cc: Mr. John Forestell, Wellington Catholic District School Board
Ms. Brenda Law, Township of Puslinch (519-763-5846)

[redacted]

RECEIVED
Township of Puslinch
NOV 2 8 2006

cc: Clerk
Astrid
Sarah W.
Bob W.
Stan D.
Liz Y.
Greg S.
Doug Smith

RE: Amendment Application #P10/2006

Questions/Concerns

1. How will this affect our well?
2. Size of Lots?
3. Distance from our property/house?
4. Dry Infiltration Pond?
   a. Hazards?
   b. Distance from property?
5. Privacy along our property/fence line?
   a. Trees?
6. Are they putting in natural gas?
7. Dirt/dust during construction
8. SPEED LIMIT.

We are raising a family of 4 small children [redacted] and with their best interests in mind (safety), we would appreciate being kept up to date with the progress of this application.

Thanks very much for your time and should you have any questions please do not hesitate to contact me at either of the numbers listed above.

Respectfully submitted,

[redacted]

cc: Clerk
Astrid Clos
Sarah W
Ivan D

RECEIVED
Township of Puslinc
NOV 14 2006

Bob W.
Liz J.
Greg S.

November 8, 2006

Mrs Colleen Sutton
Secretary,
Planning Advisory Committee
Township of Puslinch
7404 Wellington Road 34,
R. R.#3, Guelph, Ontario.
N1H 6H9

Dear Mrs Sutton:

Re Application Number P10/2006

I am in receipt of your latter dated October 23, 06, reference Zoning By-law amendments.

My main concern of this amendment is our water table in the area and the septic systems in this sizeable development.

I noted there was no reference to the minimum size of lots. Next to my place at [redacted] the housing development started out at one acre, and finally settled for three-quarters of an acre. The big cry then was what I have already stated - water and septic.

What happens to the table, as it will go down of course. Then what about our wells? If my well water drops then who will pay for that - not me.

I have been in touch with my neighbour, [redacted] on this matter.

Hopefully we will have this good man on council by the time action is taken on this development.

Yours truly [redacted]

cc: Clerk
Astrid
Sarah
Bob W
Stan D
Liz Y.
Greg S.

November 18, 2006

RECEIVED
Township of Puslinch
NOV 23 2006

Township of Puslinch
7404 Wellington Rd. 34
RR#3
Guelph, ON
N1H 6H4

Attention: Township of Puslinch Planning Advisory Committee

RE: Application #P10/2006

Dear Sirs/Madams:

Thank you for the opportunity to comment on the application noted above. Our family has reviewed the information sent to us. We have the following concerns regarding this application:

1. The density of the housing proposed. The number of homes proposed will certainly change the character of the village.

2. The increased traffic through the village will continue to effect the quality of life of the current residents.

3. Water issues continue to be a concern to all current residents.

4. The building of housing on agricultural land. Although property owners should have property rights, it is shocking the communities across Ontario continue to allow important agricultural land to be used for other purposes.

Based on these concerns, we do not support the proposed development. We look forward to further information about the status of this development application as it becomes available.

Sincerely,

[redacted]

cc Council
Atty

COUNTY OF WELLINGTON

LAND DIVISION COMMITTEE
DEBORAH TURCHET, SECRETARY-TREASURER
TEL: (519) 837-2600, Ext. 216
FAX: (519) 823-1694
e-mail: debt@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH ST.
GUELPH, ONTARIO
N1H 3T9

RECEIVED
Township of Puslinch
MAR 2 1 2007

March 20, 2007

Mrs. Brenda Law
Puslinch Township
7404 Wellington Road 34, Aberfoyle
R. R. #3
GUELPH, Ontario N1H 6H9

Dear Mrs. Law:

Re: Applications B40/07 – B43/07 (Arkell)

At the Land Division Meeting of March 8, 2007 Jeff Buisman, agent for Tom Kukovica distributed a letter from R. J. Burnside & Associates Ltd. The letter addresses the concerns of the Puslinch Planning Advisory Committee in regards to the elevated nitrate and dissolved organic carbon concentrations.

I have attached this letter as well as copy of some proposed conditions from Jeff Buisman that would address the Township concerns.

Please review and provide comments for the Land Division Committee.

Sincerely,

[redacted]

Deborah Turchet
Secretary-Treasurer

Encl.

R.J. Burnside & Associates Limited 292 Speedvale Avenue West Unit 7 Guelph ON N1H 1C4 Canada
telephone (519) 823-4995 **fax** (519) 836-5477 **web** www.rjburnside.com

BURNSIDE

March 6, 2007

Via email

VanHarten Surveying Inc.
Land Surveyors and Engineers
423 Woolwich Street
Guelph, ON N1H 3X3

Attention: **Mr. Jeff Buisman**

Re: **Kukovica Severance Application**
Part Lots 7, 8 & 9, Concession 10
Township of Puslinch
File No: PTA 10312

Dear Mr. Buisman,

R.J. Burnside & Associates Limited (Burnside) understands that an application for three new severances and a lot line adjustment severance has been submitted for approval. We understand that the Puslinch Planning Advisory Committee (PAC) have requested that conditions be included in the approvals that address the "elevated nitrate and dissolved organic carbon concentrations". Additionally, we understand that the PAC is asking that two pumping wells be installed and tested as part of the severance approval process.

It should be noted that the concentration of nitrates are well below the Ontario Drinking Water objectives of 10 mg/L. Additionally there are no health concerns associated with organic carbon and as a result there are no government standards.

Well Installation

Burnside is unaware of any other severance applications which require the construction of a well(s) prior to the severance approval. The concern being that if the wells are installed and the approval not granted then the wells have to be abandoned which is an expensive exercise for the applicant.

The local Guelph Formation is capable of providing adequate quantities of potable water to the severances. We understand that the PAC wishes to ensure that the water quality in the bedrock aquifer is potable. Burnside would like to recommend that samples of the groundwater be collected from existing wells in the vicinity of the severances as a method of ensuring that water quality is suitable. Water samples should be collected prior to treatment equipment and analysed for a standard laboratory general chemistry suite of

parameters including ammonia, nitrates, nitrites, TKN, chlorides, sodium, phosphorus, Total Organic Carbon, and BOD.

Elevated Nitrate Concentrations

We understand that over the past few years the property has been used for the production of hay and that fertilizer has been applied on a regular basis. The elevated concentrations of nitrates are attributed to fertilizer application on the property. Burnside notes that the nitrate concentrations are below the Ontario Drinking Water Standard of 10 mg/L. For comparison purposes, Burnside has completed a mass balance assessment of the agricultural nitrogen loading rates versus the loading under the proposed residential development.

Agricultural and Residential Fertilizers

Fate and Transport

The movement of nitrogen through the environment is a complex process. Transport mechanisms include erosion of sediments, overland runoff and leaching to groundwater. Various biological and chemical mechanisms are involved in the environmental fate of nitrogen including: nitrogen fixation, nitrification and denitrification, volatilization of ammonia, and animal and plant synthesis. "Nitrogen loses due to denitrification and ammonia volatilization were assumed to be 15 percent for commercial nitrogen fertilizer application and 50 percent for the manure application" (Cantor 1997).

Nutrients in most fertilizers are in a very soluble form. They enter the soil directly and become available to plants almost immediately. In the year of application, however, plants only capture a portion of the available nutrients applied. Of the available nutrients, crops take up 50 percent to 70 percent of the nitrogen (OMAF, 1997).

Research conducted by Penn State for the United States Geological Service and on work done by the United States Golf Association in association with the USDA Agricultural Research Service indicates that that in a turf grass area, where nitrogen was applied at a rate of 35.6 kg/ha, 97 percent of the applied nitrogen was utilized by plant synthesis (King et al 2006). As a result, turf grass is more efficient and nutrient uptake than row crops.

Agricultural

To determine typical agricultural nutrient loading rates, Burnside reviewed the Ontario Ministry of Agriculture and Farm's publication #811 "Agronomy Guide for Field Crops". Various tables are provided that outline general recommendations for nitrogen application rates. The published rates were: hay – 250 kg/ha; corn – 120 kg/ha; wheat – 85 kg/ha; and soybean – 0 Kg/ha. The actual rate of application is unknown. A rate of 250 kg/ha as

suggested by the literature is likely unreasonable given the costs associated with inorganic sources of fertilizer. As a result, we have used an annual application rate of 150 kg/ha.

Based upon the fertilizer application rate of 150 kg/ha, a total of approximately 2,927 kg of nitrogen would be applied to the 21.7 ha of land on an annual basis. Burnside has reduced the total application area by 10 percent to account for non-agricultural areas such as fencerows, access roads and buffer areas which would not receive fertilizer applications. Of this amount:

- 15 percent (~439 kg) would be lost to ammonia volatilization; and
- 70 percent of the remaining nitrogen (~1741 kg) would be utilized in plant synthesis.

This results in ***746 kg*** of nitrogen remaining in the surface and available for leaching to groundwater. A worksheet is provided illustrating the calculations.

Residential

To assess typical nutrient loading rates in a residential setting, Burnside reviewed the web sites for a number of lawn care companies. A summary of the manufacturer's suggested application rates are provided as follows:

Manufacturer/Supplier	Nitrogen (kg/ha)/year
Seedland ®	150
Scotts ®	150
Pennington ®	215

The manufacturer's guidelines call for three applications of approximately 50 kg/ha of nitrogen fertilizer over the growing season.

The development encompasses an area of 21.7 ha. However, the total area to receive fertilizers is much less due to the presence of houses, roadways, driveways, swimming pools decks, patios and other non-fertilized landscaped areas, Burnside has assumed that only 60 percent of the development will be covered in turf grass and that only 3 out of 4 lawns would receive regular fertilizer application. This results in an area of 10 ha.

Based upon the manufacturer's fertilizer application rate for lawns of 150 kg/ha, a total of approximately 1,465 kg of nitrogen would be applied to lawn area in the development.

As above of this amount:

- 15 percent (220 kg) would be lost to ammonia volatilization; and
- 80 percent of the remaining nitrogen (996 kg) would be utilized in plant synthesis.

This results in **249 *kg*** of nitrogen remaining in the surface and available for leaching to groundwater. An additional 277 to 555 kg of nitrogen will be leached to the groundwater from the proposed septic systems. The range is based upon the difference between tertiary and conventional systems.

Mass Balance

Burnside tabulated the total mass of nitrogen on an annual basis from the input sources pre- and post-development including: the anticipated remaining mass available for leaching from fertilizer application and the mass from the septic systems. The following table provides the results of our analysis:

Source	Agriculture	Residential (Tertiary)	Residential (Class IV)
Fertilizers	746 kg	249 kg	249 kg
Septic Systems	0 kg	277 kg	555 kg
Total	746 kg	526 kg	804 kg

The assessment indicates that a change from agricultural to residential landuses (using tertiary treatment system) may result in a reduction in the mass of nitrogen introduced to the shallow groundwater. There is really no difference in nitrogen loading if conventional class IV systems are used.

Burnside recommends that tertiary treatment equipment be used to mitigate the effects of effluent loading. Based upon the calculations Burnside anticipates that there will be little change to the existing level of nitrates in the groundwater and that concentrations will likely remain well below the Ontario Drinking Water Objectives.

Total Organic Carbon

Total Organic Carbon (TOC) is often used as a non-specific indicator of water quality. The TOC concentrations in the two samples collected were 158 mg/L at MW1 located on the west side of the site near Arkell Road and 21 mg/L at MW2 located on the south central portion of the site near Watson Road. Given the rural and agricultural setting the elevated TOC concentrations may be attributed to either septic effluent from nearby residential dwellings or from the use of manure on the property as a nutrient source. The elevated concentrations may also be related to runoff from the roadway.

Additional sampling may be warranted to assess the TOC concentrations in the property. Samples could be collected from MW1 and analysed for petroleum hydrocarbons to alleviate any concerns with respect to fuel oil tanks leaks or spills from the roadway.

Summary

In summary:

1. The Guelph Formation is capable of supplying an adequate supply of water for the proposed severances.

2. Burnside recommends a condition be imposed on the severances requiring that the water quality from local water wells be tested to confirm acceptable drinking water standards are met to the satisfaction of the Township of Puslinch prior to the endorsation of the deeds."

3. Burnside recommends that a condition be imposed on the severances requiring tertiary treatment of septic. Nitrogen loading may result in a minor reduction in the mass of nitrogen in the shallow groundwater.

4. The Total Organic Compounds were tested at the west side of the property along Arkell Road not in proximity to the proposed severances. Burnside recommends that a condition be imposed on the severances requiring that the water quality from local wells be tested to confirm that there are not elevated total organic carbon concentrations and petroleum hydrocarbon amounts to the satisfaction of the Township of Puslinch prior to the endorsation of the deeds.

Sincerely,

R. J. Burnside & Associates Limited

[redacted]

David R. Marks, P.Geo.
Senior Environmental Geoscientist
DM:jb
Enc.

070306buis.doc
3/6/2007 4:13 PM

References and Resources:

Cantor, L.W. "Nitrates in Groundwater", 1997, CRC Press, Lewis Publishers, Boca Raton, Florida, ISBN 0-87371-569-1.

Ontario Ministry of Agriculture and Food. "Best Management Practices, Nutrient Management", 1977, ISBN 0-7778-2686-4.

Ontario Ministry of Agriculture and Food. "Agronomy Guide for Field Crops", March 2002, Publication 811.

King K.W., Balogh J.C. "Surface and Subsurface Nutrient Transport for a Golf Course Watershed" United States Golf Association, Turf Grass and Environmental Research Online, Volume 5, Number 6, March 15, 2006.

Frank K.W., Bryan J., Lee S., Research Paper "Nitrogen and Phosphorous Fate in a 10 year old Kentucky Bluegrass Turf" Michigan State University, 2005.

Proposed Residential Subdivisions

Nitrogen Loading Calculations - Agricultural	
Development Area	
Total Area	21.7 ha
Access Roads, Hedgerows, Uncultivated Areas	2.2 ha
Total area to recieve fertilizers	19.5 ha
Fertilizer Application	
Average Nitrogen Application	150 kg/ha
Total Mass Applied	2927 kg
Mass N lost to Ammonia Volatilization (15%)[1]	439 kg
Remaining Mass N used in plant synthesis (70%)[2]	1741 kg
Total remainang mass N available for leaching	***746 kg***
Total N	***746 kg/year***

Notes:
1.0 - Source Canter L.W., Nitrates IN Groundwater, CRC, 1997
2.0 - Source OMAF Best Management Practices, Nutrient Management 1997
3.0 - Turf grass, having tighter root dentsity, has better nturient uptake than crops.

Nitrogen Loading Calculations - Residential Tertiary Treatment Systems	
Development Area	
Total Area	21.7 ha
Predicted Lawn Area (60% of Total)	13.0 ha
3/4 lawns receive fertilizers	9.8 ha
Total area to recieve fertilizers	9.8 ha
Fertilizer Application	
Average Nitrogen Application - Lawns	150 kg/ha
Total Mass Applied on Development	1465 kg
Mass N lost to Ammonia Volatilization (15%)[1]	220 kg
Remaining Mass N used in plant synthesis (80%)[2,3]	996 kg
Total remainang mass N available for leaching	***249 kg***
Septic Systems	
Number of Systems	38 units
Effluent N Concentration	20 mg/L
Total Annual Volume	13,870,000 L/year
Total Mass N	277,400,000 mg/year 277 kg/year
Total N - Residential	***526 kg/year***

Nitrogen Loading Calculations - Residential Tertiary Treatment Systems	
Development Area	
Total Area	21.7 ha
Predicted Lawn Area (60% of Total)	13 ha
3/4 lawns receive fertilizers	10 ha
Total area to recieve fertilizers	10 ha
Fertilizer Application	
Average Nitrogen Application - Lawns	150 kg/ha
Total Mass Applied on Development	1465 kg
Mass N lost to Ammonia Volatilization (15%)[1]	220 kg
Remaining Mass N used in plant synthesis (80%)[2,3]	996 kg
Total remainang mass N available for leaching	***249 kg***
Septic Systems	
Number of Systems	38 units
Effluent N Concentration	40 mg/L
Total Annual Volume	13,870,000 L/year
Total Mass N	554,800,000 mg/year 555 kg/year
Total N - Residential	***804 kg/year***

PROPOSED WORDING OF CONDITIONS
FROM JEFF BUSMAN

9) THAT the Owner enter into an agreement with the Local Municipality for the installation of a tertiary sewage treatment facility; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

10) THAT the Owner implement the recommended conditions as presented in R.J. Burnside's letter dated March 6, 2007 and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

OR → 10) THAT the Owner test the water quality from local wells to confirm acceptable drinking water standards are met and that there are not elevated total organic carbon concentrations and petroleum hydro carbon amounts to the satisfaction of the Township of Puslinch and that further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

cc: Brenda
Frank
Barb

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ONTARIO
N1H 3T9

RECEIVED
Township of Puslinch
JAN 11 2007

Liz
Greg S.
Doug Smith
Rob Wilton

December 12, 2006

Astrid Clos, MCIP, RPP
Astrid J. Clos Planning Consultants
423 Woolwich Street
Guelph, ON
N1H 3X3

Dear Ms. Clos,

RE: **Consent Proposal**
Part Lots 7, 8 & 9, Concession 10, Township of Puslinch
Related Applications: Draft Plan of Subdivision File No. 23T-06003 and County of Wellington Official Plan Amendment File No. OP-2006-06

This correspondence is further to our meeting of November 29, 2006, where you raised the possibility of filing for severances along Watson Road South.

With respect to multiple severances, normally we would require a plan of subdivision because your client has already severed more than four lots from the property (including the retained lands). As you are aware, however, it is unlikely that the proposed subdivision in Arkell can be approved under the current policy framework. We have had the opportunity to circulate and receive comments for the larger subdivision. With the exception of the comments of the Township's consulting hydrogeologist, the technical reviews generally seem supportive.

We wouldn't be opposed to the creation of a few lots within the existing designated area of the Hamlet provided that there are no technical issues and that the potential development of the balance of the lands under the active planning applications would not be constrained. We understand that you wish to keep the Official Plan Amendment and Subdivision file open to investigate options under the current policy environment. We are prepared to keep the files open for a period of time.

I trust that these very preliminary comments will be of assistance. Our formal comments to the Land Division Committee will reflect the application as submitted, be based upon a site visit to the property and agency input. The final decision with respect to any application for consent rests with the Wellington County Land Division Committee. If you have any further questions, I can be reached at extension 213.

Sincerely,

[redacted]

Sarah Wilhelm, MCIP, RPP
Planner

cc: Clerk
Bob W
Sarah W
Liz Y
Greg S
Doug Smith
Rob Wilton
Astrid

Harden Environmental

4622 Nassagaweya-Puslinch Townline R.R. 1 Moffat Ontario Canada L0P 1J0
Phone: 519.826.0099 fax: 519.826.9099 www.hardenv.com

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Our File: 0616

December 5, 2006

RECEIVED
Township of Puslinch
DEC 0 6 2006

Township of Puslinch
R.R. 3
Guelph, ON
N1H 6H9

Attention: Colleen Sutton
PAC Secretary

Dear Mrs. Sutton:

Re: Kukovica Development – Arkell

We are pleased to comment on the proposed 38 lot subdivision within and adjacent to the Hamlet of Arkell. We have reviewed the Preliminary Stormwater Management Report prepared by Richardson Foster Ltd. and the Hydrogeological Review and Nitrate Predictive Assessment prepared by R.J. Burnside and Associates Ltd. Our comments are as follows.

Arkell Water Management Protection Area

First and foremost, the proposed development falls within the Arkell Water Management Protection Area. This protection area was established in recognition of the contribution this area makes to the water supply of the City of Guelph wells located along the Eramosa River. The ongoing efforts by the MOE in their Source Water Protection Planning consider septic systems and stormwater management areas as potential sources of contamination. Their presence within a well head protection area increases the vulnerability of the wells.

Groundwater modeling by the City of Guelph has determined that this development falls within the two year time of travel for one or more wells within the Arkell Springs well field. Therefore, despite best efforts to limit contamination, the development will be an additional source of contamination in the capture zones of the wells. It is unlikely

that the waste generated by the 38 residences, or the contamination originating from the additional road network will contaminate the Arkell Spring Wells to a great degree. However, we recommend that the Township of Puslinch recognize the importance of established source areas of drinking water supplies and retain the area as natural as possible.

Water Supply

We agree with Burnside in that the aquifer underlying the site is likely capable of providing sufficient quantity of water for the 38 residences. It is our opinion that the additional taking of water will not affect established water uses in the Arkell area. The City of Guelph will be making applications for Permits to Take Water for new wells in the Arkell Springs Well Field. Future home owners must be made aware that water levels in this area may be affected by the water taking.

The penetration of wells through the Guelph Formation into the underlying Amabel Formation should not be allowed unless the well casing is extended into the Amabel Formation. The City of Guelph obtains water from the Amabel Formation and, unless cased through the Guelph Formation, wells penetrating both the Guelph and Amabel formations represent potential conduits for contaminant movement.

Nitrate Loading and Groundwater Water Quality

The groundwater beneath the site already has between 3 and 4 mg/L of nitrate. Burnside should comment on the impact of the additional nitrate on the groundwater quality. Burnside should comment on the nature of the dissolved organic carbon observed in monitoring well MW1. A concentration of 158 mg/L of DOC suggests contamination of some sort, presently unknown.

We recommend that two pumping wells be installed and tested at this site as a condition of draft plan approval. The presence of nitrate and dissolved organic carbon raises concerns of groundwater quality issues for future home owners.

Drilling at this site found that the development is underlain by sandy gravel. The sandy gravel is found to rest on the dolostone of the Guelph formation. Our experience in this area is that the Guelph formation is susceptible to contamination originating at the ground surface and from septic systems. The proposed development plan does not show measured groundwater potentials although the text suggests a groundwater flow direction towards the Eramosa River. Without a natural barrier between the drinking water aquifer and the sewage effluent discharge, there is an opportunity for well contamination. For example, the owner of proposed Lot 1 may have to contend with sewage generated by the fourteen lots located upgradient.

Despite being able to meet with standards set by Regulation 903 which stipulates the appropriate separation between wells and septic systems, the groundwater conditions at this site are such that contaminants discharged via a septic system can contaminate the aquifer used by residents of the development. Water quality concerns therefore go beyond nutrient contamination into possible bacterial, organic and pharmaceutical contaminants.

Recharge

One of the main reasons for identifying source protection areas is to maintain or improve the quality and quantity of water recharging the aquifers. This site falls within a long established protection area for the Arkell Spring grounds. The geological conditions are such that the permeable soils and geological base material is capable of relatively high infiltration. The development of this site may be possible without changing the overall quantity of recharge, however, the quality of recharge will decrease with the addition of products such as road salt and lawn care chemicals.

Stormwater Management

The proposed stormwater management pond is located adjacent to an existing residence. The pond is designed to infiltrate stormwater. Given the natural infiltration capacity of the soils the infiltration rate is expected to be rapid, thereby minimizing the potential for contaminant attenuation. Regardless, contaminants such as chloride will not be attenuated. It must be determined that the quality of water in the private well will not be affected by the infiltrating stormwater.

We appreciate the use of soak away pits. These will decrease the impact of the site on groundwater recharge volumes. These pits however, can inadvertently become avenues for contamination. The City of Guelph and the Grand River Conservation Authority should be consulted in regards to the construction of soak away pits in well head protection areas.

As already discussed, the stormwater management area falls within a well head protection zone of the Arkell Spring Grounds well field. Discussions should take place with the GRCA and the City of Guelph regarding the placement of a stormwater management pond within the Well Head Protection Area.

Summary

The development of this site with 38 individual homes, individual septic systems and individual water supplies represents a threat to the established water taking by the City of Guelph. For many years, this area has been recognized as a groundwater protection area for the Arkell Springs well field and the introduction of roadways, septic systems, wells

and stormwater management areas increases the vulnerability of the water supply. It is our recommendation that this site remain as natural as possible.

Should development proceed at this site, we recommend the following;

1) Two wells must be drilled at the site and tested for water quality. Unless the source of dissolved organic carbon can be determined by other methods, the wells should be tested for pesticides and volatile organic compounds.
2) There must be consideration of density with respect to cross-contamination of wells. Groundwater flow direction must be considered when designing the layout of the development. Since the aquifer and septic system effluent receiver are not naturally separated, it is likely that lot density will have to decrease to minimize the potential for well contamination.
3) Wells penetrating through the Eramosa Member of the Amabel Formation must be cased through the Guelph Formation.
4) The infiltration pond is situated adjacent to a private residence with a well water supply. It must be determined that the infiltrating water will not affect the well water quality.
5) There must be consultation with the City of Guelph and the Grand River Conservation Authority with respect to the use of soak away pits in well head protection areas.
6) There must be consultation with the City of Guelph and the Grand River Conservation Authority with respect to the use of stormwater management ponds in well head protection areas.

Sincerely,

Harden Environmental Services Ltd.

[redacted]

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

cc Council
Supp D
#6(b)

Harden Environmental

4622 Nassagaweya-Puslinch Townline R.R. 1 Moffat Ontario Canada L0P 1J0
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Our File: 0616

April 18, 2007

Township of Puslinch
R.R. 3
Guelph, ON
N1H 6H9

RECEIVED
Township of Puslinch
APR 18 2007

Attention: Brenda Law A.M.C.T.,
Clerk-Treasurer

Dear Mrs. Law:

Re: Kukovica Severance Application
Part Lots 7,8 & 9, Concession 10
Township of Puslinch
File No: PTA 10312
Applications B40/07 – B3/07

We are pleased to respond to the R.J. Burnside letter of March 6, 2007 regarding the Kukovica severance application.

Testing has shown that nitrate, chloride and organic carbon are elevated in nearby test wells. The potential sources of contamination include existing septic systems, road runoff, historical agricultural practices and on-going farm activities in the area.

It is our opinion that the location of wells and septic systems for the severances must be determined by a hydrogeologist who will consider the location of existing and proposed septic systems, existing wells, road drainage, manure storage and other sources of contamination in order to protect future and existing water supplies. This must be accomplished through the addition of at least two test wells in the Guelph aquifer. These wells plus the existing well network should provide sufficient information to determine the local groundwater flow direction and water quality in the Guelph aquifer. We recommend that the wells be drilled in Severance No. 1 and No. 4. Should elevated organic carbon compounds be detected, we recommend that a determination of the type of organic carbon be made.

Harden Environmental

File: 0616

Although it is not common practice to request test wells for severance applications, the location of these severances a) within a cluster development and b) with minimal natural protection of the potential water supply aquifer, warrants the additional due diligence on behalf of the applicant and the Township.

Should a supply wells penetrate through the Eramosa Member of the Amabel Formation, the well casing must be sealed through the Eramosa Member to prevent the migration of contaminants into the Amabel aquifer.

Sincerely,

Harden Environmental Services Ltd.

[redacted]

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

Cc: Deborah Turchet – Land Division Committee

CC Collum
Stan
Bob
Liz
Astrid

File: 2619
By: Fax & Mail

January 5, 2007

Township of Puslinch
7404 Wellington Rd. 34
RR #3
Guelph, ON
N1H 6H9

RECEIVED
Township of Puslinch
JAN 09 2007

Attention: Mrs. Brenda Law, A.M.C.T.
Clerk-Treasurer

Dear Mrs. Law:

Re: Natural Environment Review of the Proposed Kukovica Subdivision

As requested, I have reviewed the Draft Plan of Subdivision for the proposed Kukovica estate residential development that was prepared by Van Harten Surveying Inc. I also reviewed the accompanying Hydrogeological Report prepared by R.J. Burnside & Associates Limited and the Preliminary Stormwater Management Report and Grading Plan prepared by Richardson Foster Ltd. The proposed Draft Plan of Subdivision would create 38 single family lots ranging in size from 1 acre to 2.9 acres. These lots would be individually serviced with septic systems and private water supply wells.

The 21.68 ha (53.57 acres) Kukovica property is located in Part Lots 7, 8, & 9, Concession 10, Puslinch Township. The site lies within and adjacent to the hamlet of Arkell, being south of Arkell Road, east of Watson Road and north of the Guelph Junction railway line. Surrounding land uses are mainly agricultural and rural residential.

The subject property consists of hay fields bounded by hedgerows, as well as woodland that extends along the railway line. The land gently slopes to the north and run-off flows through a culvert that passes under Arkell Road. It is my understanding that an Environmental Impact Study (EIS) was not required in this case because there are no wetlands or significant woodlands (i.e. woodland 10ha and larger in size) found on or nearby the Kukovica property. The subject lands are currently designated as Primary Agricultural, Secondary Agricultural and Hamlet Area in the Wellington County Official Plan and they have been zoned Agricultural by the Township. As a result, an Amendment is required to the Official Plan and Zoning By-law in order for this development to proceed.

Subsequent to my review of the available documentation I conducted a site inspection on November 24, 2006 for the purpose of evaluating the woodland and hedgerows found on the property. These natural features were not described in any of the consultants reports submitted in support of the proposed development and the Grading Plan indicated that the majority of this treed area would be lost due to the construction of roads, houses, septic systems, berms and stormwater management facilities. Based upon this information and my field observations I offer the following comments on the proposed residential subdivision.

GWS Ecological & Forestry Services Inc.
4670 Townline Road, Cambridge, ON. N3C 2V1
Tel.: (519) 651-2224 Fax: (519) 651-2002
Email: gwsefs@sympatico.ca

1. An immature mixedwood plantation occupies approximately 11 acres at the south end of the site. The species composition is estimated to be white pine – 40%, white spruce – 20%, black walnut – 20% and black locust – 20%. These trees are about 25 years old and mostly of poletimber size being 4 to 9 inches in diameter at breast height (dbh). Tree growth has generally been good as the white pine and deciduous trees are 25 to 50 feet tall while the spruce are 20 to 35 feet tall. However, where pine and spruce are growing in close proximity to black walnut there has been much dieback and mortality to the conifers due to juglone poisoning from the walnut. In spite of this mortality the overstory is still fully stocked with living trees. The understory consists of a low to moderately dense shrub layer of common buckthorn, red elderberry and raspberry. Common buckthorn is a very aggressive alien species that is undesirable in woodlands due to its high reproductive potential, shade tolerance and rapid growth under a wide variety of site conditions. Garlic mustard, another non-native invasive species, is also abundant throughout the woodland area. No rare or unusual plants were noted and none are expected in this man-made forest. To date, no thinning has been carried out in this plantation. Common wildlife species were observed utilizing this woodland habitat, including white-tailed deer, black squirrel, red squirrel, cottontail rabbit, Blue Jay, Black-capped Chickadee and American Crow. Other common woodland birds and mammals likely inhabit this area. Given the above characteristics there is insufficient justification to consider this plantation as locally significant within Puslinch Township. Development intrusions into this woodland are therefore considered acceptable.

2. The hedgerows bordering most agricultural fields are mainly dominated by hawthorn common buckthorn and Manitoba maple. Immature hard maple, black cherry, white ash and black walnut trees are also interspersed along these shrubby hedgerows. Since the major species found in these hedgerows are generally considered undesirable the preservation of these areas only warrants a low priority.

3. Most trees growing along Arkell Road, Watson Road and around the margins of existing housing lots were planted. The major species found in these locations are Norway spruce, white spruce, Colorado blue spruce and white cedar. These trees are immature in age/size being 6 to 16 inches dbh and they are generally in good health. Given their location around the perimeter of the proposed development it should be feasible to save many of these trees on housing lots.

In summary, there are no significant natural features on the subject lands that warrant protection or the exclusion of development intrusions. The proposal development therefore seems reasonable from a natural environment perspective. The large lots in conjunction with the gently sloping terrain are favourable for tree preservation and healthy, good quality trees should therefore be retained whenever possible. In order to effectively achieve this objective a tree preservation plan should be prepared for the entire site as a condition of Draft Plan approval. Given the high density of trees within the plantation and the tree health problems which exist in this area, more detailed lot specific tree preservation plans should also be prepared for lots 13, 14, 15, 16, 17, 18, 19 and 20 prior to the issuance of building permits. All trees to be retained on these lots should be clearly identified on a site plan along with appropriate tree protection measures to be implemented during construction.

I trust the information contained herein assists the Township in their deliberations about his planning application. Please do not hesitate to contact me if you require further clarification on this matter.

Yours truly,

GWS Ecological & Forestry Services Inc.

[redacted]

Greg W. Scheifele, M. A., R.P.F.
Principal Ecologist/Forester

c.c. Aldo Salis, County of Wellington

THE CITY OF
Guelph

PLANNING & BUILDING SERVICES
PLANNING DIVISION
City Hall, 59 Carden Street
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www.city.guelph.on.ca

RECEIVED
Township of Puslinch
DEC 0 4 2006

cc: Clerk
Astrid
Sarah W
Bob W
Stan D
Greg S.
Doug Smith
Rob Walton

November 30, 2006

Mr. Gary Cousins
Director of Planning and Development
County of Wellington
74 Woolwich Street,
Guelph, ON. N1H 3T9

RE: Kukovica Subdivision: Official Plan Amendment (OP-2006-06), Draft Plan of Subdivision and Township of Puslinch Zoning By-law Amendment

Dear Mr. Cousins,

Thank you for circulating this application to our attention. We have reviewed the background information submitted with the application and have some concern with the impact of this proposed residential subdivision on a sensitive groundwater recharge area.

As this proposal is located within the Arkell Water Management Protection Area, our concern is that increasing the usage of private well and septic systems in this area increases the risk of contamination of an important city groundwater supply (Sec. 4.9.5 Wellington County Official Plan). While we appreciate that the applicant has proposed measures to mitigate the amount of nitrate introduced into the groundwater, our continued concern is the increasing threat of contamination from additional private wells and septic systems in this area. Please consider this issue in your assessment of this application.

Thank you for your consideration on this matter. Please forward a copy of the decision on this application to our office.

Sincerely,

[redacted]

Katie Nasswetter, M.Sc.
Policy Planner

c.c. Mrs. Brenda Law, Clerk, Township of Puslinch
Mr. Jim Riddell, Director of Community Design and Development Services, City of Guelph

c.c. Bruce
Gabe
Greg
Greg S.
Doug Smith
Rabidetto
Stan

Ontario

Ministry of Municipal Affairs and Housing

Ministère des Affaires municipales et du Logement

Municipal Services Office - Southwestern
659 Exeter Road, 2nd Floor
London ON N6E 1L3
Telephone: (519) 873-4020
Toll Free: 1-800-265-4736
Fax: (519) 873-4018

Bureau des services aux municipalités - région du Sud-Ouest
659 Exeter Road, 2e étage
London ON N6E 1L3
(519) 873-4020
Sans frais: 1-800-265-4736
Télécopieur: (519) 873-4018

RECEIVED
Township of Puslinch
JAN 11 2007

January 8, 2007

Ms. Sarah Wilhelm
Planner
Wellington County Planning and Development Dept.
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Sarah,

Re: Proposed County Official Plan Amendment
Applicant: Tom Kukovica-1648253 Ontario Limited
Location: Parts Lots 7, 9 & 9, Concessions 10, Township of Puslinch (Arkell)
County of Wellington

Thank you for your recent circulation of the above-noted matter. The purpose of the proposed Official Plan Amendment is to change the designation on Schedule A7 of the County Official Plan (Township of Puslinch land use schedule) from 'Prime Agricultural' and 'Secondary Agricultural' to Hamlet to permit a 38 lot residential development. Please be advised it is the Ministry's view that the proposed County Official Plan Amendment constitutes an urban boundary expansion.

The County of Wellington is the assigned approval authority with respect to the above-noted matter. Subsection 3 (5) of the Planning Act requires that County Council decisions be consistent with the 2005 Provincial Policy Statement, when exercising any authority over a planning matter, including the above-noted County Official Plan Amendment. In addition, the County of Wellington lies within the Greater Golden Horseshoe area and is subject to the requirements of the Growth Plan for the Greater Golden Horseshoe. The Places to Grow Act, 2005, requires that all decisions under the Planning Act conform to the Growth Plan. Section 1.4 of the Growth Plan states that where there is a conflict between the Provincial Policy Statement and the Growth Plan, the Growth Plan prevails. The only exception is where the conflict is between policies relating to the natural environment or human health. In those cases, the policy that provides more protection to the natural environment or human health prevails.

Under the "One Window" planning system, the proposed Official Plan Amendment was circulated to the Ministry of Agriculture, Food and Rural Affairs, the Ministry of the Environment, the Ministry of Natural Resources, the Ministry of Public Infrastructure Renewal and the Grand River Conservation Authority. Comments have been received from the Ministry of the Environment, the Ministry of Natural Resources, the Ministry of Public Infrastructure

Renewal and the Grand River Conservation Authority. It is understood the Grand River Conservation Authority has provided their comments directly to the County of Wellington and therefore, the comments received from the Conservation Authority will not be repeated. If/when comments are received from the Ministry of Agriculture, Food and Rural Affairs, they will forwarded under separate cover. The Ministry offers the following comments for Wellington County's consideration.

Ministry of Public Infrastructure Renewal

1. Population Forecasts

Section 5.4.2.2 of the Growth Plan states that where a planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will
a) allocate the growth forecasts provided in Schedule 3 to the lower-tier municipalities;
b) identify intensification targets for lower-tier municipalities, to achieve the intensification target and density targets for urban growth centres where applicable;
c) identify density targets for the designated greenfield areas of the lower-tier municipalities, to achieve the density target for designated greenfield areas; and
d) provide policy direction on matters that cross municipal boundaries.

Schedule 3 of the Growth Plan forecasts Wellington County's growth to 91,000 people by the year 2011. The combined growth forecasts for the County of Wellington and the City of Guelph by the years 2021 and 2031 are 269,000 and 321,000 respectively. The forecasts in Schedule 3 of the Growth Plan should be used by the County of Wellington as the basis for planning for growth and employment.

The Ministry of Public Infrastructure Renewal staff advise that they understand key Growth Plan policies that require municipal coordination with the County and lower-tier municipalities have not yet been completed. This includes the allocation by the County of population and employment forecasts, working with the Ontario Growth Secretariat on the delineation of the built boundary, and providing the allocation to lower-tier municipalities regarding the implementation of density and intensification targets.

2. Municipal Comprehensive Review

Section 2.2.8.2 of the Growth Plan states that a settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that a list of criteria have been satisfied.

Based on the available materials reviewed by the Ministry of Public Infrastructure Renewal, it does not appear that Wellington County has completed the requirements of a municipal comprehensive review.

3. Water and Wastewaster Services

Section 3.2.5 of the Growth Plan contains policies with respect to water and wastewater systems. In addition, Section 2.2.2.1 (j) directs major growth to settlement areas which offer municipal water and wastewater systems and limits growth in settlement areas which are serviced by other forms of water and wastewater services. The existing and proposed forms of servicing are individual wells and individual septic systems, The application should be reviewed in the context of the policy, which directs growth to settlement areas that offer municipal water and wastewater systems.

4. Density and Intensification Targets

Section 2.2.3 of the Growth Plan contains policies and a target with respect to residential intensification within each upper- and single-tier municipality. Section 2.2.7 of the Growth Plan also contains policies and a density target with respect to designated greenfield areas to be measured across each upper- and single-tier municipality.

'Designated Greenfield Area' is defined by the Growth Plan as "the area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area. As such, the Hamlet of Arkell should be considered a designated greenfield area.

Section 2.2.7.2 of the Growth Plan states that 'the designated greenfield area of each upper or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare'. In the analysis of the Official Plan Amendment, the County of Wellington needs to be satisfied that the density established will not have negative impact on the County's ability to plan to achieve the density target established by the Growth Plan .

In summary and for the reasons outlined above, Ministry of Public Infrastructure Renewal is of the opinion that the proposed application does not conform to the Growth Plan and recommends that the County not proceed with the Official Plan Amendment at this time.

Ministry of the Environment

The Ministry of the Environment advised that staff have undertaken a cursory review of the hydrogeologic report submitted in support of this amendment and feel that it is deficient on two points. First, the hydrogeologic assessment did not take into consideration the possible impacts to the City's municipal supply at Arkell. The proposed expansion to the urban boundary of the Hamlet of Arkell is within the 0-2 year capture zone of the City of Guelph's Arkell Springs well field. Further to this, the Ministry of the Environment notes that the City of Guelph will likely have more detailed comments to make in this regard particularly as the City is still completing work relating to the Environmental Assessment prepared for the Arkell Springs project. Second, the hydrogeologic assessment did not include a pumping test of sufficient duration to demonstrate a sustainable water supply commensurate with the total demand that the proposed 38 lots would generate.

Furthermore, it is the Ministry of the Environment's opinion that this application is not consistent with the 2005 Provincial Policy Statement in several sections. In Section 1.6.4, sub-sections 1.6.4.3 and 1.6.4.4 essentially state that individual on-site sewage and water services may be used where there are no municipal or communal services and where the municipality has established policies to satisfy 1.6.4.1 (i.e., growth will be directed to serviced areas first). Sub-section 1.6.4.4 also states that individual services may be used to service more than five lots in rural areas provided these services are for uses permitted in 1.1.4.1 (a). Having said this, it is the Ministry of the Environment's opinion that this is not a rural area but instead a settlement area as defined by the PPS and therefore this statement in 1.6.4.4 does not apply. Section 2.2.1 d) of the PPS also needs to be considered as does Section 2.2.2 which requires that restrictions be placed on development in order to protect municipal drinking water supplies and designated vulnerable areas as well as in or near sensitive surface water or ground water features such that their related hydrologic functions will be protected, improved or restored.

In addition, Ministry of the Environment staff feel that this application does not comply with the County of Wellington's Official Plan, particularly Section 4.9.5 Arkell Water Management Area which states that "land uses that may create groundwater contamination problems will not be located within the Protection Area". Even with the use of tertiary treatment systems this proposed development would still create new effluent from 38 septic systems that did not previously exist and that is a potential contamination problem, particularly when combined with existing aging septic systems in the Hamlet of Arkell and with farming practices in the surrounding area.

In closing and given the severity of the concerns, the Ministry of the Environment wishes to advise that in their opinion this application to expand the boundary of the Hamlet Arkell is premature.

Ministry of Natural Resources

The Ministry of Natural Resources has reviewed the available materials and offer the following comments for the County's consideration.

The site and surrounding area have been identified as a mineral aggregate (sand and gravel) resource area in the Aggregate Resources Inventory Paper of Puslinch Township (1982) and the Aggregate Resources Inventory Paper of Wellington County (1999). This information is not reflected in the description of the OPA or the materials that were submitted in support of the application.

The Provincial Policy Statement is very clear on the need to protect mineral aggregate resources from incompatible development. Land uses permitted in and adjacent to mineral aggregate resource areas should be limited to those that would not preclude the option of aggregate extraction and its processing and transportation. The proposed subdivision would sterilize the resource on the site, and potentially preclude extraction in the surrounding area. As such, the Ministry of Natural Resources has concerns with the proposed development.

As part of an application for a land use change that may preclude or constrain the establishment of new mineral aggregate operations, the Ministry of Natural Resources suggests the applicant should be required to submit information to explain why the proposed land use should be permitted. Such amendments should only be considered where the planning authority is satisfied that:

- the use of the mineral aggregate resource is not feasible, or
- the proposed land use or development serves a greater long term public interest, and
- issues of public health, public safety and environmental impact are addressed.
- the use does not adversely affect the availability of aggregate resources in adjacent areas.

The Ministry of Natural Resources also notes the County's Official Plan contains some policy direction on these issues (policy 6.6.2), which should be applied in this case.

Ministry of Municipal Affairs and Housing

As stated earlier, Section 2.2.8 of the Growth Plan contains policies that apply to the expansion of a settlement area. More specifically, Section 2.2.8.2 states that a settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that: f) in prime agricultural areas, i) the lands do not comprise specialty crop areas, ii) there are no reasonable alternatives that avoid prime agricultural areas, and iii) there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.

In addition and in accordance with Section 2.2.8.g) of the Growth Plan, the County of Wellington needs to be satisfied that the impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible. Further, Section 2.2.8 h) states that in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 (Wise Use and management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied.

To ensure the agricultural policy requirements of the Growth Plan are satisfied, the Ministry of Municipal Affairs and Housing suggests an Agricultural Impact Study should be completed.

Also, it is important to note that Section 22 (7.1) of the Planning Act, as amended, prohibits an applicant to appeal a refusal by Council to alter all or any part of the boundary of a settlement area in a municipality. Therefore, should the County of Wellington decide to refuse the proposed Official Plan Amendment, this matter can not be appealed to the Ontario Municipal Board.

In summary and as outlined above, a number of provincial issues and/or concerns have been identified. The Ministry of Municipal Affairs and Housing suggests the proposed Official Plan Amendment does not does not appear to be consistent with the Provincial Policy Statement, 2005. The Ministry of Public Infrastructure Renewal advise that the proposed application

does not conform with the Growth Plan. If the Township of Puslinch and/or the County of Wellington are considering approval of the above-noted matter, the Ministry of Municipal Affairs and Housing suggests the following work needs to be undertaken to satisfy provincial policies: 1. Completion of the allocation by the County of population and employment forecasts, working with the Ontario Growth Secretariat on the delineation of the built boundary, and providing the identification to lower-tier municipalities regarding the implementation of density and intensification targets ; 2. the completion of a municipal comprehensive review; 3. alternative forms of servicing for water and wastewater need to be explored; 4. a report explaining why the proposed land use should be permitted in this location; and 5. an Agricultural Impact Study.

If you have any questions or comments, please telephone me at (519) 873-4695.

Sincerely,

[redacted]

Dwayne Evans
Planner, MSO-Southwestern

c.c. Mike Stone, MNR (Guelph)
Jennifer Arthur, MOE (Hamilton)
Carol Neumann, OMAFRA (Fergus)
Ron Glenn, PIR, (Toronto)
Liz Yerex, Grand River Conservation Authority (Cambridge)

COUNTY OF WELLINGTON

LINDA DICKSON, MCIP, RPP
COMMUNITY EMERGENCY MANAGEMENT COORDINATOR (CEMC)
TEL: (519) 846-8058
FAX: (519) 846-2066
e-mail: lindad@county.wellington.on.ca

WELLINGTON PLACE
552 WELLINGTON RD 16, R.R. #1
FERGUS, ON
N1M 2W3

November 27, 2006

RECEIVED
Township of Puslinch
NOV 27 2006

Ms. Sarah Wilhelm, MCIP, RPP
Wellington County Planning and Development Department
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Sarah,

RE: **Proposed Draft Plan of Subdivision (File 23T-06003)**
Proposed Official Plan Amendment (File OP-2006-06)

Thank you for circulating the above noted application to this office for review.

For information, the Township's Emergency Management Committee has identified contaminated water as a likely hazard risk for the municipality. In addition, this office provided comments to the County Planning Department with respect to proposed land use planning policies for Well Head Protection Areas, which, if approved, will provide more effective protection for our groundwater resources. We note that the subject property would be located within a potential Well Head Protection Area 3, and is currently within the designated Arkell Water Management Protection Area of the County's Official Plan.

Therefore, it is recommended that it be suitably demonstrated that the proposed development can be accommodated with appropriate sewage treatment systems so that there will be no adverse affects on surface and ground water supplies of the municipality.

I trust that these comments will be of assistance to the Council in their consideration of this matter.

Yours truly,

[redacted]

Linda Dickson, MCIP, RPP
Community Emergency Management Coordinator

C: Brenda Law, Township of Puslinch – Faxed
Astrid Clos, Planning Consultant

UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 826-9534

Martha C. Rogers
Director of Education

October 10, 2006

PLN: 06-44
Sent By: Fax and Mail

Sarah Wilhelm
County of Wellington
Planning and Development Department
74 Woolwich St Guelph ON N1H 3T9

Dear: Ms. Wilhelm

Re: Proposed Draft Plan of Subdivision and Official Plan Amendment, 23T-06003/OP-2006-06
Tom Kukovica – 1648253 Ontario Limited **Township of Puslinch (Arkell)**

Staff at the Upper Grand District School Board has received and reviewed the above plan of subdivision, which would create 38 detached dwelling units.

Please be advised that the Planning Department at the Upper Grand District School Board **does not object** to the proposed draft plan of subdivision, subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit;
- The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network;
- That adequate sidewalks, lighting and snow removal is provided within the subdivision to allow children to walk safely to a congregated bus stop, and
- The developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developers expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.

Should you require any additional information, please feel free to contact me at (519) 822-4420, ext. 822.

Thank-you,

[redacted]

Sarah Berry
Planning Technician

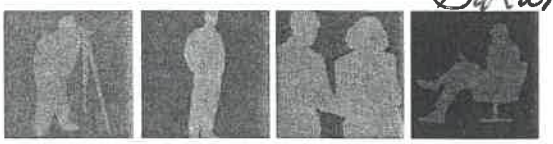
cc: Brenda Law, Township of Puslinch
Astrid Clos Planning Consultants

cc Clerk
Astrid C
Sarah W.
Steve D.
Greg S.
Doug Smith
Rob Walton

Gamsby and Mannerow
ENGINEERS

40 YEARS

1966 - 2006



December 4, 2006
Our File: 106-139

RECEIVED
Township of Puslinch
DEC 0 5 2006

Township of Puslinch
RR 3, 7404 Wellington Road 34
Guelph, ON N1H 6H9

Attention: Mrs. Colleen Sutton
Sec. Planning Advisory Committee

Re: Proposed Kukovica Subdivision
Arkell, Township of Puslinch

Dear Mrs. Sutton:

As per the request of the Township, we are pleased to provide you with our comments regarding the proposed Kukovica Subdivision situated within the Arkell area of the Township.

The applicant is proposing the development of a 38 lot rural residential estate subdivision. The residential lots are approximately 0.4 ha in size and would be fronting onto two (2) new municipal streets with access onto Arkell Road (Wellington County Road 37) and Watson Road South (Township of Puslinch).

We have reviewed the following documents submitted by the applicant as part of the background information in support of this project.

1. Preliminary Stormwater Management Report, Richardson Foster Ltd., August 2006.
2. Traffic Impact Study, Richardson Foster Ltd., August 2006.
3. Rail Noise and Vibration Impact Assessment, H.G.C. Engineering, July 2006.
4. Hydrogeological Review and Predictive Nitrate Assessment, R.J. Burnside Associates, July 2006.

Our comments are generally structured around these documents and hopefully our opinion will assist the committee in considering the matters presented.

A. Stormwater Drainage

The Preliminary Stormwater Management Report for this development proposes the control of stormwater run-off through a sequence of conveyance methods.

Stormwater drainage from the lots and roadways will be directed toward road side ditches and then discharge into a stormwater management pond area located in the northeast corner of the property adjacent to Arkell Road.

The stormwater management pond will be designed as a dry facility and recharge stormwater back into the upper soil stratum.

The owner's consultant has suggested methods to pre-treat the stormwater run-off within the grassed roadside ditches before the run-off water reaches the stormwater management pond. The principle of trapping stormwater within the roadside ditches between the driveway entrance culverts is not a mechanism of pre-treatment recommended by the Township. The method of pre-treatment should be re-considered by the applicant's consultant and designed to occur within the main stormwater management facility. Providing pre-treatment of stormwater within the stormwater management facility would possibly effect the total area required to accommodate this process and hence impact the lot fabric along the north side of Street "A".

We concur with the consultant's approach to recharge clean stormwater run-off from the housing units via soak-away pits on each lot. The conceptual plan for the layout of services within the development shows the proposed soak-away pits to be located in the rear yard between the house and septic treatment system. It is our recommendation that the soak-away pits would be better situated within the front yards of the lots to reduce the potential of conflicts with the possible location of rear yard septic systems and future amenity areas or structures (i.e. pools, sheds, etc.) the homeowners may wish to construct in the future.

B. Roadways & Traffic

The applicant is proposing the construction of two (2) local roadways with ditches on either side and culvert installations for the private driveway entrances. We have no concerns with the proposed roadway configuration for both of the new streets. Access onto Arkell Road (Wellington County Road 37) will be subject to County approval. The access and egress of Street "B" with Watson Road South appears to be acceptable.

We are in general agreement with the conclusions of the Traffic Impact Study and concur that dedicated turning lanes will not be required on Watson Road South to facilitate the anticipated traffic flows into this development. Roadway construction and design details with respect to the interface of the new subdivision streets with Arkell Road and Watson Road South, will be examined at the detailed design stage of the subdivision.

C. Rail Noise and Vibration Assessment

We have reviewed the "Rail Noise and Vibration Impact Assessment" and are in general agreement with the conclusions and recommendations provided. We do however recommend that the owner's consultant clarify and consider some of the following matters.

1. Provide a statement as to the reasons why an assessment of traffic noise generated on Arkell Road (Posted Speed of 80 km/h) is not necessary.
2. In addition to the conclusions and recommendations provided by the consultant, we recommend that the lots closest and immediately adjacent to the Guelph Junction Railway Line be subject to the site specific zoning restricting the rear yard setback of a dwelling to a minimum of 25 m from the rear lot line or the railway right-of-way unless a supplementary noise and vibration assessment is provided to demonstrate other acceptable mitigative measures to the dwelling and/or property.
3. Since Noise Warning Clauses are recommended for some of the lots, we recommend that the future subdivision agreement include the warning clause as well as the implementation of the mitigative measures as prescribed in the report.

D. Hydrogeological Review and Predictive Nitrate Assessment

Our review of this assessment has focused on the matter of the private septic sewage disposal systems proposed for the development. The owner's consultant has completed an assessment of the potential nitrate loading effects on the groundwater regime based upon the Ministry of the Environment (MOE) Hydrogeological Information Requirements for Land Development Application. We do not have any major issue with the findings of the owner's consultant and concur that the use of tertiary treatment systems for the sewage disposal units would be the preferred or recommended solution. The Township may also wish to obtain comments and recommendations from the Township's Hydrogeologist regarding this matter.

The preliminary layout of the subdivision lots showing the locations of the house envelope, private wells, and sewage disposal area, as indicated on the "General Plan of Services", sufficiently demonstrates that the proposed lots are of adequate size to accommodate these features.

We therefore recommend that all lots within the subject development be required to install a private tertiary sewage treatment system.

E. Water Supply and Fire Fighting Water Reservoirs

All of the lots within the proposed subdivision would be serviced with a private drilled well. It is our recommendation that the Township's Hydrogeological Consultant "Harden Environmental Services" provide comments and recommendations with respect to this matter.

Fire fighting water storage reservoirs would be necessary as part of the detailed design criteria for the subdivision. We similarly recommend that the details regarding size and location of the fire fighting water reservoirs be approved by the Township's Fire Department at the appropriate approvals stage.

F. General

The background studies and preliminary reports presented with this application have provided a substantial base to demonstrate the feasibility of constructing the proposed subdivision. Although some refinements may be necessary to address the comments we have provided: we have no other major servicing issues at this time that would dramatically impact this plan for the committee's consideration.

All of which is respectfully submitted.

Yours truly,

GAMSBY AND MANNEROW LIMITED
Per:

[redacted]

Hans Groh, P.Eng.

HG/sn

cc. Brenda Law, Township of Puslinch
Sarah Wilhelm, County of Wellington
Stan Denhoed, Harden Environmental

F:\CORRESPONDENCE\Groh\106-139 Letter_Colleen Sutton.doc

cc: Clerk
Astrid

Grand River Conservation Authority

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6

Telephone (519) 621-2761
Fax (519) 621-4844
Internet: http://www.grandriver.ca

RECEIVED
Township of Puslinch
NOV 28 2006

Sarah W
Bob W
Steve D
Greg S
Doug Smith

November 27, 2006

County of Wellington, Planning
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Sarah Wilhelm

Re: Proposed Plan of Subdivision and associated Zoning By-law Amendment, Part Lots 7, 8 and 9, Concession 10, Township of Puslinch, Kukovica Subdivision (File: 23T-06003, P10/2006)

We have reviewed the Preliminary Stormwater Management Report prepared by Richardson Foster Ltd. Based on our review of the information provided we have no objection to the passing of the proposed Zoning By-law Amendment or the plan receiving draft approval subject to the following conditions.

1. Prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority:

a) A detailed stormwater management report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual." This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm-servicing plan for the site should be included.

b) An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction.

c) Detailed lot grading and drainage plans.

If there are no major changes proposed to the plan of subdivision, the Grand River Conservation Authority may not have to be involved in the review the final plans and reports as noted above.

Yours truly,

[redacted]

Liz Yerex
Resource Planner
Grand River Conservation Authority

cc: Brenda Law, Township of Puslinch
Astrid Clos, Astrid Clos Planning Consultants, (519) 836-9568

cc: Clerk
Astrid
Bob W
Sarah W
Stan D
Greg S.

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6
Telephone (519) 621-2761
Fax (519) 621-4844
Internet: http://www.grandriver.ca

Grand River Conservation Authority

PLAN REVIEW REPORT: **Ministry of Municipal Affairs and Housing**
Dwayne Evans, Planner, MSO-Southwestern

DATE: **NOVEMBER 15, 2006** **YOUR FILE:** OP-2006-06
GRCA FILE: Wellington/Puslinch/OPA/NC

RE: Application for Official Plan Amendment
Part Lots 7,8,9, Concession 10, Township of Puslinch
Tom Kukovica, 1648253 Ontario Limited

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposed Official Plan Amendment to permit an urban boundary expansion of the Hamlet of Arkell.

BACKGROUND:

1. **Resource Issues:**

   There are no natural heritage/hazard features identified on this site. The woodlands on the property are not designated in the County Official Plan as significant woodlands. Woodlands over 10 hectares in area are considered to be significant in the County.

2. **Legislative/Policy Requirements and Implications:**

   The property is not regulated under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation.

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

   A preliminary Stormwater Management report was submitted to this office in support of the proposed development. The Conservation Authority was satisfied with the report submitted.

   We trust that the municipality and MOE will be addressing the Hydrogeological Review and Predictive Nitrate Assessment of the proposed subdivision.

[redacted]
Liz Yerex
Resource Planner
Resource Management Division

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

cc: Sarah Whilhelm, County of Wellington (519) 823-1694

Township of Puslinch

7404 Wellington Rd. 34, R.R.3, Guelph, Ontario N1H 6H9
Telephone: (519) 763-1226 Fax: (519) 763-5846

December 6th, 2006

NASA Holdings Inc.
30 Douglas Street
Guelph, Ontario
N1H 2S9

Dear Mr. Mason:

Re: Proposed Residential Development – Kukovica

Further to your letter dated November 17, 2006, I am enclosing a copy of the County of Wellington Planning Department letter regarding the above noted proposal. I believe Ms. Wilhelm has addressed the issues you raised in your letter.

I am also enclosing a copy of the letter sent to Ms. Clos following her presentation to the Planning Advisory Committee in November. I will be advising all parties when Ms. Clos requests to return to Planning Advisory Committee.

Yours very truly,
TOWNSHIP OF PUSLINCH

[redacted]

COLLEEN SUTTON (Mrs.)
Secretary, Planning Advisory Committee

cc: Sarah Wilhelm
cc: Clerk

NASA HOLDINGS INC.
30 Douglas Street,
Guelph, Ontario, Canada
N1H 2S9

Bus. (519) 824-1811
Fax

Please refer to Account #

cc: Clerk
Sarah W.
Bob W
Stan D
Liz
Greg S.
Astrid

Friday, November 17, 2006

Mrs. Colleen Sutton, Secretary
Planning Advisory Committee
Township of Puslinch
7404 Wellington Road 34
RR #3 Guelph, ON N1H 6H9

Dear Mrs. Sutton:

RE: PROPOSED RESIDENTIAL DEVELOPMENT - KUKOVICA LANDS
PART OF LOTS 7,8 AND 9, CONCESSION 10, TOWNSHIP OF PUSLINCH

As you may recall, we were the developers of the 18 lot subdivision on Boreham Drive in the hamlet of Arkell. We also own the adjacent lands to the north on Watson Road, bordering McKenzie Bros. sand and gravel pit. We understand that extraction is nearing completion at McKenzie Bros., and as such, we would be interesting in exploring possible development options for our lands in the future.

With respect to the proposed development of the Kukovica lands referred to above, we have the following questions:

1. Is the proposal consistent with the current growth projections for Puslinch Township? We would appreciate receiving a copy of the current supply and demand projections.

2. If the proposed development is approved, will it impact any other proposals to expand the hamlet of Arkell?

3. Is the proposal for 38 new lots based on individual wells and septics, and if so, is this acceptable to the Township as well as other approval agencies?

We would appreciate a response to these questions from the Township. We will be attending the Planning Advisory Committee meeting on November 27, 2006. Please keep us advised when the Township will be making decisions with respect to the proposal.

Yours truly,

NASA HOLDINGS INC.

[redacted]

John Mason

c.c. S. Wilhelm, County of Wellington

Township of Puslinch

7404 Wellington Rd. 34, R.R.3, Guelph, Ontario N1H 6H9
Telephone: (519) 763-1226 Fax: (519) 763-5846

November 6, 2006

Via Fax

County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Attention: Mr. Gary Cousins, RPP, MCIP
Director of Planning & Development

Dear Gary:

Re: Request to Hold a Public Meeting
Draft Plan of Subdivision
File 23T-06003 Kukovica Subdivision
Part Lots 7, 8 & 9, Concession 10, Puslinch

We acknowledge receipt of and thank you for your letter of September 29, 2006.

Please accept this letter as confirmation that the Township of Puslinch Council will hold the public meeting when it considers it to be the appropriate time.

Should you have any questions or comments, kindly contact the undersigned at your convenience.

Yours very truly,

[redacted]

(Mrs.) Brenda Law, AMCT
CAO/Clerk-Treasurer
BL*hk
Encl:
cc. Colleen Sutton, Secretary-Treasurer, Planning Advisory Committee

cc Collen

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ONTARIO
N1H 3T9

REQUEST TO HOLD A PUBLIC MEETING

September 29, 2006

Brenda Law, C.A.O./Clerk-Treasurer
7404 Wellington Road 34, Aberfoyle
R. R. #3
GUELPH, Ontario N1H 6H9

Subject: Request to hold a public meeting
Draft Plan of Subdivision, File Number 23T-06003 Kukovica Subdivision
Location of lands: Puslinch Township – Part Lots 7, 8 & 9, Concession 10

I would like to ask the Township of Puslinch's Council to give Notice of and hold a Public Meeting on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision. I am enclosing an attachment which should assist you in advertising and reporting on that meeting.

Please confirm in writing that the Township of Puslinch's Municipal Council will give notice and hold the Public Meeting; and ensure that the County of Wellington and your County Ward Councilor are on the list for Notice of Public Meeting, as well as those who are prescribed by the Planning Act and its regulations. If, for any reason, the Township of Puslinch cannot hold this meeting, please advise me and our Planning and Land Division Committee will hold the public meeting. This public meeting may be held in conjunction with the public meeting for the request for the amendment to the Wellington County Official Plan File No. OP-2006-06.

Thank you for your co-operation. If you have any questions please call Ms. Sarah Wilhelm, Planner (519) 837-2600 x 213 of this office.

Yours truly,

[redacted]

Gary A. Cousins, MCIP, RPP
Director of Planning and Development

ASSISTANCE ATTACHEMENT
HOLDING OF A PUBLIC MEETING
FOR PROPOSED PLAN OF SUBDIVISION

Pursuant to section 51(21) of the Planning Act, the Corporation of the County of Wellington requests that the local Municipality give notice and hold a public meeting concerning the attached proposed draft plan of subdivision.

It is also requested that you give Public Notice of the application in accordance with Subsection 51(20)(b) of the **Planning Act** and Subsections (4), (5) of the Ontario Regulations 196/96 as amended.

Notice of the Public Meeting shall be given to the public and identified agencies in accordance with Subsection 3 (1 to 9) of Ontario Regulation 196/96, as amended, with necessary modifications. The notice of a Public Meeting shall:

(i) indicate the date, time and location of the public meeting;

(ii) include a description of the proposed plan of subdivision;

(iii) include a key map showing the location of the land proposed to be subdivided;

(iv) indicate where and when additional information regarding the proposed plan of subdivision will be available to the public for inspection;

(v) include the following statement:

If a person or public body that files an appeal of a decision of the Corporation of County of Wellington in respect of the proposed plan of subdivision does not make oral submissions at the public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington before the proposed plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

(vi) include the following statement:

Subject to subsection (43), any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed plan of subdivision, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON, N1H 3T9.

(vii) indicate, if know, if the land proposed to be subdivided is the subject of an application under the Planning act for approval of a proposed official plan or plan amendment or for a zoning by-law amendment or a minor variance, and the file number of the application(s);

(viii) indicate to whom written submissions in respect of the proposed plan of subdivision are to be made.

The public meeting shall be held no sooner than 14 days after the requirements for the giving of notice of the public meeting have been complied with.

Within 15 days of the public meeting, the municipality must submit the information in accordance with Sections 6 and 7 of Ontario Regulation 196/96, as amended to the Corporation of the County of Wellington.

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ONTARIO
N1H 3T9

September 29, 2006

NOTICE OF APPLICATION FOR APPROVAL OF
A PLAN OF SUBDIVISION
Clause 51(20)(a) of the Planning act, R.S.O. 1990 as amended

Application Number: Plan of Subdivision 23T-06003

Subject Land: Puslinch Township
Part Lots 7, 8 and 9, Concession 10

The County of Wellington has received Application No. 23T-06003 for a plan of subdivision in the Township of Puslinch in respect of the land described above for Kukovica Subdivision.

The intent of the application proposes to create:

Single detached lots	1-38 lots/blocks	18.06
Storm water Management Area	Block 45	1.14
Road Widening Blocks	Block 39 - 43	0.23
Roads		2.18
Storm Easement	Block 44	0.07
Total		**21.68 ha**

OTHER RELATED APPLICATIONS

There has been filed with the County of Wellington a request for an amendment to the Wellington County Official Plan; file number OP-2006-06.

NEED TO MAKE SUBMISSIONS

If a person or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed plan of subdivision does not make oral submissions at the public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington before the proposed plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, **Telephone 519-837-2600, extension 213; Fax 519-823-1694 or at the above address.**

REQUESTING NOTICE OF DECISION

Subject to subsection (43), any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed plan of subdivision, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9; and at the Township of Puslinch.

NOTE:

1) **Your comments on the application are required on or before November 30, 2006.**

2) If your have not submitted comments on the application on or before this date, it will be assumed that you do not have any concerns in respect of this matter.

3) The proponent's consultants have submitted several technical supporting reports. **IF you wish to obtain a copy of any of these documents, please contact Sarah Wilhelm of this office (Telephone 519-837-2600, extension 213).**

Please also send a copy of all responses, submissions to the local municipality – the Township of Puslinch – Brenda Law – 7404 Wellington Road 34, (Aberfoyle) R. R. #3 Guelph, Ontario N1H 6H9 and to the proponent's agent, Astrid Clos Planning Consultants – 423 Woolwich Street Suite 201, Guelph, Ontario N1H 3X3.

Yours [redacted]

Gary A. Cousins, MCIP, RPP
Director of Planning and Development

THE COUNTY OF WELLINGTON
SUBDIVISION/CONDOMINIUM APPLICATION FORM

OFFICE USE ONLY	
File Number: 23T-06003	File Name: Kukovica Subdivision
Date Received: Aug 17/06	Local File Number:
Date Received (Completed): Sept 8/06	Amount Paid:
	Date Fee Received:

1. TYPE OF APPLICATION:

[X] Subdivision OR [ ] Condominium

Condominium Type: _____

2. APPLICANT INFORMATION:

All communications will be directed to the Prime Contact only. Please indicate who this is to be.

Prime Contact: Astrid Clos, Astrid J. Clos Planning Consultants

a) Registered Owner's Name (s): Tom Kukovica, 1648253 Ontario Limited

Address: RR # 1 Puslinch, Ontario, N0B 2JO

Phone: (519) 836-1072 Fax: (519) 836-3903

Are the subsurface rights and the surface rights held by the same owner? YES [X] NO [ ]

If NO, who owns the subsurface rights? _____

b) Applicant (Agent) Name (s): _____

Address: _____

Phone: ( ) _____ Fax: ( ) _____

c) Solicitor Name (s): _____

Address: _____

Phone: _____ Fax: _____

d) Planner Name (s): Astrid Clos, Astrid J. Clos Planning Consultants

Address: 423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3

Phone: (519) 836-7526 Fax: (519) 836-9568

e) Surveyor Name (s): Jeff Buisman, Van Harten Surveying

Address: 423 Woolwich Street, Guelph, Ontario, N1H 3X3

Phone: (519) 821-2763 Fax: (519) 821-2770

f) Engineer Name (s): Greg Gemmell, P.Eng , Richardson Foster Ltd., Consulting Engineers

Address: Unit L, Cedar Pointe Drive, Barrie, Ontario, L4N 5R7

Phone: (705) 728-0009 Fax: (705) 727-7774

3. PROVIDE A DESCRIPTION OF THE SUBJECT PROPERTY:

a) Local Municipality Name: Puslinch Township

b) Lot(s)/Block(s) 7, 8, 9 Concession(s) 10 Reg. Plan No.

c) Civic Address (if appropriate) Arkell Road/Wellington Road 37 and Watson Road

d) Are there any easements or restrictive covenants affecting the subject lands? YES [ ] NO [X]
If yes, supply a copy of such documents and provide a brief description below of its effect:

4. PROPOSED LAND USE: *Please fill out the table below:*

PROPOSED USES	No. of Resid. Units	Number of Lots/Blocks (As labeled on plan) **Lots** **Blocks**		Area in Hectares	Density (specify Units per hectare)	No. of Parking Spaces
4.1 RESIDENTIAL						
Detached Dwellings	38	1-38		18.06	2.1	
Semi-detached Dwellings						
Row/Townhouse (Multiple Attached)						
Apartments Residential - less than 2 bedrooms - 2 bedrooms or more						
Other (Specify under 4.4)		45		1.14		
4.2 NON-RESIDENTIAL						
Neighbourhood Commercial						
Other Commercial						
Industrial						
Local and Community Park	*Nil*				*Nil*	
Open Space and Hazard Lands	*Nil*				*Nil*	
Institutional (Specify under 4.4)						
Road Allowances	*Nil*			2.41	*Nil*	
Other (Specify under 4.4)		44		.07		
4.3 TOTAL				21.68		

4.4 DESCRIBE USE IF OTHER RESIDENTIAL, INSTITUTIONAL, OTHER NON-RESIDENTIAL Block 45 – Stormwater Management
Block 44 – Storm Drainage Block

5. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY:

N/A

6. SERVICING INFORMATION:

	YES	NO	**Indicate Studies/Reports**	Attached
6.1 WATER SUPPLY AND SEWAGE				
a) municipal sanitary sewers		X		
b) municipal piped water		X		
c) wells and/or septic(s) for a residential subdivision only, with five or fewer lots (or units)		X		
d) wells and/or septic(s) for a residential subdivision only, with six or more lots (or units)	X		Preliminary Stormwater Management & Site Servicing Report prepared by Richardson Foster, Consulting Engineers, 2006	Yes.
e) communal wells and/or communal sanitary services for a residential subdivision only		X		
6.2 STORM DRAINAGE				
a) sewers		X		
b) ditches, swales	X		Preliminary Stormwater Management & Site Servicing Report prepared by Richardson Foster, Consulting Engineers, 2006	Yes.
c) other (specify)		X		
6.3 ROADS AND ACCESS				
a) Provincial [ ] County [ ] Local [X]	X		Arkell Road/ Wellington Road 37 and Watson Road	
b) Private Road		X		
c) Other		X		

6.4 SUBJECT TO PROVISIONS OF ENVIRONMENTAL ASSESSMENT ACT?

Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

YES [X] N0 [ ]

If YES, should the notice of public meeting for this application be modified to state that the public meeting will address the Requirements of both the Planning Act and the Environmental Assessment Act?

YES [X] NO [ ]

7. HOUSING INFORMATION:

7.1 FOR EACH TYPE OF HOUSING, COMPLETE THE REST OF THE ROW.

Housing Type	No. of Units	Unit Size (sq.m.) or Lot Width	Number of Bedrooms	Tenure (a)	Specialized Housing (b)
Detached Dwellings	38	Minimum 40 metre lot width		freehold	
Semi-Detached Dwellings					
Multiple Attached					
Apartment Block(s)					
Other Types (Specify)					

NOTES:

a) "Tenure" means ownership (freehold/condominium/cooperative), market rental, assisted rental, municipal Non-profit, other

b)"Specialized Housing" means such groups as senior citizen housing, housing for the disabled, student housing, etc.

7.2 DOES THE MUNICIPALITY HAVE A CURRENT MUNICIPAL HOUSING STATEMENT?

YES [ ] NO [X]

8. LAND USES FOR THE SITE AND SURROUNDING AREA:

8.1 Provide the location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest?

N/A

8.2 What is the current use of the Subject land?

Agricultural.

8.3 What were the previous uses of the Subject land, if known?

Agricultural.

8.4 Has there been an industrial or commercial use of the site or adjacent lands? YES [ ] NO[X] UNKNOWN[ ]

If YES, indicate the last year _____ and type of use _____

8.5 Has fill been placed on the site? YES [ ] NO [X] UNKNOWN [ ]

8.6 Is there reason to believe the site may have been contaminated by former uses either on the site or on adjacent sites?

(i.e. gas station, petroleum, other fuel, landfill or other materials stored on site or on an adjacent site)

YES [ ] NO [X] UNKNOWN [ ]

If YES, then an environmental investigation including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the County, is required. This study must be prepared by a qualified consultant and submitted with this application.

If NO, on what basis did you come to this determination?

The property has been used for agricultural purposes for many years.

9. STATUS OF OTHER PLANNING RELATED APPLICATIONS:

9.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

YES [ ] NO [ ] UNKNOWN [X] (If YES, indicate the application file number and the decision made below)

9.2 a) What is the land use designation of the site in the approved County Official Plan?

Hamlet Area (Arkell), Primary Agricultural, Secondary Agricultural

b) Does the proposal conform with the existing:

County Official Plan? YES [ ] NO [X]

c) If NO, has application for a County/Local Official Plan Amendment been made?

YES [X] NO [ ] (If YES, indicate the application file number and its status below)

Submitted concurrent with this application.

9.3 a) What is the existing zoning of the subject lands? Agriculture (A

b) Does the proposal conform to zoning? YES [ ] NO [X]

c) If NO, has application for a Zoning By-law Amendment been made?

YES [X] NO [ ] (If YES, indicate the application file number and its status below)

Submitted concurrent with this application.

9.4 Is the subject land also the subject of an application for consent, site plan control or minor variance?

YES [ ] NO [X] (If YES, indicate the application(s) file number and its (their) status below)

10. PROVINCIAL POLICY STATEMENT (PPS)

An outline of the PPS is provided in the Table (following page). Planning Authorities "shall be consistent with" the PPS in making decisions on all applications. Please indicate on table which, if any, features or development circumstances apply (**BE SPECIFIC**). Where applicable, information addressing PPS conformity must be provided in table. Indicate the report/study title, as well as page numbers for each PPS issue

PROVINCIAL POLICY STATEMENT (PPS)

General PPS Policy Section	Determine any potential PPS issues. Indicate below, specifically, which PPS subsection applies and the Feature or Circumstance involved	Where has this issue been addressed?	
		Report/Study Title	Page
1.1 Building Strong Communities			
1.4 Housing			
1.6 Infrastructure and Public Service facilities	1.6.4.3 Municipalities may chose to use.... where policy 1.6.4.4 permits, individual on-site sewage services and individual on-site water services, where ...municipal services are not provided and the municipality has established policies to ensure that the services to be provided satisfy the criteria set out in policy 1.6.4.4. 1.6.4.4 Individual on-site sewage services and individual on-site water services shall be used for ...private residences where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where site conditions are suitable for the long-term provision of such services.	Preliminary Stormwater Management & Site Servicing Report prepared by Richardson Foster, Consulting Engineers, July 2006	
2.1 Natural Heritage			
2.2 Water			
2.3 Agriculture			
2.5 Mineral Aggregate Resources			
2.5 Cultural Heritage and Archeology			
3.1 Natural Hazards			
3.2 Human-made Hazards			

11. OWNER'S AUTHORIZATION:

(If an agent is employed, the registered owner(s) must complete the following or provide similar authorization on the face of the draft plan)

I, Tom Kukovica, 1648253 Ontario Limited, being the registered owner(s) of the subject lands, hereby authorize
(name(s) of owner, individuals or company)

Astrid J. Clos, Planning Consultants to submit a draft plan of subdivision for approval.
(name of agent)

[redacted]

July 28, 2006

Tom Kukovica, 1648253 Ontario Limited
I have the authority to bind the company

NOTE: If the Owner is an incorporated company, the company seal shall be applied. If there is no company seal, a statement of authority to bind is required.

12. DECLARATION: *(This must be signed in the presence of a Commissioner)*

I Astrid Clos, Astrid J. Clos Planning Consultants of the City of Guelph solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

DECLARED before me at the City of Guelph this 28th day of July, 2006.

[redacted]

Astrid Clos
Astrid J. Clos Planning Consultants

[redacted]

Ronald Maurice Mak, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires April 9, 2009

(Signature of Commissioner)

13. APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Tom Kukovica, 1648253 Ontario Limited, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants solicitors, will be part of the public record and will also be available to the general public.

[redacted]

Tom Kukovica, 1648253 Ontario Limited
I have the authority to bind the company

July 28 , 2006

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Director of Planning and Development
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3t9

Phone (519) 837-2600 Ext. 214
Fax (519) 823-1694

Township of Puslinch

7404 Wellington Rd. 34, R.R.3, Guelph, Ontario N1H 6H9
Telephone: (519) 763-1226 Fax: (519) 763-5846

October 25, 2006

FAXED Oct 26/06

Via Fax

County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Attention: Mr. Gary Cousins, RPP, MCIP
Director of Planning & Development

Dear Gary:

Re: Request to Hold a Public Meeting
Application to Amend County Official Plan
County File OP-2006-06 (Kukovica)
Part Lots 7, 8 & 9, Concession 10, Puslinch

We acknowledge receipt of and thank you for your letter of September 29, 2006.

Please accept this letter as confirmation that the Township of Puslinch Council will hold the public meeting when it considers it to be the appropriate time.

Should you have any questions or comments, kindly contact the undersigned at your convenience.

Yours very truly,

[redacted]

(Mrs.) Brenda Law, AMCT
CAO/Clerk-Treasurer
BL*hk
Encl:
cc. Colleen Sutton, Secretary-Treasurer, Planning Advisory Committee

cc Council

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ONTARIO
N1H 3T9

REQUEST TO HOLD A PUBLIC MEETING

September 29, 2006

RECEIVED
Township of Puslinch
OCT 03 2006

Brenda Law, C.A.O./Clerk-Treasurer
Township of Puslinch
7404 Wellington Road 34 Aberfoyle
R. R. #3
GUELPH, Ontario N1H 6H9

Subject: Request to hold a public meeting
Application to Amend County Official Plan
County File OP-2006-06
Location of Lands: Part Lots 7, 8 & 9, Concession 10

I would like to ask the Township of Puslinch's Council to give notice of and to hold a public meeting on behalf of the County of Wellington to obtain input on the above application to amend the County's Official Plan; this application is related to a concurrent application for a proposed Plan of Subdivision File No. 23T-06003

I am enclosing a copy of the application for the amendment to the County Plan, a draft of the proposed amendment and further information which should assist you in the giving of notice of, holding and reporting on the public meeting.

The notice of the public meeting shall be given in accordance with the current Planning Act's regulations.

Please confirm in writing that the Township of Puslinch's Council will hold the meeting; and ensure that the County of Wellington and your County Ward Councilor is on the circulation list and notice of the public meeting is given. If, for any reason, Puslinch Township's Council cannot hold this meeting, please advise me and our Planning and Land Division Committee will hold the public meeting.

Thank you for your co-operation. If you have any questions please call Ms. Sarah Wilhelm or myself.

Yours truly, [redacted]

Gary A. Cousins, RPP, MCIP
Director of Planning and Development

ASSISTANCE ATTACHMENT
HOLDING OF A PUBLIC MEETING
FOR PROPOSED OFFICIAL PLAN AMENDMENT

The Corporation of the County of Wellington requests that the local Municipality give notice and hold a public meeting concerning the attached proposed official plan amendment.

It is also requested that you give Public Notice of the application in accordance with Subsection 17(15)© of the Planning Act, and Subsection 2.

Notice of the Public Meeting shall be given to the public and identified agencies in accordance with Subsection 2. (8),(11) and (14) of Ontario Regulation 198/96, as amended, with necessary modifications Pursuant to subsection 12 of O.Reg.1 196/98 as amended, the notice of the Public Meeting shall:

1) Indicate the date, time and location of the public meeting.

2) Contain an explanation of the purpose and effect of the proposed official plan or plan amendment.

3) Contain a description of the land or a key map showing the land to which the proposed official plan or plan amendment would apply, or, alternatively, an explanation as to why a description or key map is not provided.

4) State where and when a copy of the proposed official plan or plan amendment and background materials, if any, will be made available to the public for inspection.

5) Include the following statement:

   If you wish to be notified of the adoption of the proposed official plan (or official plan amendment), you must make a written request to the Corporation of the County of Wellington.

6) Include the following statement:

   If a person or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed official plan (or official plan amendment) does not make oral submissions at the public meeting, or make written submissions to the Corporation of the County of Wellington before the proposed official plan (or official plan amendment) is adopted to Ontario Municipal Board may dismiss all or part of the appeal.

7) Indicate, if it is known that the land to which the proposed official plan or official plan amendment applies is the subject of an application under the Planning Act for an amendment to a zoning by-law, a Minister's zoning order or a minor variance or for approval of a plan of subdivision or a consent, a statement of that fact and the file number of the application.

The public meeting shall be held no sooner than 20 days after the requirements for the giving of notice of the public meeting have been complied with; and every person who attends the meeting shall be given the opportunity to make representations in respect of the official plan amendment.

Within 15 days of the public meeting, the municipality must submit to the County of Wellington Planning Department the information in accordance with the enclosed *"Official Plan Amendment for County Official Plan"* checklist.

OFFICIAL PLAN AMENDMENT
FOR COUNTY OFFICIAL PLAN

RECORD AND MATERIAL TO BE FORWARDED TO THE COUNTY BY THE LOCAL MUNICIPALITY WHEN A LOCAL MUNICIPALITY HOSTS A PUBLIC MEETING ON BEHALF OF THE COUNTY OF WELLINGTON FOR AN AMENDMENT TO THE COUNTY'S OFFICIAL PLAN

A record to be compiled by the clerk of the municipality and forwarded to the County of Wellington after the holding of a public meeting on behalf of the County of Wellington shall include the following:

1. the original or a copy of all written submissions and comments and information as to when they were received by the local municipality.

2. An affidavit or sworn declaration by the Clerk of the municipality certifying that;
   i. The requirements for the giving of notice and the holding of at least one public meeting or the alternative measures for informing and obtaining the views of the public as may be set out in the County of Wellington official plan and procedures have been complied with; and
   ii. The type and date of the giving of notice;
   iii. The date, place and time of the public meeting.

3. An affidavit or sworn declaration of the clerk of the municipality listing all persons and public bodies that made oral submissions at the public meeting.

4. A listing of all those who were sent a notice of the public meeting and whether a copy of the proposed amendment was sent to those persons.

5. A copy of the minutes of the public meeting.

6. A copy of any planning report presented to or considered by local council.

7. An affidavit or sworn declaration of the clerk of the local municipality that the information which is being provided by the local municipality to the County of Wellington is true.

8. A resolution of the Council of the local municipality as to the local Council's position on the requested amendment for the County's official plan.

NOTE:

A sworn declaration or affidavit means that the declaration has been made in the presence of a person who is authorized by position or appointment of the Province to administer the taking of oaths.

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ONTARIO
N1H 3T9

September 29, 2006

Agencies and Persons Circulated

Dear Messrs. and Mesdames,

Re: **County Official Plan Amendment – County File No.: OP-2006-06**
Tom Kukovica – 1648253 Ontario Limited
Township of Puslinch (Arkell)
Part Lots 7, 8 & 9, Concession 10

The County of Wellington has received an application to amend the County of Wellington Official Plan for the above noted property; and the application was **considered to be complete as of September 29, 2006** for purposes of the Planning Act process.

I am requesting that you provide comments on the proposed amendment to the County of Wellington's Official Plan by November 30, 2006. The Township of Puslinch will file its report at a later date after the public meeting has been held.

Please review the application and provide comments to the County Planning Department, attention of Ms. Sarah Wilhelm, tel. (519) 837-2600, ext 213; fax (519) 823-1694. Provide copies of your comments to the Township of Puslinch.

The application proposes to amend the County of Wellington's Official Plan to change the designation on Schedule A7 of the Official Plan (the Township of Puslinch land use schedule) from Prime Agricultural and Secondary Agricultural to Hamlet.

OTHER RELATED APPLICATIONS

The subject land is also the subject of a request for Plan of Subdivision File No. 23T-06003.

NEED TO MAKE SUBMISSIONS

If a person or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed County Plan amendment does not make oral submissions at the public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington before the proposed amendment is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, **Telephone (519) 837-2600, ext. 213; Fax (519) 823-1694 or at the above address.**

REQUESTING NOTICE OF DECISION

Subject to subsection (43), any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving or written notice had been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County official plan amendment, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1h 3T9

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours at the County of Wellington Administration Centre, Planning and Development Department, 74 Woolwich Street, Guelph, Ontario N1H 3T9; and at the Township of Puslinch's Municipal Office.

NOTE:

1) **Your comments on the application are required on or before November 30, 2006.**

2) If you have not submitted comments on the application on or before that date, it will be assumed that you do not have any concerns in respect of this matter.

Please also send a copy of all responses, submissions to the local municipality, the Township of Puslinch c/o Brenda Law, CAO/Clerk-Treasurer – 7404 Wellington Road 34, (Aberfoyle) R. R. #3 Guelph, Ontario N1H 6H9.

Yours truly [redacted]

Gary Cousins, RPP, MCIP
Director of Planning and Development

cc—Township of Puslinch

SCHEDULE TO BY-LAW 4241-98

COUNTY OF WELLINGTON

Application for Official Plan Amendment

County File No. OP-2006-D

A. THE AMENDMENT

1. TYPE OF AMENDMENT:

County Oriented [ ] (affects two or more local municipalities)

Locally Oriented [X] (affects one local municipality)

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

To re-designate the lands from Prime Agricultural and Secondary Agricultural to Hamlet Area, within the County of Wellington Official Plan. The application requests an expansion of the Arkell Hamlet Area to allow the approval of a 38 lot residential Draft Plan of Subdivision.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Tom Kukovica, 1648253 Ontario Limited

Address: RR # 1 Puslinch , Ontario, N0B 2J0

Phone No. Home: ( ) Work: (519) 836-1072 Fax: (519) 836-3903

b) Planner's Name(s): Astrid Clos, Astrid J. Clos Planning Consultants

Address: 423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3

Phone No. Home: ( ) Work: (519) 836-7526 Fax: (519) 836-9568

Name, address, Phone of all persons having any mortgage charge or encumbrance on the property: N/A

d) Send Correspondence To: Owner [ ] Planner [X] Other [ ]

e) When did the current owner acquire the subject land? September 2004

4. **WHAT AREA DOES THE AMENDMENT COVER?** [ ] the "entire" property
[X] a "portion" of the property

(This information should be illustrated on the required drawing under Item H of this application.)

5. **PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:**

Municipal Address: Arkell Road/Wellington Road 37and Watson Road, Township of Puslinch

Concession: 10 Lot: 7, 8, 9 Registered Plan No. _____
Area: 21.68 hectares
Depth: (length) 878 m (irregular) metres
Frontage (width): 258 m metres

6. **PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:**

Area: ± 18.5 hectares
Depth: (length) 878 m (irregular) metres
Frontage (width): 211m (irregular) metres

7. **WHAT IS THE CURRENT COUNTY OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?**

Hamlet Area (Arkell), Primary Agricultural, Secondary Agricultural, and the Arkell Water Management Area overlay.

8. **LIST LAND USES THAT ARE PERMITTED BY CURRENT COUNTY OFFICIAL PLAN DESIGNATION:**

Residential and Agricultural Uses

9. **WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY?**

Agriculture

C. **EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. **WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?**

Residential and agricultural.

11. **HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?**
unknown

12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?
Residential.

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND: (Please use a separate page if necessary.)

		Existing	Proposed
a)	Type of Building(s) or Structure(s)	Shown on Draft Plan of Subdivision	residential
b)	Date of Construction		
c)	Building Height	(m.) (ft.)	2 storeys
d)	Number of Floors		2 floors
e)	Total Floor Area	(sq.m.) (sq.ft.)	± 3,000 (sq.ft.)
f)	Ground Floor Area (exclude basement)		
g)	Distance from building/structure to the:		
	front lot line	(m.) (ft.)	minimum 10 m
	side lot line	(m.) (ft.)	minimum 1 m
	side lot line	(m.) (ft.)	minimum 3 m
	rear lot line	(m.) (ft.)	minimum 7.5 m
h)	% Lot Coverage		
i)	# of Parking Spaces		
j)	# of Loading Spaces		

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [ ] Continually maintained municipal road [X] Right-of-way [ ]
County Road [X] Seasonally maintained municipal road [ ] Water access [ ]

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY? Arkell Road/Wellington Road 37and Watson Road

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.
(This information should be illustrated on the required drawing under Item H of this application.)

N/A

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	[ ]	[ ]	[X]	[ ]	[ ]	[ ]	[X]	[ ]
b) Proposed	[ ]	[ ]	[X]	[ ]	[ ]	[ ]	[X]	[ ]

18. HOW IS STORM DRAINAGE PROVIDED?

Storm Sewers [ ] Ditches [ ] Swales [ ] Other means [ ]

Please see the Engineering Report submitted with the application.

E. OFFICIAL PLAN AMENDMENT

19. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

Change a policy in the Official Plan	YES [ ]	NO [X]	UNKNOWN [ ]
Replace a policy in the Official Plan	YES [ ]	NO [X]	UNKNOWN [ ]
Delete a policy in the Official Plan	YES [ ]	NO [X]	UNKNOWN [ ]
Add a policy in the Official Plan	YES [ ]	NO [X]	UNKNOWN [ ]
Add or Change a designation in the Official Plan	**YES [X]**	NO [ ]	UNKNOWN [ ]

20. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

a) Section Number(s) of Policy to be changed _____

b) Text of the proposed new policy attached on a separate page? YES [ ] NO [ ]

c) New designation name _____

d) Map of proposed new Schedule attached on a separate page? YES [ ] NO [ ]

21. LIST LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT

Residential.

F. OTHER RELATED PLANNING APPLICATIONS

22. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Local Official Plan Amendment	YES [ ]	NO [X]
Zoning By-law Amendment	YES [X]	NO [ ]
Minor Variance	YES [ ]	NO [X]
Plan of Subdivision	YES [X]	NO [ ]
Consent (severance)	YES [X]	NO [ ]
Site Plan Control	YES [ ]	NO [X]

23. IF THE ANSWER TO QUESTION 22 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION

Zoning By-law Amendment

File No. and Date of Application: submitted August 16, 2006
Approval Authority: Township of Puslinch
Lands Subject to Application: Part of Lots 7, 8, and 9, Concession 10, Township of Puslinch
Purpose of Application: To rezone lands to allow a 38 lot residential Draft Plan of Subdivision.
Status of Application: under review
Effect on the Current Application for Amendment: will implement the current application.

Draft Plan of Subdivision

File No. and Date of Application: 23T-06003 submitted August 16, 2006
Approval Authority: County of Wellington
Lands Subject to Application: Part of Lots 7, 8, and 9, Concession 10, Township of Puslinch
Purpose of Application: To create 38 residential lots.
Status of Application: under review
Effect on the Current Application for Amendment: required to implement the Draft Plan of Subdivision.

Consent (severance)

File No. and Date of Application: B98/04 approved October 2004 and B31/05, B32/05, B33/05 approved March 2005
Approval Authority: County of Wellington
Lands Subject to Application: Part of Lots 7, 8, and 9, Concession 10, Township of Puslinch
Purpose of Application: To create residential lots.
Status of Application: approved
Effect on the Current Application for Amendment: None.

G. OTHER SUPPORTING INFORMATION

24. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:
(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

Preliminary Stormwater Management and Servicing Report, 2006, Richardson Foster Ltd.
Traffic Impact Study, 2006 Richardson Foster Ltd.
Hydrogeological Review and Predictive Nitrate Assessment, July 2006, Burnside
Rail Noise and Vibration Impact Assessment, July 2006, HGC Engineering

H. APPLICATION DRAWING

25. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING INFORMATION:

- owner's/applicant's name;
- legal description of property;
- boundaries and dimensions of the subject property and its current land use;
- dimensions of area of amendment (if not, the entire property);
- the size and use of all abutting land;
- all existing and proposed parking and loading areas, driveways and lanes;
- the nature of any easements or restrictive covenants on the property
- the location of any municipal drains or award drains;
- woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- the dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- the name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
- if access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits)

THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

I. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

[If affidavit (**J.**) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

I, Tom Kukovica, 1648253 Ontario Limited of the Township of Puslinch in the County of Wellington do hereby authorize Astrid J. Clos Planning Consultants to act as my agent in this application.

[redacted]

July 28. 2006

Tom Kukovica
1648253 Ontario Limited

J. AFFIDAVIT: (This affidavit **must** be signed in the presence of a Commissioner)

I, Astrid Clos, Astrid J. Clos Planning Consultants of the City of Guelph solemnly declare that all the statements contained in this application are true, and I, make this solemn declaration conscientiously believing it to be true, and knowing that it is or the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

DECLARED before me at the City of Guelph this 28th day of 20 06.

[redacted]

July 28, 2006

Astrid Clos
Astrid J. Clos Planning Consultants

[redacted]

Ronald Maurice Mak, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires April 9, 2009

July 28, 2006

Signature of Commissioner

APPLICATION AND FEE OF $ _____ RECEIVED BY THE COUNTY OF WELLINGTON

Signature of Employee

Date

DRAFT

AMENDMENT NUMBER ____

TO THE OFFICIAL PLAN FOR THE

COUNTY OF WELLINGTON

Date: _____

Important Notice: This draft amendment to the Official Plan for the County of Wellington was prepared by the County of Wellington Planning and Development Department based on information provided by the applicant in support of their application. Please be advised that this amendment may be revised after the statutory public meeting at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County of Wellington.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ___ to the Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. THAT Amendment Number ____ to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.

2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 200_

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 200_

_____

WARDEN

_____

CLERK

DRAFT

AMENDMENT NUMBER __

TO THE

COUNTY OF WELLINGTON OFFICIAL PLAN

DRAFT

AMENDMENT NUMBER ___
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

DRAFT

PART A - THE PREAMBLE

PURPOSE

The purpose of the proposed Amendment is to change the designation on Schedule A7 of the Official Plan (the Township of Puslinch land use schedule) from Prime Agricultural and Secondary Agricultural to Hamlet.

LOCATION

The subject property is described as Part of Lot 7, 8 and 9, Concession 10 in the Township of Puslinch. Part of the property is within the Hamlet of Arkell, while most of the property extends to the northeast. The property is 21.68 ha (53.6 ac) in size bounded by Wellington Road 37 to the north, Watson Road to the west and the Guelph Junction Railway to the east.

BASIS

The property is vacant with woodlands and pasture. Watson Road and Wellington Road 37 provide access to the subject lands. The lands to the south include residential lots, while lands to the north and east are comprised of rural residential and agricultural areas.

The subject lands are designated Prime Agricultural, Secondary Agricultural, Hamlet (Arkell) and fall within the Arkell Water Management Area overlay. The proposed 38 lot residential development would not be permitted under the Prime or Secondary Agricultural Area designations. Residential uses in single detached houses at low densities are allowed in the Hamlet designation. Under Section 7.4.5, Hamlet expansion requires an amendment to the Official Plan and must be based on an analysis of need, alternative locations, and potential impacts. The proposed development would be serviced by private well and septic systems and an on-site stormwater management facility.

In addition to the County Official Plan Amendment, the landowners have submitted Zoning By-law Amendment and Draft Plan of Subdivision applications. The proponent has submitted the following supporting technical studies:

- Preliminary Stormwater Management Report
- Hydrogeological Review and Predictive Nitrate Assessment
- Traffic Impact Study; and
- Rail Noise and Vibration Impact Assessment

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No.____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

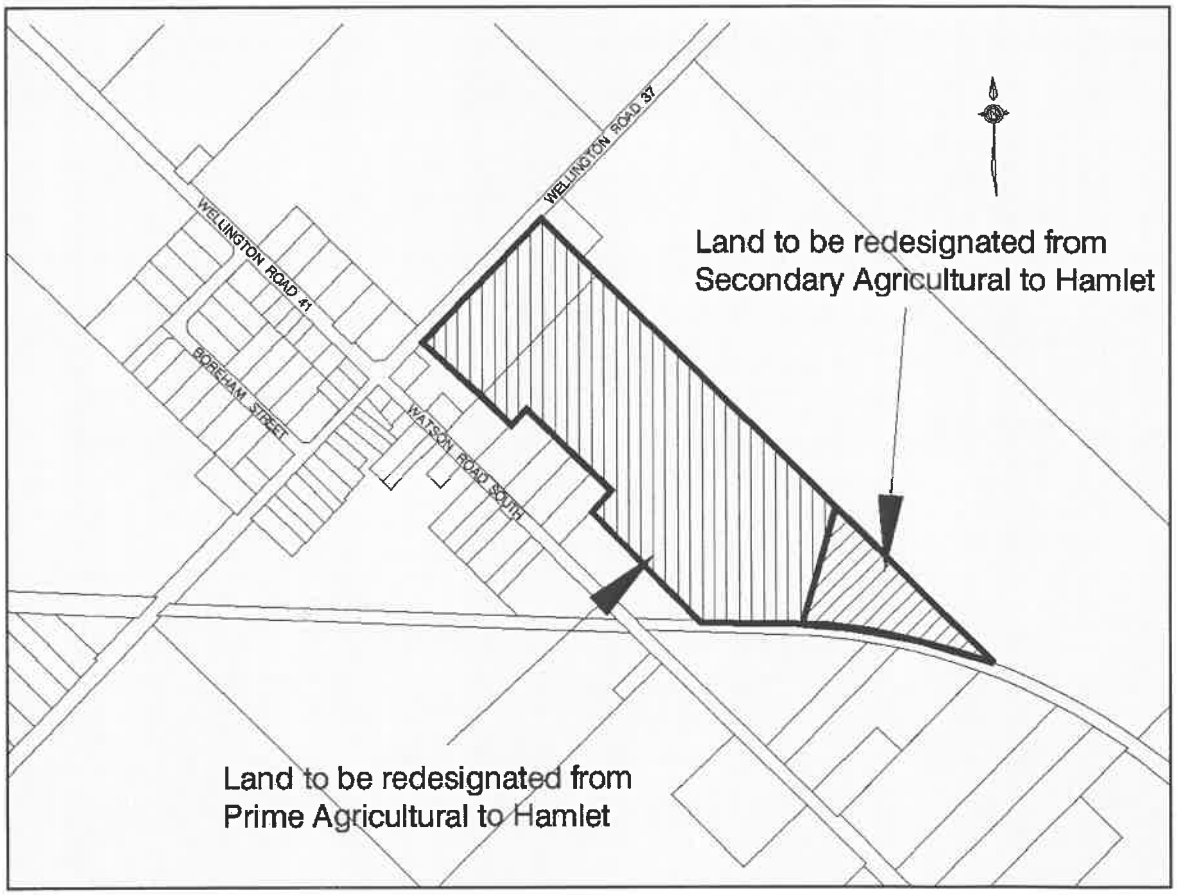
The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule A7 (Puslinch)** be amended by changing the designation of the subject land from PRIME AGRICULTURAL and SECONDARY AGRICULTURAL to HAMLET (Arkell) as illustrated on the attached Schedule "A".

DRAFT

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"
OF
OFFICIAL PLAN AMENDMENT NO. _____



DRAFT

cc: Clerk
Bob W.

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ONTARIO
N1H 3T9

RECEIVED
Township of Puslinch
NOV 22 2006

Stan D
Greg S
Liz Y.

November 21, 2006

Mrs. Colleen Sutton, Secretary
Planning Advisory Committee
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Mrs. Sutton:

Re: Zoning By-law Amendment Application #P10/2006
Related Applications: Draft Plan of Subdivision File No. 23T-06003 and County of Wellington Official Plan Amendment File No. OP-2006-06
Part Lots 7, 8 & 9, Concession 10
1648253 Ontario Limited (Tom Kukovica)

Thank you for circulating the above-noted application to this office for comment. This rezoning application was filed concurrently with applications to the County for consideration of a 38 lot Draft Plan of Subdivision and Official Plan Amendment to expand the hamlet of Arkell. While we have not completed our review of these applications, we wish to provide the Committee with the following preliminary comments.

According to Schedule A7 (Puslinch) of the County of Wellington Official Plan, the majority of the subject land is designated PRIME AGRICULTURAL and SECONDARY AGRICULTURAL. Part of the property with frontage on Watson Road South is designated HAMLET AREA (Arkell). The subject land also falls within the Arkell Water Management Area overlay.

A request for Official Plan amendment to the HAMLET AREA designation requires consideration of several sections of the County Plan, including Section 7.4.5 Hamlet Expansion, of the Urban System policies:

> "Where possible, hamlet boundaries should follow existing property lines or recognized physical features. Expansion beyond the identified boundary will require an amendment to this Plan and must be based on an analysis of need under the County's growth strategy and urban expansion policy, alternative locations and potential impacts."

Where expansion to a hamlet is warranted to meet the growth strategy of the County Official Plan, the extent and direction of expansion is to be based on the following:

- up to 20 years of growth;
- the existing development pattern in the community;
- the potential impacts on people;
- servicing opportunities and constraints;
- environmental costs and benefits;
- the need to avoid mineral aggregate areas and prime agricultural areas or where it is unavoidable to use lands of lower quality;
- the impacts on natural resources and the natural environment;
- logical boundaries;
- other planning criteria considered appropriate in the circumstances.

Servicing
The Ministry of Municipal Affairs and Housing has advised that servicing a new development of more than five lots on individual on-site services within settlement areas such as a hamlet is not consistent with the Provincial Policy Statement (PPS). A 38 lot urban expansion would appear to be a significant issue under the PPS.

Wellington Growth Strategy
The County Growth Strategy places a priority on directing growth to designated Urban Centres. The forecast anticipates that 82% of population growth will take place in the 15 urban centres in the County. The remainder will largely be directed to hamlets and secondary agricultural areas. We anticipate that the Growth Strategy may be reviewed in 2007.

Although the Hamlet of Arkell is within the Urban System for the land use policies, Hamlets are combined with the rural area when considering need under the Growth Strategy. This is due in large part to the difficulty in forecasting growth for smaller settlements. As a result, the monitoring of supply is divided between Aberfoyle and Moriston (the Urban Centres for which individual forecasts are provided) and the remainder of the Township located outside of these Urban Centres. As it stands, the potential supply of housing units outside of Urban Centres in Puslinch is adequate to accommodate the projected household demand (as set out in Table 8 – Puslinch of the County Official Plan), and a hamlet expansion is not currently warranted under the Growth Strategy.

We would note that there are three subdivision applications that would also be considered under the portion of the growth strategy outside of Urban Centres in Puslinch (Audrey Meadows, Geddes and Slater). The County has indicated general support for consideration of some degree of flexibility in applying the Growth Strategy for these applications for the following reasons:

- New country residential and lifestyle communities are no longer permitted by the County Official Plan.
- The oversupply outside of Urban Centres in Puslinch decreased due to the reduction in the anticipated yield for a draft plan of vacant land condominium at the Reid's Heritage Lake site.
- The three applications are not subject to the new Provincial Policy Statement (2005) or the Growth Plan for the Greater Golden Horseshoe.

This request to expand the hamlet of Arkell is being considered under a different policy environment.

Growth Plan
The Growth Plan for the Greater Golden Horseshoe came into effect on June 16, 2006 and applies to the proposed development. Under Section 2.2.8, the Plan provides strict criteria for settlement area boundary expansions, which may only occur as part of a municipal comprehensive review. A municipal comprehensive review means "An official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan." The County of Wellington has initiated, but not yet completed, an urban centre review in Puslinch. If the servicing issue noted above can be resolved, the review could be expanded to include the hamlet of Arkell.

Agricultural Impact
It is not clear from the application materials whether County and Provincial policies have been met with respect to a settlement area expansion in a Prime Agricultural area. An Agricultural Impact Assessment should be provided in accordance with Section 4.6.5 of the County Official Plan and also addressing Section 1.1.3.9 of the Provincial Policy Statement. Of particular concern is the investigation of lower priority agricultural lands in the Township.

We also require information with respect to Minimum Distance Separation 1 (MDS1). Livestock facilities (barns and manure storage) within 500m should be reflected with surveyed distances relative to the existing and proposed hamlet boundary. In the event that the proposed hamlet boundary will be brought closer to a livestock facility than is currently the case, we require Farm Data Sheets to determine MDS1 compliance. There appear to be livestock facilities to the north (635 Arkell Road) and south (940 Watson Road South) where this would be the case, but this should be verified as part of the Agricultural Impact Assessment. The applicant is responsible for collecting the relevant information regarding adjacent livestock facilities and providing that information to this office in order to calculate the required separation distances. The County Farm Data Sheet is available on our website and it should be provided by the applicant to the owner of the livestock facility. If there are livestock facilities, we will complete necessary calculations to determine appropriate setbacks.

Protection of Natural Features

Although there are no significant natural heritage features on the property that are protected by the County Greenlands System, there is a woodlot adjacent to the railway corridor. According to Section 5.5.4 of the County Official Plan "Smaller woodlots may also have local significance and, where practical, these smaller woodlots should be protected." The Township may wish to have their peer review consultant assess the woodlot in this regard.

Summary

This 38 lot urban expansion appears to be inconsistent with the Provincial Policy Statement which seems to impose a restriction on new development of more than 5 lots on individual on-site services within settlement areas. In addition, the Growth Plan for the Greater Golden Horseshoe requires a Township-wide assessment of growth, which has not been completed.

We trust that these preliminary comments are of assistance to the Committee. We will attend the Planning Advisory Committee meeting to hear the proponent's presentation.

Yours truly,

[redacted]

Sarah Wilhelm, B.E.S., MCIP, RPP
Planner

c. Astrid Clos, Astrid J. Clos Planning Consultants

cc: Clerk
Astrid
Sarah
Bob W
Stan D
Ag Y.
Greg S.

GUELPH FIELD NATURALISTS
P.O. Box 1401, Guelph, Ontario N1H 6N8

RECEIVED
Township of Puslinch
NOV 23 2006

Colleen Sutton
Secretary, Planning Advisory Committee
Township of Puslinch
7404 Willington Rd. 34,
R.R. 3,
Guelph, ON. N1H 6H9

November 22, 2006

Mrs. Sutton,

Re: Zoning By-law Amendment Application #P10/2006, with respect to property located at Part Lots 7, 8 & 9, Concession 10.

We have read the copy of the above Zoning By-law Amendment Application that you sent us and offer the following comments:

1. It would appear that the zoning by-law amendment, if passed, would permit up to 38 residential lots on this property. It is our understanding that private wells and septic systems would be required in this development.

   We have concerns with this concentration of wells and septic systems in such a residential setting. There could be an increased risk of well contamination from malfunctioning septic systems. We realize that such developments have occurred in other areas of the township. But we feel that such concentrated residential development is better sited in areas where municipal water and sewage treatment facilities are available.

   Permitting this type of development in the Hamlet of Arkell would set a precedent possibly resulting in further concentrated residential development in this area. In our opinion, this would not be good planning.

2. The Hamlet of Arkell has no commercial/service facilities except for a small convenience store. This means that residents must drive for nearly all their shopping and other commercial/service needs.

   We are concerned that permitting the hamlet to expand with this application and the possible future growth it may encourage, would compound the detrimental

effects of increased car usage on the environment. We feel that this type of development in rural areas is inappropriate.

3. We understand that the current zoning of the property is mainly agricultural (Primary and Secondary Agricultural). Although the property is adjacent to and partly within the Hamlet Area, this zoning by-law amendment application would still result in the lost of township farmland. The continual loss of farmland will be a serious issue for future generations, regardless of which municipality they live in. At some point, municipal governments, if not the provincial government, must act to preserve farmlands under their jurisdiction.

4. We note that there are treed areas and hedgerows on the property. What is the nature of these treed areas? Do they contain any significant natural heritage features? Would these trees be incorporated into the development? What significance are the hedgerows located on the property? Are there any significant animal or plant species associated with the hedgerows?

   We feel that any natural heritage features on the property, such as trees, need to be documented and addressed with respect to any zoning by-law changes. Trees are an important component of our environment and provide numerous ecological benefits and functions. Appropriate tree conservation studies and other natural environment studies should be part of any zoning by-law amendment application.

Thank you for the opportunity to comment on this application.

Sincerely,

[redacted]

Environment Committee
Guelph Field Naturalists

cc: Clerk

RECEIVED
Township of Puslinch
NOV - 6 2006

Puslinch Fire Department

Sarah W.
Stan
Bob
Gregg
Astrid

FIRE PREVENTION DIVISION (519) 821-3010 EMERGENCY 911

Chief Fire Prevention Officer: Richard Quinnell

7404 WELLINGTON RD 34
R R 3 GUELPH ONTARIO N1H 6H9

Fire Chief: D Quinnell Deputy Fire Chief: R.G. GORDON

October 30, 2006

To: Planning Advisory Committee

Re: Zoning By-Law Amendment Application #P10/2006
As filed by Astrid J. Clos Planning Consultants
On Behalf of 1648253 Ontario Ltd. (Tom Kukovica)
With respect to property located at Parts Lots 7, 8, 9, Concession 10

We have no objections to this application for amendment to the subject property, which would allow for a 38 lot residential plan of subdivision.

As per municipal standards you will require two 10,000 gallon tanks to be installed for firefighting purposes. Please see the Puslinch Fire Department for positioning of the tanks before they are to be installed.

The roadways are to be a minimum of six meters wide, with no parking on the streets. If you require parking on one side of the street, then the streets must be widened in order to incorporate that.

If you have any further questions please do not hesitate to contact me at your convenience.

Sincerely Yours,

[redacted]

Dan Quinnell C.F.E.I. W.E.T.T.
Fire Chief

cc Deborah.

Township of Puslinch

7404 Wellington Rd. 34, R.R.3, Guelph, Ontario N1H 6H9
Telephone: (519) 763-1226 Fax: (519) 763-5846

Colleen

file COPY

March 26, 2007

Harden Environmental
4622 Nassagaweya-Puslinch Townline
R.R. #1
Moffat, ON L0P 1J0

Attention: Mr. Stan Denhoed, P.Eng., M.Sc.

Dear Stan:

Re: Zoning By-law Amendment Application #P10/06
Kukovica Subdivision
Severance Applications B40/07 and B43/07
Part Lots 7, 8 and 9, Concession 10

Please find enclosed herewith a copy of Deborah Turchet's letter dated March 20, 2007 enclosing the letter dated March 6, 2007 from David Mark of Burnside Associates Limited with respect to the above-referenced matter.

Kindly review the enclosed information and provide us with your comments at your earliest convenience.

Thanks in advance for your attention to this matter.

Yours very truly,

(Mrs.) Brenda Law, A.M.C.T.
CAO/Clerk-Treasurer

BL*hk

MacKinnon & Associates
Providing Solutions in Urban, Landscape and Environmental Planning
550 Parkside Drive, Unit A-21, Waterloo, Ontario. N2L 5V4
Phone: (519) 725-5140 Fax: (519) 725-5144
E-Mail: general@mackinnonassociates.ca

FAX MEMO

CC PAC
Astrid
Gary

File: 2019
F:\JOB\2000\2019\PUSLINCH\2006\P10-2006.DOC

DATE: **October 31, 2006**

TO: **Township of Puslinch**
Attention: Mrs. Colleen Sutton

FAX NO: (519) 763-5846

FROM: **Jennifer Passy**

RECEIVED
Township of Puslinch
NOV - 1 2006

SUBJECT: **Zoning By-law Amendment P10/2006**
1648253 Ontario Limited (Tom Kukovica)
Part Lots 7, 8 & 9, Concession 10
Township of Puslinch

TOTAL PAGES FAXED: 3
(Including Cover Page)

On behalf of the Wellington Catholic District School Board we have reviewed the above noted application. The Board has no objection to the Zoning By-law Amendment to rezone the subject property from Agricultural to Hamlet Residential to allow for the establishment of a 38 lot Plan of Subdivision development.

The applicant is advised that conditions have been requested in our response to the Official Plan Amendment and Plan of Subdivision application which are attached with this correspondence.

Should you have any questions with regard to the comments provided, please do not hesitate to contact our office.

[redacted]

Jennifer Passy, BES
Planner

cc: Mr. John Forestell, Wellington Catholic District School Board

FAXED Oct 6 2:25

MacKinnon & Associates
Providing Solutions in Urban, Landscape and Environmental Planning
550 Parkside Drive, Unit A-21, Waterloo, Ontario. N2L 5V4
Phone: (519) 725-5140 Fax: (519) 725-5144
E-Mail: general@mackinnonassociates.ca

FAX MEMO

File: 2019
F:\JOB\2000\2019\Wellington County\2006\OP-2006-06.doc

DATE: **October 6, 2006**

TO: **COUNTY OF WELLINGTON**
Attention: Ms. Sarah Wilhelm

FAX NO: 519-823-1694

FROM: **Jennifer Passy**

SUBJECT: **Official Plan Amendment, OP-2006-06**
Plan of Subdivision Application 23T-06003
Tom Kukovica – 1648253 Ontario Limited
Township of Puslinch (Arkell)
Part Lots 7, 8 & 9, Concession 10
County of Wellington Official Plan

TOTAL PAGES FAXED: 1
(Including Cover Page)

On behalf of the Wellington Catholic District School Board we have reviewed the above noted applications. The Board has no objection to the proposed County Official Plan Amendment to change the designation on Schedule A7 of the Official Plan from Prime Agricultural and Secondary Agricultural to Hamlet in order to accommodate the residential Plan of Subdivision File No. 23T-06003. The board has no objection to the proposed Plan of Subdivision to permit 38 single detached lots and a storm water management area, subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit;
- Adequate lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus pickup point;
- That sidewalks be provided along all streets in the development to ensure a safe walking route for any future students to any school or bus pick-up/drop-off locations along existing and proposed public roads.
- Where walkways and sidewalks are planned, the Board requests that they be maintained on a year-round basis, and kept free of snow during the winter months. Further, vegetative plantings in these locations should be appropriately designed to provide a safe walking environment for students;
- The developer and the Wellington Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign, and;

- That the roadways illustrated on the plan be designed with a 12m centre-line radius in order to accommodate school bus turning movements.

If you have any questions with respect to the comments provided, please contact our office.

Yours truly,
MacKinnon & Associates

[redacted]

Jennifer Passy, BES
Planner

cc: Mr. John Forestell, Wellington Catholic District School Board
Ms. Brenda Law, Township of Puslinch (519-763-5846)