

Schedule "D"

2nd Submission and comment summary



Comment Summary – Zoning By-law Amendment Application – DAAZ Inc. – 2nd Submission

| Consultant | Comments |
|--|---|
| NPG – Township Planner | See attached letter |
| GEI – Township Engineering | See attached letter |
| County of Wellington Planning | <p>Please find the Planning comments below in reference to deeming a Zoning By-law Amendment application (1st Submission) for 7456 McLean Rd W and 197 Brock Rd S complete:</p> <ul style="list-style-type: none"> - It is acknowledged that the applicant has provided a Planning Justification Report and a Draft By-law. - The applicant has provided a Transportation Impact Study. The County Roads department will provide further feedback under separate cover. - The subject lands are located within a Well Head Protection Area (WHPA Q1/Q2). It's understood that Wellington Source Water Protection will provide further feedback under separate cover. <p>Planning staff have no objection to the application being deemed complete. Detailed comments will be provided after the application has been deemed complete and circulated for formal comments.</p> |
| Ecologist | See attached letter |
| Township Hydrogeologist | See attached letter |
| Township Traffic Consultant | See attached letter |
| County of Wellington Roads | No Comments |
| Township of Puslinch Fire Department | No Comments |
| Township of Puslinch Building Department – Andrew Hartholt | For the purposes of the zoning amendment, the building department considers the application complete. |



TOWNSHIP OF
PUSLINCH
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|---|--|
| | Further comments will be made at the time of the site plan application when more details drawings are available. |
| Township of Puslinch Public Works – Mike Fowler | No Comments |
| Township of Puslinch By-law – Jacob Normore | No Comments |
| Source Water | See attached letter |
| MTO | No Comments |
| GRCA | GRCA has no objection to the proposed ZBA application. The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. The property is not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required. Please see our Resource Mapping attached. |



August 26, 2025

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
7456 McLean Road West & 197 Brock Road South
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application (ZBA) proposing a truck gas bar, a car gas bar and a building consisting of a restaurant that comes with a drive-through service facility and a convenience store on lands municipally known as 7456 McLean Road West & 197 Brock Road South (“the Subject Lands”). The Subject Lands are presently vacant. The application proposes a one (1) storey convenience store (235 m² of gross floor area), one (1) storey drive thru restaurant (379 m² of gross floor area), six (6) truck gas bar pumps, four (4) car gas bar pumps, 41 vehicle parking spaces (including accessible parking spaces), 8 truck parking spaces, and 2 bicycle parking spaces. Furthermore, two vehicular (2) accesses are proposed, one (1) from Brock Road South and one (1) from McLean Road West.

The Subject Lands have a frontage of 101 metres along Brock Road South, a frontage of 113.7 meters along McLean Road West, and a lot area of 1.62 ha. Surrounding uses consist of vacant lands that are zoned Industrial immediately to the north and west, industrial uses to the east, and commercial uses to the south. Aggregate operations and vacant lands are further to the west and north of the Subject Lands.

The Applicant proposes to rezone the Subject Lands from the Industrial Site-Specific Zone (IND(sp54)) with a holding provision (h-5) to a Highway Commercial Site-Specific Zone to facilitate the proposed development.

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

- Hydrogeological Assessment Report prepared by C.F Crozier & Associates Inc., dated October 2023;



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
✉ info@npgsolutions.ca

- Transportation Impact Study prepared by C.F Crozier & Associates Inc., dated August 2025;
- Functional Servicing & Stormwater Management Report prepared by C.F Crozier & Associates Inc., dated August 2025;
- Agent Authorization Letter dated August 5, 2025;
- Elevations prepared by Richard Ziegler Architect Inc., dated August 5, 2025;
- Civil Engineering Drawing Package prepared by C.F Crozier & Associates Inc., dated August 1, 2025;
- Site Plan prepared by Richard Ziegler Architect Inc., dated August 5, 2025;
- Requirement for an Environmental Impact Study Memo prepared by Aboud & Associates Inc., dated May 31, 2023;
- EIS Correspondence;
- Floor Plan and Roof Plan prepared by Richard Ziegler Architect Inc., dated August 5, 2025;
- Planning Justification Report prepared by Siv-ik Planning and Design Inc. Dated September 20, 2023;
- Tree Inventory Preservation Plan prepared by Kuntz Forestry Consulting Inc., dated July 25, 2025;
- Woodland Designation Assessment prepared by Kuntz Forestry Consulting Inc., dated July 25, 2025;
- Topography Survey prepared by Tarasick McMillan Kubicki Limited, dated November 3, 2022;
- Property Transfer;
- Draft Zoning By-law;
- Zoning By-law Amendment Application; and
- Transportation Comments Matrix.

Determination of Completeness:

1. From a planning perspective, the application can be deemed complete at this time, provided that there is no objection from other commenting parties.

Technical Comments:

2. The Provincial Planning Statement (PPS) came into effect on October 20, 2024, replacing the Provincial Policy Statement (2020) and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The Applicant should revise the Planning Justification Report or provide an addendum to discuss the most up-to-date policies.
3. With respect to Policy 9.8.1 c) of the County of Wellington Official Plan, access to Wellington Road 46 is not permitted. We understand that a right-in, right-out access is proposed onto this County road. We will coordinate with the County of Wellington and the Township's Traffic Consultant regarding this policy.
4. A portion of the Subject Lands has a holding provision (h-5) that requires the submission and approval of a Site Plan Approval application prior to new uses, buildings and structures being permitted on the lands. If the ZBA is recommended for approval, we will also recommend the same holding provision and condition to be applied. Further comments related to Site Plan Approval application will be provided once the application is submitted.
5. In accordance with Policy 12.5.6 of the County Official Plan, the required road minimum width for local roads including McLean Road West is 20 meters. From aerial imagery, this portion of McLean Road West's right of way appears to be deficient. As such, a road widening along the McLean Road West frontage will be required as part of the Site Plan Approval application in accordance with Section 41 of the *Planning Act*. Accordingly, the County Official Plan directs that road widenings will generally be taken on both sides of a road as measured from the centreline of the road allowance. The Applicant should rely on a survey to determine the centreline of the McLean Road West's road allowance and the extent of road widening required from the Subject Lands to meet the minimum road width of 20 metres.
6. The Site Plan should be revised to include the following:
 - a) The extent of required road widening along the McLean Road West frontage;
 - b) Updated Zoning Matrix to account for the new boundaries following the road widening;
 - c) The setbacks from all buildings and structures, including setback from the new lot line following the required road widening; and
 - d) The extent of the sight triangle in accordance with section 4.26.2 of the Township Zoning By-law, following the road widening.
7. We have reviewed the Draft Zoning By-law and offer the following comments:
 - a) The Applicant is requesting that all the uses permitted under the Highway Commercial Zone (HC) be permitted on the Subject Lands. Please consider revising the list of permitted uses to only those that are proposed and evaluated in various supporting studies, i.e. retail store, restaurant, drive-through service facility and gas bar.

- b) Please clarify if the proposed parking requirement for the restaurant use is based on gross floor area or net floor area.
 - c) Please update the minimum landscaped open space requirement to account for the required road widening (if needed).
 - d) Section 5.1.4 of the Township Zoning By-law requires loading spaces to abut the building for which the loading space is provided. Please consider revising the Site Plan or the Draft Zoning By-law to address this regulation.
 - e) Please identify any additional site-specific relief needed as a result of the required road widening.
8. With respect to the parking justification portion in the Transportation Impact Study prepared by C.F Crozier & Associates Inc. (TIS), we offer the following comments:
- a) We note that the Township Zoning By-law requires a minimum of 1 parking space per 20 m² net floor area for restaurant use while not having a stacking requirement for drive-through service facilities. The TIS notes that the Township of Guelph/Eramosa requires one parking space per 15 m² for restaurant uses. Please consider providing more examples of parking and stacking requirements for restaurant use in comparable municipalities.
 - b) The TIS indicated that the ITE's Parking Generation Manual would require 31 parking spaces for the proposed restaurant with drive-through facility. Please elaborate more on this and confirm whether the 31 parking spaces include stacking spaces. Would 31 parking spaces be equivalent to a parking rate of 1 space per 12-13 m² of net floor area for the restaurant use?
 - c) In general, the TIS should provide further justification as to why 1 parking space per 20 m² of floor area for the restaurant use is appropriate. The example of the Township of Guelph/Eramosa and the ITE's Parking Generation Manual both seem to justify a parking requirement less than the required 1 space per 10 m² but more than the requested 1 space per 20 m².
 - d) We will discuss with staff and the Township's Traffic Consultant further on the requested reduction in parking requirement. More comments may come forward following our discussion.
9. Section 4.15 of the Township Zoning By-law provides regulations related to exterior lighting. If outdoor lighting is proposed as part of the proposed development, a Photometric Plan will be required at the site plan stage.
10. The following information is available to assist with a submission:
- a) Site Plan and Drawing Requirements:
<https://puslinch.ca/wpcontent/uploads/2020/09/Site-Plan-and-Drawing-Guidelines.pdf>

- b) Municipal Development Standards:
https://puslinch.ca/wpcontent/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September2019.pdf
- c) Puslinch Design Guidelines:
<https://puslinch.ca/wpcontent/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



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

- b) Municipal Development Standards:
https://puslinch.ca/wpcontent/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September2019.pdf
- c) Puslinch Design Guidelines:
<https://puslinch.ca/wpcontent/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



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

August 26, 2025
GEI Project No. 2402596/123006-031

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

Monika Farncombe
Township of Puslinch
4704 Wellington Road 34
Puslinch, ON NOB 2J0

**Re: ZBA Submission
7456 McLean Road West and 197 Brock Road South
Puslinch, ON**

Dear Ms. Farncombe:

Following our review of submission documents in support of a zoning by-law amendment application received on August 8, 2025, we are providing comments regarding a proposed development on the subject lands located at 7456 McLean Road West and 197 Brock Road South in the Township of Puslinch.

It is our understanding that the proposed development includes a one-storey convenience store, a one-storey drive-thru restaurant, a 4-pump car gas bar, a 6-pump truck gas bar, 41 standard parking spaces and 8 transport truck parking spaces. The site will be accessed from McLean Road West and Brock Road South.

1. Documents Received

All plans and studies required from an engineering perspective have been submitted.

The following documents were received and assessed for completeness as part of this submission:

- Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier and Associates Inc., dated August 2025.
- Preliminary Erosion, Sediment Control and Removals Plan, Drawing C101, Revision 2, prepared by C.F. Crozier and Associates Inc., dated August 1, 2025.
- Preliminary Site Grading Plan, Drawing C102, Revision 2, prepared by C.F. Crozier and Associates Inc., dated August 1, 2025.
- Preliminary Site Servicing Plan, Drawing C103, Revision 2, prepared by C.F. Crozier and Associates Inc., dated August 1, 2025.

- Preliminary Pre-Development Drainage Plan, Drawing Fig 1, Revision 2, prepared by C.F. Crozier and Associates Inc., dated August 1, 2025.
- Preliminary Post-Development Drainage Plan, Drawing Fig 2, Revision 2, prepared by C.F. Crozier and Associates Inc., dated August 1, 2025.
- Onsite Sewage System Design, Drawing OSS, Revision 2, prepared by C.F. Crozier and Associates Inc., dated August 1, 2025.
- Site Plan, Drawing A101, Revision 1, prepared by Richard Ziegler Architect Inc., dated August 5, 2025.
- Hydrogeological Assessment Report, prepared by C.F. Crozier and Associates Inc., dated August 2025

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

- Transportation Impact Study, prepared by C.F. Crozier and Associates Inc., dated August 2025
- Tree Inventory Protection Plan and Drawings, prepared by Kuntz Forestry Consulting Inc., dated July 25, 2025.
- Planning Justification Report, prepared by Siv-ik Planning/Design Inc., dated September 20, 2023.
- Environmental Impact Study Requirement Letter, prepared by Aboud and Associates Inc., dated May 31, 2023, and follow up correspondence.
- Building Elevations, Drawing A201, Revision 1, prepared by Richard Ziegler Architect Inc., dated August 5, 2025.
- Floor Plan, Drawing A103, Revision 1, prepared by Richard Ziegler Architect Inc., dated August 5, 2025.
- Roof Plan, Drawing A102, Revision 1, prepared by Richard Ziegler Architect Inc., dated August 5, 2025.
- Completed Sourcewater Protection Application Form.

2. Additional Documents Required

All plans and studies required from an engineering perspective for the zoning bylaw amendment application have been submitted and additional documents are not required.

3. Technical Comments

Technical comments will be provided upon completion of review of the materials submitted in support of a site plan approval application for this development.

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

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



3 - 7 Edinburgh Road South, Guelph, ON, N1H 5N8

August 25, 2025

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

RE: Ecology Review - 7456 MCLEAN RD W Zoning Bylaw Amendment

Dear Lynne,

Thank you for the opportunity to review the Zoning Bylaw Amendment application for 7546 McLean Rd W. Based on our review, the proposal involves a change in zoning from IND(sp54) and IND(h5) to HC (Highway Commercial) to accommodate a Transport Terminal, Gas Bar and Drive-Through Restaurant with associated servicing.

Our previous comments on pre-consultation advised that the application should be in compliance with the County of Wellington By-Law 5115-09 Conservation and Sustainable Use of Woodlands, and appropriate timing windows should be implemented to avoid impacts to wildlife when undergoing tree removals. A Tree Inventory and Preservation Plan (TPP) has been prepared by Kuntz Forestry to satisfy this requirement.

The TPP identified the presence of a designated woodland which is proposed to be impacted. Woodlands are subject to permitting under the County's Woodland Conservation Bylaw 5115-09, and the Greenlands policies of the County's Official Plan, requiring a scoped Environmental Impact Study (EIS) to demonstrate there are no significant negative impacts on the woodland.



1. Determination of Completeness

Incomplete.

2. Additional Requirements

An EIS is required to address impacts to the woodland (Greenland) feature identified in the Arborist Report. See comments below for details.

3. Comments:

Our comments below pertain to the Tree Inventory and Preservation Plan prepared by Kuntz Forestry.

1. Page 4 third paragraph notes *“Tree removals should occur outside of the breeding bird window (i.e. between September 1st and April 1st) [...] Respect of the breeding bird window will also serve to avoid incidental impacts to species at risk bats.”* To avoid the bat roosting season in Southern Ontario (April 1 - Sept 30), tree removals should occur between **October 1 and March 31**. Please revise and add the timing window as a specification on Figures 1 and 2.
2. The Arborist Report identified and confirmed the presence of a designated woodland on the subject lands (Unit 1, Figure 2) which is proposed to be impacted by the proposal, including the removal of 221 trees. Despite existing zoning (Rural Employment/IND), the presence of a designated woodland triggers the **County’s Greenlands policies** (Official Plan sections 5.5, 5.6 and 5.8) and **County of Wellington Woodland Conservation Bylaw 5115-09**:

As per County of Wellington OP policy 5.6.1 Permitted Uses, development impacts within Greenland features will only be permitted if:

- *there are no negative impacts on significant features and functions and no significant negative impacts on other greenland features and functions;*
- *the hazardous lands policies of Section 5.4.3 are met;*
- *the development conforms to policies of the applicable adjacent or underlying designation.*

In addition, policy 5.6.2 requires the developer to:

- a) *identify the nature of the features potentially impacted by the development;*
- b) *prepare, where required, an **environmental impact assessment** to ensure that the requirements of this Plan will be met, and consider **enhancement** of the natural area where appropriate and reasonable.*
- c) *address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*



No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

County of Wellington Woodland Conservation Bylaw 5115-09 Policy 5.8 states:

The County may issue a permit subject to those conditions that are deemed necessary, including but not limited to:

- (c) the species, size, number and location of **replacement trees** to be planted; and
- (d) measures to be implemented to mitigate the direct and indirect effects of the injuring or destruction of trees on the natural environment.

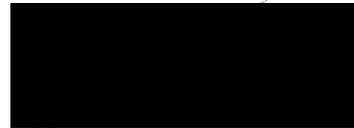
Based on the TPP findings confirming the presence of a woodland, a scoped Environmental Impact Study (EIS) demonstrating compliance with OP policy 5.6.1 and Bylaw 5115-09, including demonstrating there are no significant negative impacts on the woodland, and consideration of site enhancement and replacement tree species, size, number and locations.

We trust this assists the Township in developing the next steps regarding this application.

Sincerely,



Summer Graham, B.Sc. Eco. Mgmt. Tech. ISA
Ecologist - Restoration



Todd Fell, OALA, CSLA, CERP
Principal, Manager of Landscape Architecture





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

Hydrogeological Assessment

Geochemistry

Phase I / II ESA

Regional Flow Studies

Contaminant Investigations

OLT Hearings

Water Quality Sampling

Groundwater & Surface Water
Monitoring

Groundwater Protection
Studies

Groundwater Modelling

Groundwater Mapping

Permits to Take Water

Environmental Compliance
Approvals

Designated Substance Surveys

Our File: 2521

August 21, 2025

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

Attention: Lynne Banks
Development and Legislative Coordinator

Re: Hydrogeological Comments
7456 McLean Road and 197 Brock Road South, Puslinch, Ontario
Zoning By-law Amendment Application

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide hydrogeological comments for zoning by-law amendment application at 7456 McLean Road and 197 Brock Road South in Puslinch, Ontario (the site).

The application is complete.

We have completed a preliminary review of the following reports as part of this submission and will provide a fulsome review with the 1st Application.

1. C.F. Crozier & Associates Inc. (Crozier), 2025a. Hydrogeological Assessment Report. 7456 McLean Road and 197 Brock Road South, Township of Puslinch, County of Wellington. Prepared for: DAAZ INC., CFCA FILE NO. 2792-7289, dated August 2025.
2. Crozier, 2025b. Functional Servicing & Stormwater Management Report. 7456 McLean Road and 197 Brock Road South, Township of Puslinch, County of Wellington. Prepared for: Prepared for: DAAZ INC., CFCA FILE NO. 2792-7289, dated August 2025.

Based on the applicant's submission and supporting documents, we understand that:

- The applicant plans to rezone the site from the existing industrial use to highway commercial use to permit a “one-storey convenience/restaurant building, car and truck gas bars, parking areas, site access from Brock Road South, and McLean Road West.”
- The site consists of an approximately square-shaped 1.62-ha parcel which is currently vacant/undeveloped. The site is bounded by Brock Road to the east, McLean Road West to the south, vacant land to the west and north. The Township is presently reviewing development plans for the adjacent vacant lands.
- The proposed development includes a 1-storey convenience store (235 m²), a 1-storey drive-thru restaurant (379 m²), a 4-pump car gas bar and 6-pump truck gas bar, 41 standard parking spaces and 8 transport truck parking spaces, along with internal paved areas.

Harden provides the following hydrogeological comments:

1. The Site is located within the Paris Galt Moraine Policy Area under Schedule B7 of the County of Wellington Official Plan and the Section 4.9.7 Policies and Objectives will apply. The development must also adhere to Sections 4.9.3 (Groundwater), 4.9.4 (Policy Direction) and 4.9.5 (Source Water Protection).
2. Crozier (2025b) indicates that the daily sewage design flow was estimated at 20,000 L/day. Since the total daily design sewage flow exceeds 10,000 L/day an Environmental Compliance Approval (ECA) is required from the Ministry of the Environment, Conservation and Parks (MECP) under Section 53 of the OWRA. Harden therefore defers commenting to the MECP groundwater technical reviewer on sewage impacts to groundwater; however, we request that notifications regarding ECA approvals for the site be circulated to Harden via the Township for comment.
3. The proposed treatment level of 3.0 mg/L of nitrate or less is not easy to achieve and given the location of the septic system at the downgradient boundary of the site, there may well be impacts off-site. The overall development of this site may be too ambitious given the hydrogeological setting (high water table) and limited dilution for the effluent.
4. Shallow groundwater was identified at the western portion of the site, with static groundwater levels less than 0.5 m below existing grade recorded in the spring of the year (MW4-23 and MW5-23). These shallow groundwater levels occur beneath the proposed septic bed area. The high groundwater elevations will have to be considered as part of the septic system design.

5. Given the significant fluctuation observed in the groundwater hydrographs and groundwater levels in all three hydrographs observed with 0.5 m of existing grade in springtime, the potential for high groundwater levels across the site should be considered in the design of subsurface infrastructure for the property.
6. Section 7.0 of the hydrogeological report (Crozier, 2025a) indicates that the development will be serviced by a private water supply well, which is yet to be installed. Crozier recommended that the supply well should be installed and a pumping test completed along with water quality testing. Harden concurs with this recommendation and requests the opportunity to review the pumping test report and water quality analyses once completed.

Harden further notes that the new supply well must be installed within the upper bedrock or properly cased into the lower bedrock. Multiple aquifer penetrating wells (i.e., wells that are constructed with an open hole between two or more aquifers) are not permitted.

7. As part of the development all unused wells must be decommissioned in accordance with R.R.O. 1990 Regulation 903: Wells under the Ontario Water Resources Act (OWRA). Section 4.4.1 of the hydrogeological report (Crozier, 2025a) indicates that 6 wells are mapped on the site, including 3 monitoring wells (installed in 2021) and a 29-m deep drilled well within a concrete well pit (installed in 1984). Harden stresses that due to the proposed use of the site as a gas station in addition to the proximity of existing groundwater users it will be important to ensure that existing wells are properly decommissioned.
8. Section 3.0 of the hydrogeological report (Crozier, 2025a) indicates that the site is within a significant groundwater recharge area (SGRA) but that no specific source protection policies apply. However, Harden notes that the site is within the draft wellhead protection area (WHPA)-Q for quantity. While the policy is still in draft, we recommend that the WHPA-Q policies listed in the source protection plan be adhered to as part of the development. Groundwater recharge policies in the Source Water Protection Plan apply to this site.
9. The water balance precipitation rates in the text do not match with the precipitation in the appendix (Crozier 2025a).
10. The proposed LID measures will only be able to infiltrate approximately 10% of the estimated deficit of groundwater recharge. There will need to be further discussions with Source Water Protection to determine if this can be accommodated within the Source Water Protection plan for this area.

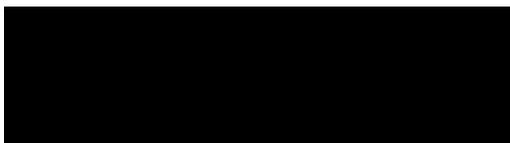
11. The FSR identifies significant grading to take place on the property. Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

In summary,

- Harden looks forward to the opportunity to review the pumping test report and water quality analyses for the site. This can occur at the site plan stage.
- Harden looks forward to the opportunity to comment on the MECP's review of the hydrogeological report in support of the ECA for the site.
- The proposed high volume of sewage, small lot size, high water table and high degree of treatment are technical issues that need to be addressed in regard to the sewage treatment system.
- All unused wells on the site must be decommissioned in accordance with Reg. 903.
- The development must adhere to the policies in the County of Wellington Official Plan Sections 4.9.3, 4.9.4, 4.9.5 and 4.9.7.
- Excess soil management must be completed in accordance with O. Reg. 406/19, the Soil Rules and O. Reg. 153/04.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Harden Environmental Services Ltd.



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



SALVINI
CONSULTING
Transportation Engineering and Planning

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August 26, 2025

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

Re: D14-DAA, Roll Number – 2301000006120000000
2nd Submission Zoning Bylaw Amendment
7456 McLean Road West & 197 Brock Road South
Township Transportation Peer Review
Application to be Deemed Complete

Dear Lynne,

I've reviewed the August 2025 Transportation Impact Study (TIS) prepared by Crozier for the site noted above.

In my opinion, the application is complete and there are no additional requirements from a transportation perspective.

I will begin my more fulsome review of the TIS and will prepare my comments accordingly and coordinate with other members of the team.

Please let me know if there is anything further to discuss on this application or if you have any further questions.

Sincerely,

Julia Salvini, MEng, PEng, FITE
President



08/26/2025

Memorandum

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

Cc: Jesse Auspitz – Principal Planner, NPG Planning Solutions
Mehul Safiwala – Junior Planner, Township of Puslinch

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

**RE: 7456 Mclean Road West, Township of Puslinch
Zoning By-law Amendment Application**

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

Clean Water Act Section 59 Notice & Risk Management Plan:

A Section 59 Notice and Risk Management Plan are not required for this proposal. If the nature of the development changes, Notices may apply and Risk Management Plan may be required.

Land Use Planning:

WSWP request that the owners or their agents submit the following plans, reports or documentation to the satisfaction of the Township Risk Management Official during the Site Plan process:

1. A Winter Maintenance Plan including, but not limited to, how salt is applied and stored on the property, snow clearing procedures, details regarding winter maintenance contracts, and contractor and/or employee training procedures. Please see attached Appendix C - Guidance Documents for additional information on Winter Maintenance Plans;
2. A liquid fuel handling, storage and spill response procedure for construction and site operation;
3. That there be further discussion with the Township Hydrogeologist regarding the proposed LID measures and the groundwater recharge deficit;
4. Documentation that a flow meter will be installed, and its data will be available upon request for review by the Township and Risk Management Office;
5. Documentation that the monitoring wells and unused well on the property are decommissioned as per *Ontario Regulation 903*;
6. Documentation of the Environmental Compliance Approval for Sewage Works, once available.

Documentation 5 and 6 has been noted by the applicant and are provided here for reference.



Report: **Hydrogeological Investigation Report**, dated July 2025, from C.F. Crozier and Associates:

- It should be noted that the 'Activities of Concern for Source Water Protection' are briefly discussed in the mentioned report. Please provide more detailed plans/procedures as requested in Conditions 1. and 2. above. Please ensure the spill response procedure discusses the procedure for both small and large fuel spills.
- Regarding site vulnerability, the mentioned report indicates that there are no specific policies that apply as it relates to Source Water Protection. As noted, the site is located within a Significant Groundwater Recharge Area, and it is also located within a draft Wellhead Protection Area for Quantity. Although the WHPA-Q is still in draft form, once approved, there will be legally binding policies that will apply. As noted by the Township Hydrogeologist, we also strongly recommended that the WHPA-Q policies listed in the Grand River Source Protection Plan be adhered to as part of this development. Please discuss these policies and how they will be implemented, during the Site Plan process.

As noted in the Township Hydrogeologist's memo dated August 21, 2025, we support their comment that *'the new supply well must be installed within the upper bedrock or properly cased into the lower bedrock. Multiple aquifer penetrating wells (i.e., wells that are constructed with an open hole between two or more aquifers) are not permitted.'*

Further comments will be provided during the Site Plan process. For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

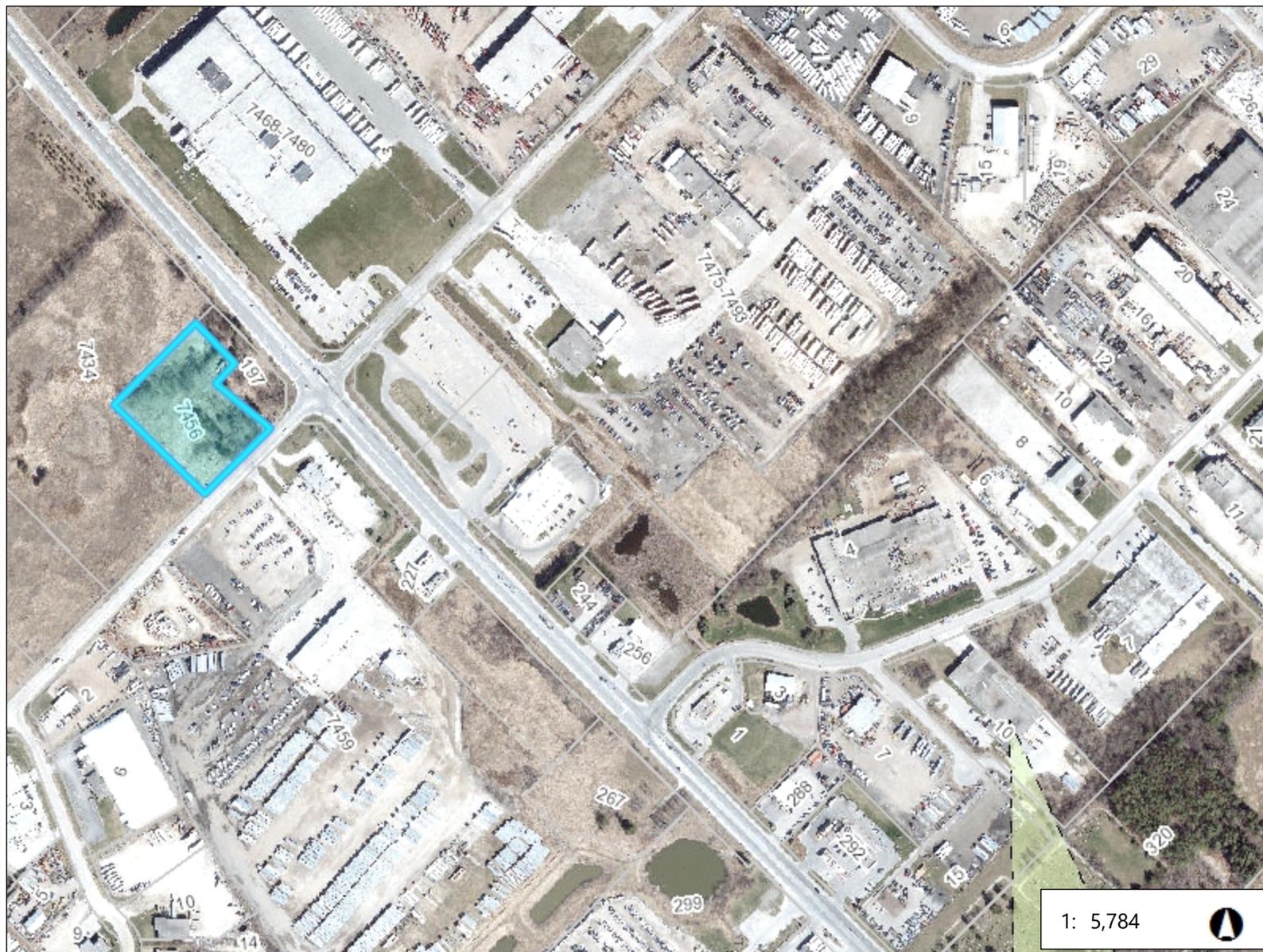
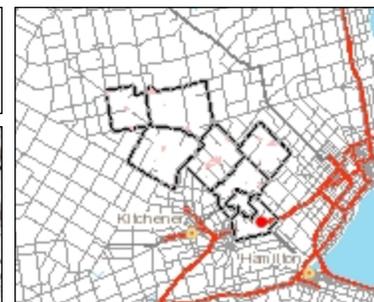


2025/08/26

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

Attachments: Vulnerable Area Maps

Resources: [Appendix C: Guidance Documents](#)



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup
- Prime Agriculture

1: 5,784



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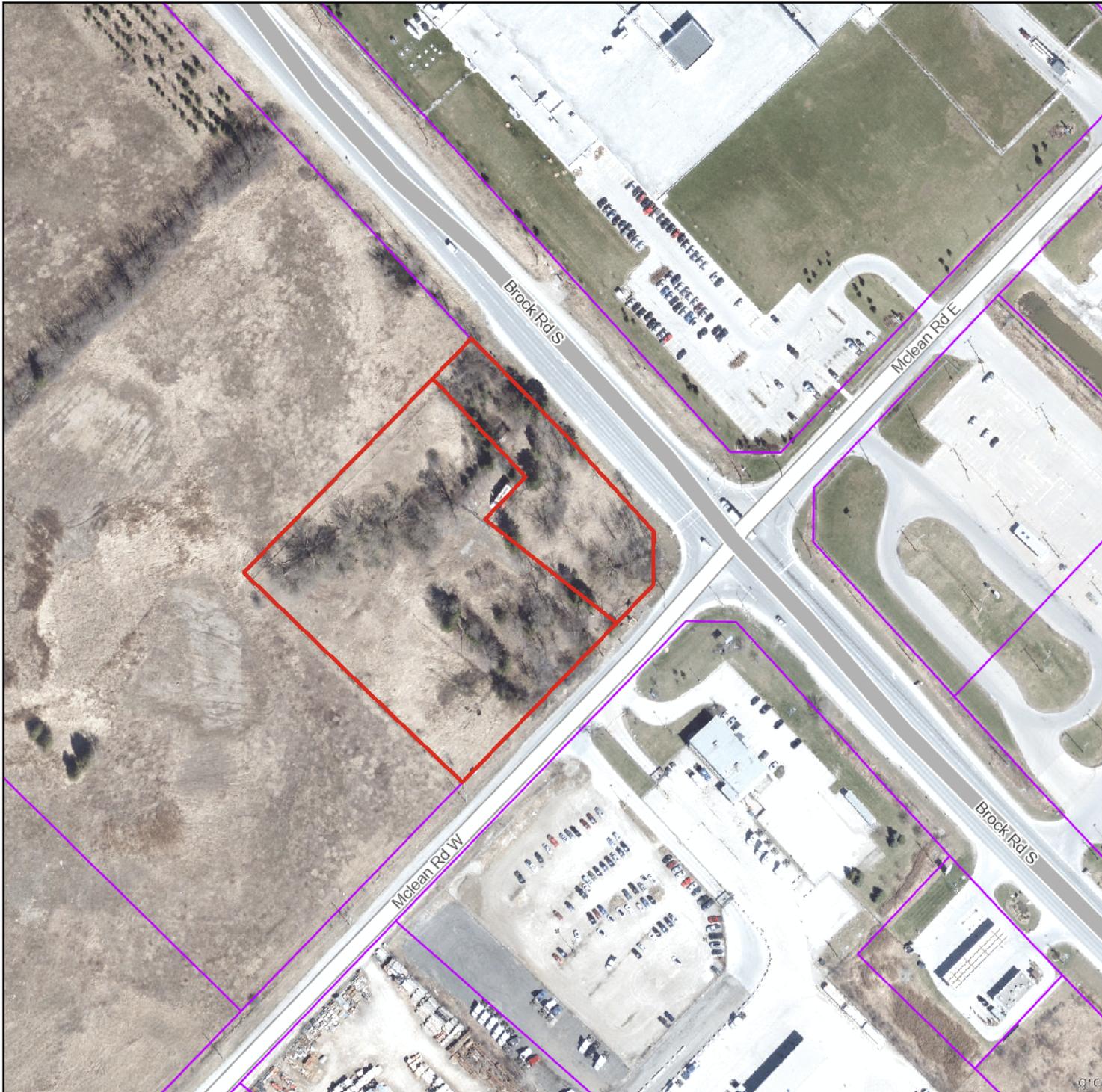
Notes



7456 McLean Road W & 197 Brock Road S.

Legend

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



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The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

