



Comment Summary – 7456 McLean Rd. W.

Consultant		Comments
County of Wellington - Planning		See letter attached
County of Wellington – Transportation		Waiting for comments
GM BluePlan		See letter attached
Stan Denhoed-Township Hydrogeologist		The applicant will have to confirm conformity to MECP Procedure D5-4 to confirm that nitrate concentrations will not exceed 10 mg/L at the property boundary. Any water well constructed at the site should be fully cased to the lower bedrock unless there is adequate water found in the upper bedrock layer.
Ecology Comments		See letter attached
Township of Puslinch Fire Department – Brent Smith		<ol style="list-style-type: none"> 1. The site plan requires firefighting water supply information. 2. Fire routes are required to be shown on the site plan. 3. If the buildings are sprinklered, fire department pumper connections are to be shown on the site plan. More details of the Terminal are required
Township of Puslinch Building Department – Andrew Hartholt, CBO		Waiting for comments
Township of Puslinch Public Works – Mike Fowler		No comments
GRCA		GRCA has no objection to the proposed development. The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other environmental features of interest to GRCA. The property is



TOWNSHIP OF
PUSLINCH
1850

		<p>not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.</p> <p>We defer review of stormwater management to the Township.</p> <p>We wish to advise the applicant that the subject property is within the study area of the Mill Creek Subwatershed Plan. A digital copy of the plan can be obtained by contacting Cameron Irvine, Subwatershed Planning Coordinator at 519-621-2763 ext. 2234.</p>
Source Water		<p>This site is located in a Significant Groundwater Recharge Area (SGRA) and a draft Wellhead Protection Area for Quantity (WHPA-Q) with a significant risk level. See attached maps.</p> <p>The proposed development would require the following during the site plan process:</p> <ul style="list-style-type: none">• Completion of the Drinking Water Threats Screening Form. This form is an important tool that the Risk Management office uses to determine how Source Protection Plan policies may affect the property.• Depending on answers to screening form, a chemical management plan (CMP) for fuel, chemical and / or waste handling and storage may be recommended. At minimum, we will request that a site plan condition be required for any temporary fuel storage during construction.• Due to the amount of impervious surface proposed, we would recommend that a Salt Management Plan be submitted for the property to manage winter maintenance activities



TOWNSHIP OF
PUSLINCH
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- | | | |
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| | | <ul style="list-style-type: none">• Confirmation of stormwater management design for the property and whether an Environmental Compliance Approval (ECA) is required.• Confirmation of sewage works capacity for the property and whether an Environmental Compliance Approval (ECA) is required. If capacity is in excess of 10,000L per day, Ministry approval is required.• Please discuss if any Permits to Take Water are required or are currently subject to the property. If water taking's exceed 50,000L per day, Ministry approval is required.• In relation to consumptive water taking, we encourage that properties within the WHPA-Q install a flow meter to monitor water usage. Its not a legal requirement yet but when the policies become in legal effect, it may be required by the township. During the site plan process, we will provide best management practices for the recharging and infiltration of clean water. Please provide a description of what water is used for on site (ie potable use, truck washing etc) in future submissions.<ul style="list-style-type: none">○ It is important to note that depending on when site plan is submitted, these draft policies may be in legal effect.• Details on any excavation, deep cassions or piers, geothermal, existing wells and other potential transport pathways proposed. |
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Pre-consultation Notes

7456 McLean Rd & Brock rd S

Proposal:

- Construct new 1,008m² Transportation Terminal facility, Gas bar with accessory retail (convenience store), Restaurant (220m²)
- Zoning By-law Amendment (including holding removal) and Site Plan required

General Comments/Questions

- Access from Brock Rd may be limited, please contact the County of Wellington Roads department for access/traffic study requirements
- Drive thru location may provide queuing in to Brock Rd, the applicant should consider adding additional stacking spaces above the 12 spaces provided.
- How will the site be serviced? Will all the buildings share the same septic and well? The applicant should discuss with an engineer how parking may or may not be facilitated on a septic bed.
- The Township's Design Guidelines should be reviewed to understand the Township's requirements for landscaping and building design for development proposals within the Township. The link is as follows: [Microsoft Word - 1 PDG Cover Feb1-10 FINAL.doc \(puslinch.ca\)](#)

County of Wellington Official Plan:

- The site is designated as Rural Employment Area. The site is also located within the special policy area of the Puslinch Economic Development Area (PA7-1).
- The site is located within the Paris Galt Moraine and within the WHPA Q1 and Q2.
- The Rural Employment Area permits dry industrial uses
- Comments from Sourcewater Protection Staff shall also be considered – a source water protection screening application is required.

Township Zoning By-law:

- The two sites are zoned as: a site specific Industrial (IND sp54) Zone and IND Zone with a holding provision. The smaller lot (197 Brock Rd S) is subject to a holding provisions (h5).
 - IND (sp54) adds permissions for a truck repair shop and establishes parking requirements for a multi-tenanted building.
 - The holding (h5) is in place until such time that site plan approval is achieved. Studies that may be required are listed in Section 13.15.5 of County Official Plan.
- The subject lands are located within the Industrial Overlay and subject to Section 13.5. Review and demonstration of compliance with the Township's Design Guidelines is also required (include in Planning Justification Report).
- Permitted Uses are outlined in the Zoning By-law link above:
 - A gas bar is *not* a permitted use within the IND Zone, but is a permitted use in the Highway Commercial (HC) Zone.

- Within the IND Zone, a restaurant is permitted, subject to Section 9.2 (2). This section allows a restaurant as an “accessory use” and the size of the building is capped at 30% of the floor area for the principle use.
- A Zoning By-law Amendment application is required to permit these uses.

General Provisions:

- Section 4.14 addressed landscaped open area requirements -- a Landscape Plan prepared by a Landscape Architect is required. The Township’s Design Guidelines also has sections regarding landscaping and preferred tree species.
- Section 4.14.3 of the By-law establishes special, minimum landscape requirements for along Brock Road – a minimum 3m landscape buffer/planting strip is required.
- Section 4.15 provides direction for on-site lighting – a Photometric Plan is required.
- Section 4.26.2 establishes sight triangle requirements – the requirement when one street is a County road is 28 m. This area has a limit on height of landscaping as well. This is to be shown on the site plan.

Application Requirements:

1. Zoning By-law Amendment Application

- To establish permissions for the uses proposed and to remove the Holding (h-5) provision
- The Zoning By-law amendment will require (at a minimum)
 - Planning Justification Report including draft by-law.
 - The PJR is to also address items in Section 4.6.2 of the Official Plan.
 - Detailed concept plan
 - Traffic Impact Study
 - Functional Servicing Report/Servicing Feasibility Study
 - Spill Management Plan
 - Grading and Storm Water Management Report
 - Sourcewater Protection Screening Application
 - Any other studies noted by the various consultants and commenting agencies

2. Site Plan Application

- In addition to standard site plan submission, the following are required:
 - Architectural elevation plans prepared by an Architect
 - Landscaping Plan prepared by a Landscape Architect
 - Tree Preservation Plan
 - Photometric Plan
 - Stormwater Management Plan
 - Any other studies or plans required by the various consultants and commenting agencies.

July 5th, 2022

Prepared by: Zach Prince, Planner, County of Wellington (Township Planning Consultant)

*NOTE – the Zoning and Site Plan application can be reviewed concurrently.

Please note that additional comments may arise through the review of the file as more information is received and additional details are provided.

I trust these comments will be of assistance if you have questions please contact the County of Wellington Planning and Development Department.

Regards,

Zach Prince, RPP MCIP
Senior Planner
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T (519) 837-2600 x2064
E zacharyp@wellington.ca



June 16, 2022
Our File: 120006-014

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

Attention: Ms. Lynne Banks

Re: Pre-Submission for Site Plan Approval
7456 McLean Road West and 197 Brock Road
South
Township of Puslinch

Dear Ms. Banks,

GM BluePlan Engineering (GMBP), acting as the Township Engineer, received pre-consultation documents on June 2, 2022 related to future zoning bylaw amendment and site plan control applications for the subject lands at 7456 McLean Road West and 196 Brock Road South in the Township of Puslinch. The proposed development consists of an eight-pump gas station with 180 m² one-storey accessory retail/convenience store, 220 m² one-storey fast food restaurant with drive-thru and 24 regular parking spaces. The proposed development also consists of a 1008 m², one-storey transport terminal building with 15 trailer parking spaces and 12 regular parking spaces. The Concept Plan shows a full turns access from McLean Road West and an access along Brock Road South.

In support of the determination of engineering requirements for future development applications, the following documents were received and reviewed:

- Proposal Summary, prepared by Siv-ik Planning and Design Inc., dated May 31, 2022.
- Concept Plan, prepared by Siv-ik Planning and Design Inc., dated May 31, 2022.

Based on our review of the site and associated documents, we have determined the following engineering requirements for a future zoning bylaw amendment application:

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on site setting, desktop review of geologic and hydrogeologic information, results of field investigation programs, and recommendations related to design and construction of structures and buildings, including foundations; stormwater management systems; septic system design; and availability of potable groundwater.
- **Functional Servicing Report and Stormwater Management Report**, detailing:
 - The original (pre-development) conditions of the site and the nature of the proposed development.
 - How the proposed development is to be serviced by potable water and wastewater servicing.
 - How stormwater management is to be provided for the development including water quality, water quantity, water balance, and erosion control, as required by Township Development Standards, the Grand River Conservation Authority, and the Ministry of Transportation (MTO).
 - Please confirm the legal drainage outlet for the site. Adjacent lands to the north and west are privately owned.
 - Grading and drainage considerations for the development.
 - How geotechnical and hydrogeological considerations will be accounted for.
 - Storm sewer design sheet in Microsoft Excel format, if applicable.

- **Traffic Impact Study**, due to the proximity and potential impacts to Brock Road South and the McLean Road West intersection, a traffic impact study is required to support the development. The Terms of Reference for the TIS should be approved by the County and Township Roads Departments before the TIS is commenced.
- **Site Plan**, generally showing the existing and proposed above ground infrastructure and services including but not limited to building envelopes, entrances, driveways, curbs, parking areas, trailer storage areas, loading areas, turning areas, fire routes and fire protection infrastructure, signage, fencing, lighting, sidewalks, catchbasins, and potable water well.
- **Site Grading and Servicing Plan**, developed to illustrate the site topography and drainage under existing and proposed conditions. The plan should also show potable water and wastewater servicing infrastructure. Detailed drawings of the proposed stormwater management facility should be provided.

For a future site plan control application, the above documents would be required to be updated to reflect the final design of the site and buildings, and the following additional documents would be required:

- **Erosion and Sediment Control Plan**, indicating how the control of sediment and potential erosion will be managed during construction.
- **Photometric Plan**, demonstrating how the site is illuminated in accordance with Township Standards.
- **Landscaping Plan and Tree Preservation/Enhancement Plan**, designed to illustrate any plantings or restoration works for the property.
- **Spills Management Plan**, to document the control of potential spills for the subject property.
- **An Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

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

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Andrea Reed, P. Eng.
Project Engineer

June 23rd, 2022

Jeff Bunn
Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, Ontario
N0B 2J0

RE: Natural Heritage Review, File No. D11/Pre/7456 – Pre-consultation application for 7456 McLean Rd W and 197 Brock Rd S, Township of Puslinch

INTRODUCTION

Dougan & Associates (D&A) was retained by Puslinch Township to complete an ecology review for a pre-consultation application prepared by Siv-ik Planning & Design on behalf of Black-Hart Construction. Based on our review, the proposed development includes a Transport Terminal, Gas Bar and Drive-Through Restaurant with associated servicing. The project site is 1.56 ha includes the above-noted parcels located in the Aberfoyle Industrial Park at the northwest corner of McLean Rd w and Brock Rd S. Existing zoning is IND(sp54) and IND(h5) and it is designated Rural Employment Area (Wellington County Official Plan). The proponent recognizes that a Zoning By-law Amendment and Site Plan Control Application will be required to proceed with the proposal.

D&A has reviewed the relevant local and provincial natural heritage policies, mapping, and available species records to confirm the presence and potential implications of ecological sensitivities that are to be considered for the proposed undertaking based on the Conceptual Plan provided (Siv-ik, 2022).

GENERAL COMMENTS

1. The subject lands are adjacent to (i.e. within 120 m of) Provincially Significant Wetland (PSW) and Core Greenlands designation. An Environmental Impact Study (EIS) is required to demonstrate that the proposed development will not result in negative impacts to identified natural heritage features (Map 1). It is recommended that a Terms of Reference (ToR) prepared in consultation with the County, Township and GRCA to scope the study.
2. Please note that a permit from GRCA is required before undertaking site alterations or development within 120 m of a PSW.

A summary of existing natural heritage constraints is provided in the following section based on a preliminary desktop review of the site and displayed on Map 1.

EXISTING NATURAL HERITAGE CONSTRAINTS

Based on a desktop review, the subject lands are adjacent to (i.e. within 120 of) mapped natural heritage resources and/ or policy designations as identified on Map 1 and summarized in Table 1 on the following page.

Table 1: Natural Heritage Constraints – Lot 17 Concession Road 7, Puslinch

NATURAL HERITAGE FEATURE	POLICY REFERENCE	POLICY IMPLICATIONS	SITE IMPLICATIONS / STUDY REQUIREMENTS (See Map 1)
Provincially Significant Wetland (PSW)	Provincial Policy Statement (2020) Conservation Authorities Act & O Reg 161/06 (2006)	In accordance with section 2.1.8 of the PPS (2020), development and site alteration on lands adjacent to PSW are not permitted unless there has been an evaluation of the ecological function of the adjacent lands, and it has been demonstrated that there will be no negative impacts on the feature(s) or on their ecological functions. GRCA regulates the area within 120 m of PSW (O.Reg 150/06 s.2e).	Present within 120 m adjacent lands. An EIS is required to demonstrate the proposal will result in no negative impacts to the PSW feature or its ecological function. A permit from GRCA is required for development within 120 m of a PSW.
Core Greenlands	County of Wellington OP s. 5.6.1, 5.6.2, 5.6.5; Schedule A7.	<i>Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:</i> <i>a) identify the nature of the features potentially impacted by the development;</i> <i>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.</i> <i>c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.</i> <i>No development will be approved unless the County is satisfied that the Greenland and Environmental Impact</i>	Present within 120 m adjacent lands (provincially significant wetland). An EIS is required to demonstrate the proposal will result in no negative impact to the Core Greenland features or functions.

<i>NATURAL HERITAGE FEATURE</i>	<i>POLICY REFERENCE</i>	<i>POLICY IMPLICATIONS</i>	<i>SITE IMPLICATIONS / STUDY REQUIREMENTS</i> <i>(See Map 1)</i>
Species At Risk (see Appendix A)	Provincial Policy Statement (2020) Species at Risk Act (SARA) (2002) Endangered Species Act (ESA) (2007)	<p><i>Assessment policies are met</i> (Wellington County OP, s. 5.6.2)</p> <p>Development and site alteration is not permitted within habitat for Endangered & Threatened species unless a permit has been obtained through the MECP for specific circumstances.</p> <p>Special Concern and S1-S3 species' habitat receive protection under the province's Significant Wildlife Habitat provisions. Development and site alteration within and adjacent to SWH must demonstrate no negative impacts to the species or its habitat.</p>	<p>Potentially present within and adjacent to proposed development area.</p> <p>NHIC's online natural heritage database (queried on April 11, 2022) reported 6 Species at Risk that have been recorded within approximately 1 km of the subject lands (ref. Appendix A).</p> <p>Habitat for these species may be present on and adjacent to the subject lands and should be assessed as part of an EIS to demonstrate the development will result in no negative impact to SAR or their habitats.</p>
Significant Wildlife Habitat	Provincial Policy Statement (2020)	<p>Significant Wildlife Habitat (SWH) is a Key Natural Heritage Feature.</p> <p>Development and site alteration is not permitted in Significant Wildlife Habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Development and site alteration shall not be permitted on adjacent lands to SWH unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function</p>	<p>Potentially present within and adjacent to proposed development area.</p> <p>An EIS is required to identify candidate and/or confirmed SWH within the subject lands and adjacent 120 m, and demonstrate the proposal will result in no negative impacts to SWH.</p>

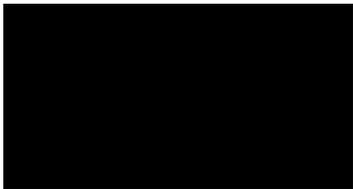
This preliminary constraint assessment is based on a desktop review of currently available background and policy information. Additional significant attributes and ecological functions may be identified through future field investigations.

CONCLUSION & RECOMMENDATIONS

This document has been prepared based on a review of the pre-consultation application and conceptual plan prepared by Siv-ik Planning & Design, and a preliminary desktop review of existing natural heritage features and policy. The proposed industrial development area is adjacent to (i.e. within 120 m of) mapped Core Greenlands including Provincially Significant Wetland. According to provincial and local policy, an EIS is required to demonstrate the proposal will not result in negative impacts to these features or their ecological functions. The EIS should be prepared in accordance with the County's Official Plan section 4.6.3. A Terms of Reference should be established with the County, Township and GRCA to confirm the scope.

We trust this document provides you with a preliminary review of the ecological constraints present on the subject lands, and next steps regarding the application. Please do not hesitate to contact the undersigned with any questions or concerns regarding this review.

Regards,

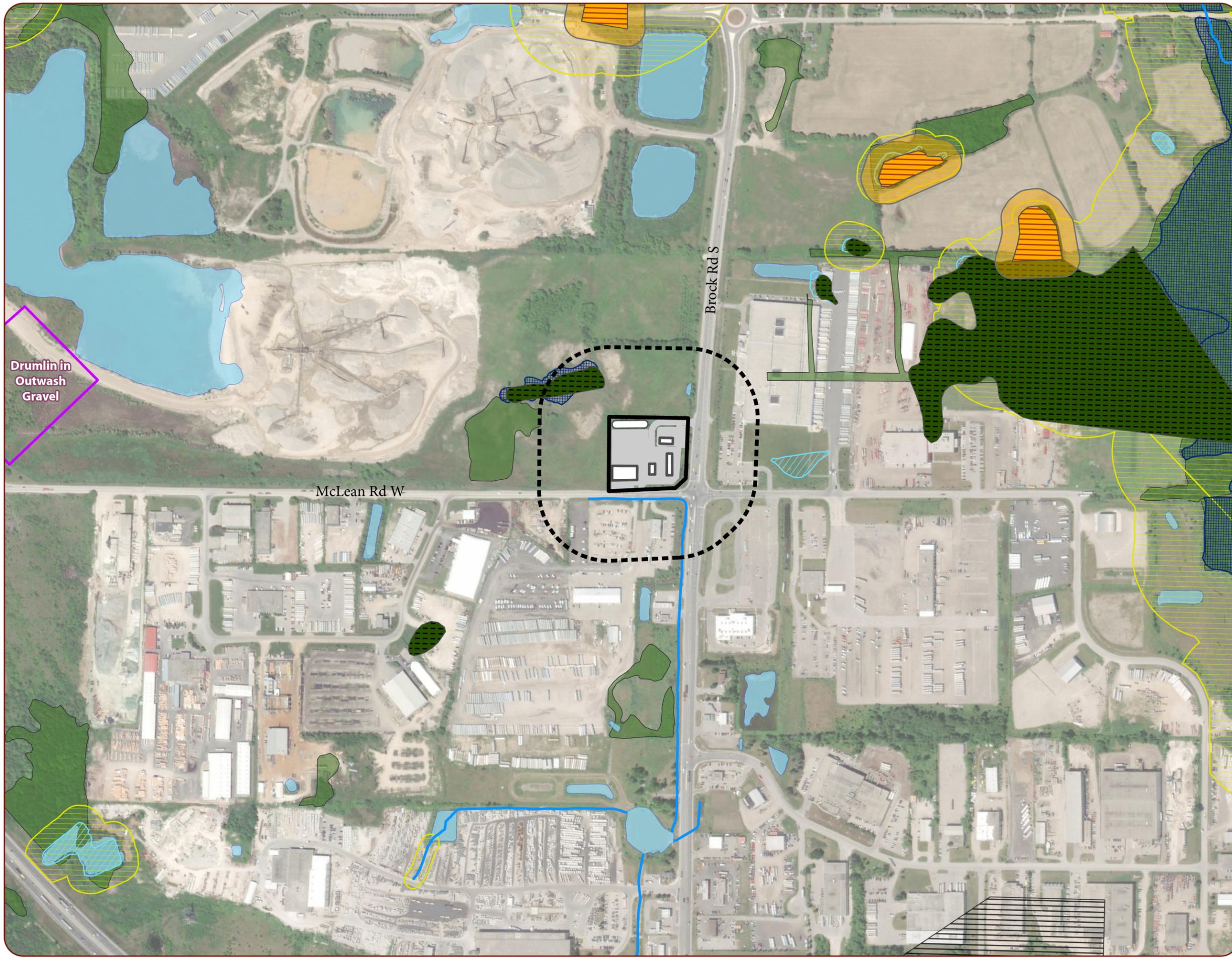


Christina Myrdal, HBSc, Eco. Mgmt. Tech.
Ecology Manager



Todd Fell, OALA, CSLA, CERP
Director, Landscape Arch., Rest. Ecologist

Map 1. Preliminary Natural Heritage Constraints



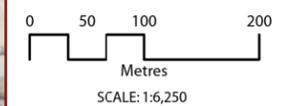
Map 1: Preliminary Constraints

Preliminary Ecology and Natural Heritage Review for 197 Brock Rd S, Puslinch, ON

- Approximate Study Area
- Adjacent Lands (120 metres)
- MNR Wetland - Not Evaluated
- MNR Provincially Significant Wetland
- MNR Wooded Area
- ANSI
- GRCA Regulation Limit
- Watercourse
- Waterbody
- Greenbelt Designation**
- Protected Countryside
- Wellington County Official Plan**
- Core Greenland
- Township of Puslinch Zoning By-Law**
- Natural Environment
- Natural Environment 30-metre Buffer
- Environmental Protection Overlay



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NAD 1983 UTM Zone 17N

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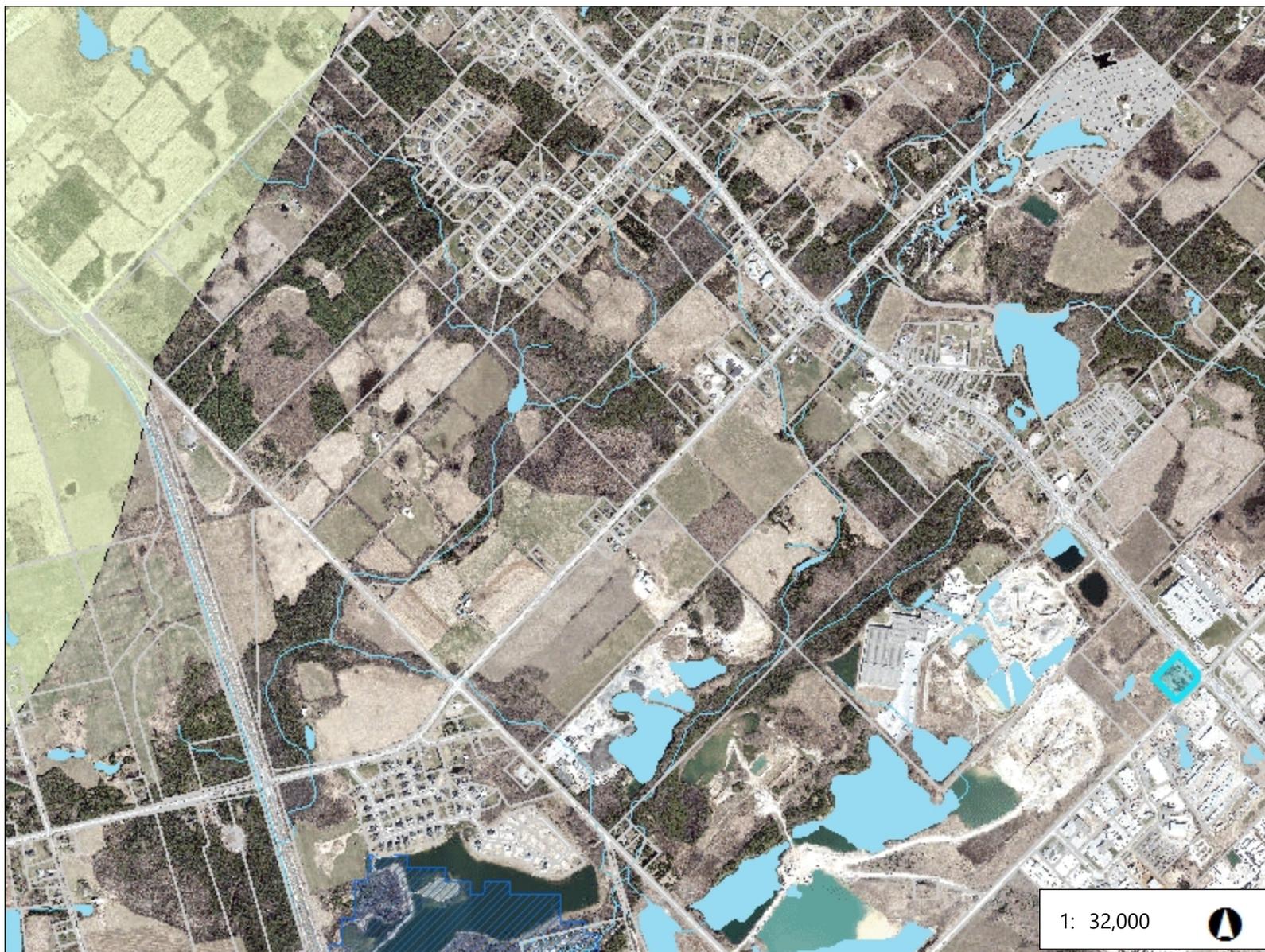
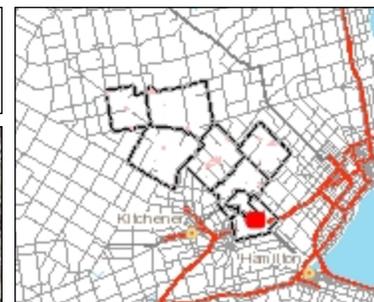
Appendix A. NHIC Query

A query of the Natural Heritage Information Centre (NHIC) was conducted on June 22, 2022, to determine whether any Species at Risk (SAR) and/or provincially rare species (i.e. those with SRanks S1 – S3) were on record within approximately 1 km of the subject lands. Table 1 summarizes the results of the query.

Table 1. NHIC species records within approx. 1 km of the subject lands (NHIC, 2022)

COMMON NAME	SCIENTIFIC NAME	SARA STATUS*	ESA STATUS*	SRANK*	GENERAL HABITAT
Smooth Yellow False Foxglove	<i>Aureolaria flava</i>		THR	S2?	Oak savannahs / woodlands
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	S3	streams / ponds / lakes
Midland Painted Turtle	<i>Chrysemys picta marginata</i>		SC	S4	streams / ponds / lakes
Eastern Wood-pewee	<i>Contopus virens</i>	SC	SC	S4B	Woodlands / forest edges
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	S4B	large grasslands / hayfields
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	S4B	large grasslands / hayfields

* END = Endangered; THR = Threatened; SC = Special Concern.
S1 = Critically Imperiled; S2 = Imperiled; S3 = Vulnerable; S4 = Apparently Secure



Legend

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

1: 32,000



1.6 0 0.81 1.6 Kilometers



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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

7456 MCLEAN ROAD W + 197 BROCK ROAD S / **PROPOSAL SUMMARY**

Background:

This Proposal Summary has been prepared on behalf of Black-Hart Construction Inc. as a basis for pre-application consultation with Staff regarding the development of a Gas Bar (intended to serve commercial motor vehicles and regular motor vehicles), Accessory Retail/Convenience outlet and Drive-Through Restaurant at 7456 McLean Road W & 197 Brock Road S in Puslinch Township. This document provides a description of the subject site and surrounding context as well as an overview of the preliminary development concept.

The *Planning Applications* section of this proposal summary outlines the scope of applications we anticipate being required to enable the proposed redevelopment. The proposal summary also highlights some of the key planning issues the project team is seeking feedback on from Staff and relevant agencies to inform next steps.

Site Description:

The project site includes two (2) existing parcels municipally identified as 7456 McLean Road W & 197 Brock Road S. The site is located in the Aberfoyle Industrial Park, at the northwest corner of the intersection of McLean Road W and Brock Road S, approximately 1.25 km north of Highway 401.

Figure 1: Site Location



Figure 2: Existing Zoning

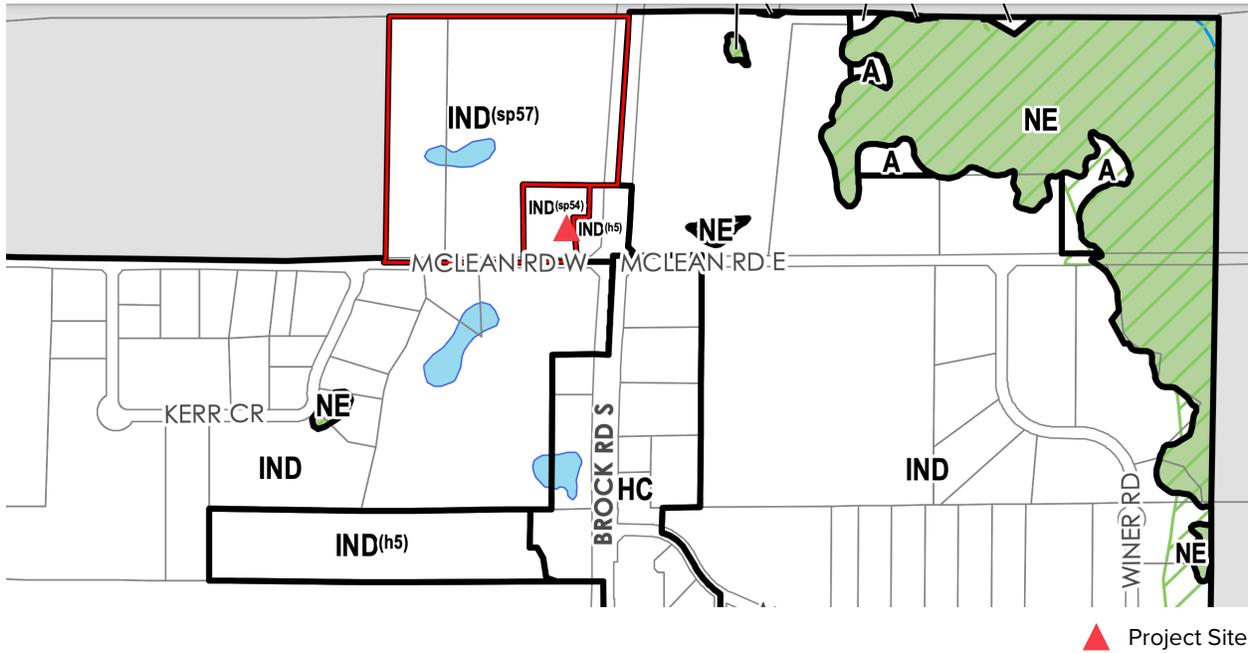
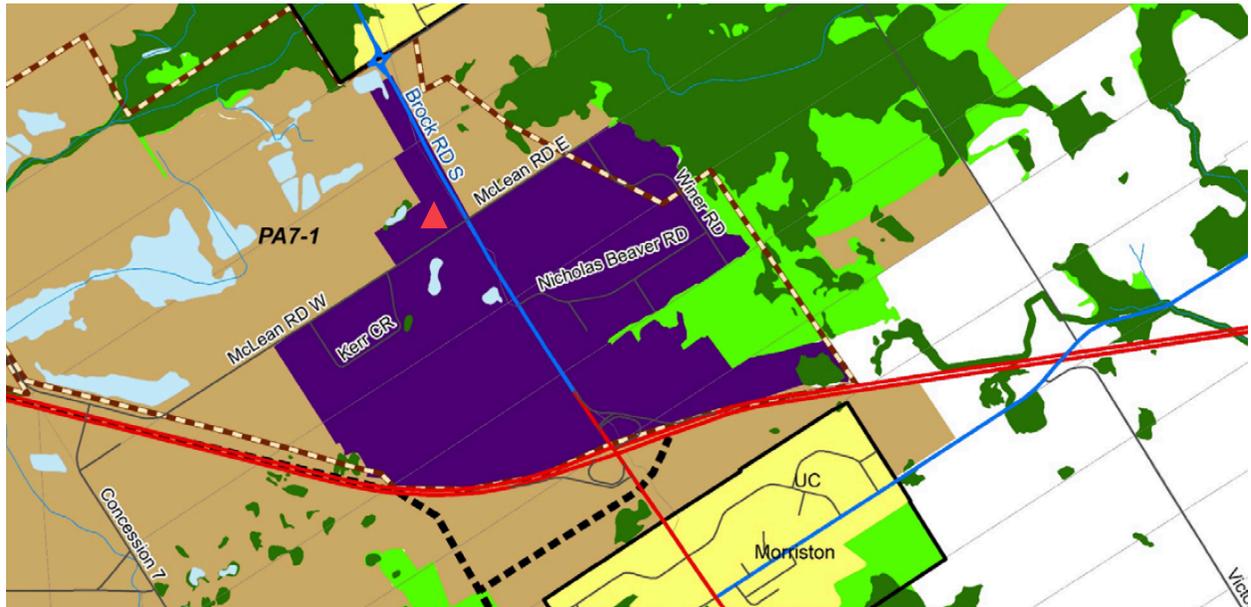


Figure 3: Wellington County Official Plan



Legend

- Secondary Agricultural
- Rural Employment Area
- Core Greenlands
- County Road
- Provincial Highway

▲ Project Site

Table 1: 7456 McLean Road W & 197 Brock Road S - Site Details

Project Site At-A-Glance		
Site Area	1.56 hectares (3.85 acres)	
Frontage	101.0 metres (Brock Road S)	
Depth	135.2 metres	
Existing Use	Vacant/Undeveloped	
Existing Zoning	7456 McLean Road W	197 Brock Road S
	IND(sp54)	IND(h5)
Wellington County Official Plan Designation	Rural Employment Area	
Planning District	Aberfoyle Industrial Park	
Surrounding Conditions	North	Vacant/Undeveloped (zoned IND)
	East	Maple Leaf Foods Distribution Centre
	South	TransX Logistics Terminal and Administration Centre.
	West	Undeveloped (zoned IND) and Aggregate Extraction
Special Regulations	Sp54: Parking requirements (min.) for uses within a multi-tenanted building: 1 space per 50 m ² of net floor area	
	h5: Prior to the removal of the holding symbol, Council shall require the submission and approval of a Site Plan Approval application. Council may also require that any of the studies that would normally be required as part of an application for a zoning by-law amendment (as outlined in Section 13.15.5 of the County Official Plan) be completed as part of the Site Plan Approval application.	

Proposal Description:

The preliminary concept plan (see attached Conceptual Site Plan) envisions a multi-tenant commercial development with uses that are intended to support the function of the broader Aberfoyle Industrial Park. The western portion of the site includes a 6-pump gas bar and truck scale intended for commercial motor vehicles and a tractor-trailer parking/staging area with 10 dedicated stalls. The conceptual design accommodates truck stacking and turnarounds on-site which minimizes traffic impacts on McLean Road W.

The eastern portion of the site is proposed to be developed with a 4-pump car gas bar (for regular motor vehicles), an associated retail/convenience store (236m² GFA), and a drive through restaurant (325m² GFA). A total of 23 parking stalls (including 4 electric vehicle charging stations) have been provided to serve this portion of the planned development. A significant landscape strip/buffer area has been incorporated along all portions of the site abutting both Brock Road S and McLean Road W.

Access and internal circulation has been planned comprehensively across the proposed development. Access is provided via a full turns access from McLean Road W and a right-in-right-out only access from Brock Road S. Further discussions with Township staff regarding access opportunities and/or restrictions are anticipated through the pre-application consultation review process. The Brock Road access has been located in such a manner that offers maximum spatial separation from the existing signalized intersection at Brock Rd and McLean Rd. The shared internal circulation network allows for both truck and car traffic to utilize both access points while also minimizing potential conflicts between motor vehicles and tractor-trailers within the site.

Figure 4: Site Plan Excerpt

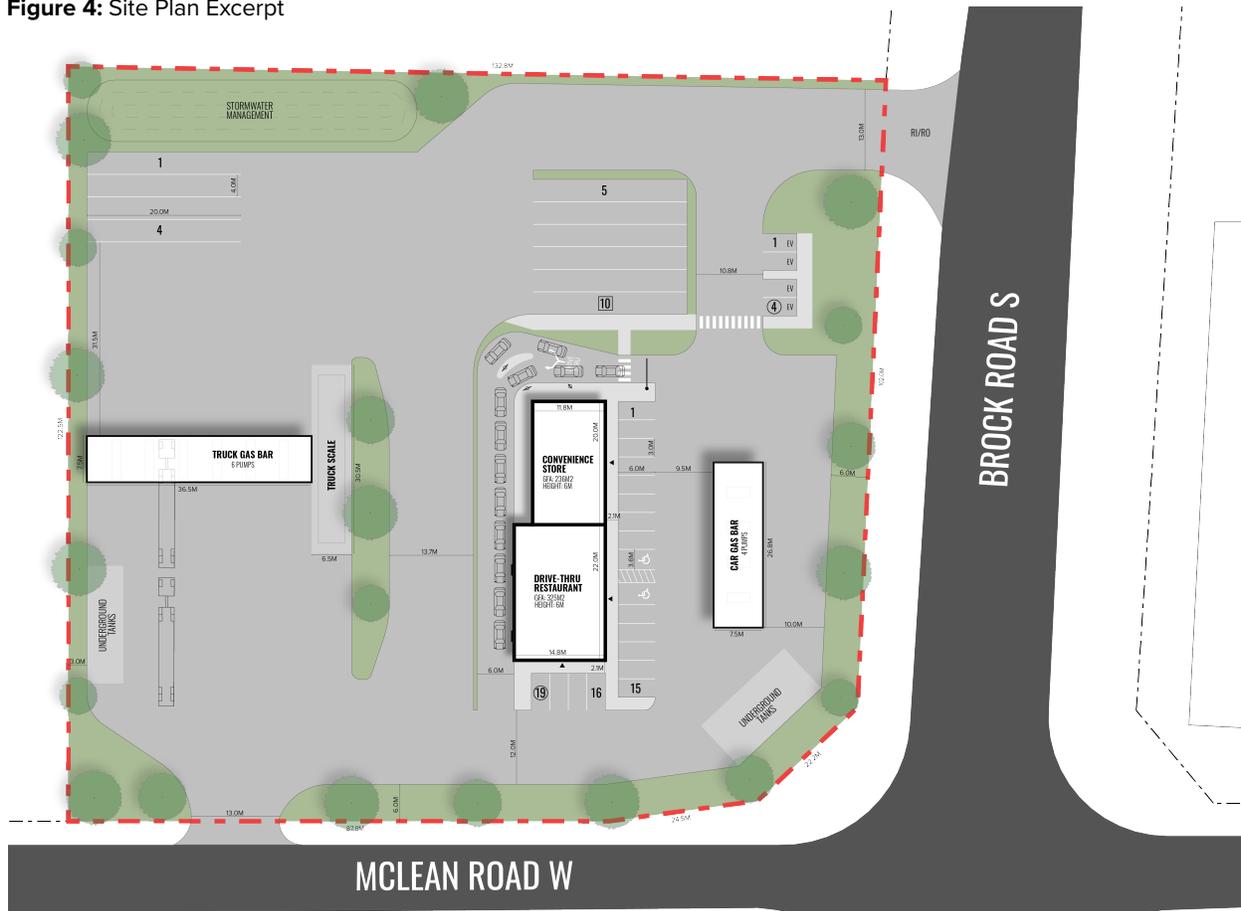


Table 2: 7456 McLean Road W & 197 Brock Road S - Development Statistics

Concept Plan Data Table		
Use	Gas Bar and Drive-Through Restaurant	
Buildings/Structures	3	
Height	Gas Pumps - 7.5m (1-Storey) Restaurant/Convenience Store - 6.0 m (1-Storey)	
Parking	19 standard (including 2 accessible parking stalls) 4 electric vehicle charging stalls 10 transport trailer parking stalls	
Coverage	8%	
Landscaped Open Space	21%	
Setbacks	North (Interior)	52.3m
	East (Front)	15.8m (to car gas bar canopy) 41.0m (to building)
	West (Rear)	3.0m (to truck gas bar canopy) 74.3m (to building)
	South (Exterior)	17.1m

Services & Infrastructure:

The site will be serviced via private on-site water, sanitary and stormwater management services. A detailed servicing plan will be prepared prior to submission of the required planning applications.

Planning Applications:

It is anticipated that the following Planning Act applications will be required in order to realize the proposed development:

- 1. Zoning By-law Amendment:** To rezone the site from the Industrial IND(sp54) and IND(h5) Zones to the Highway Commercial Zone to allow for the Gas Bar use (note: alternatively, we may seek to simply add Gas Bar as a site specific permitted use to the existing IND zoning). Additional special provisions include reductions in parking counts and rear yard setbacks.
- 2. Site Plan Control Application.**

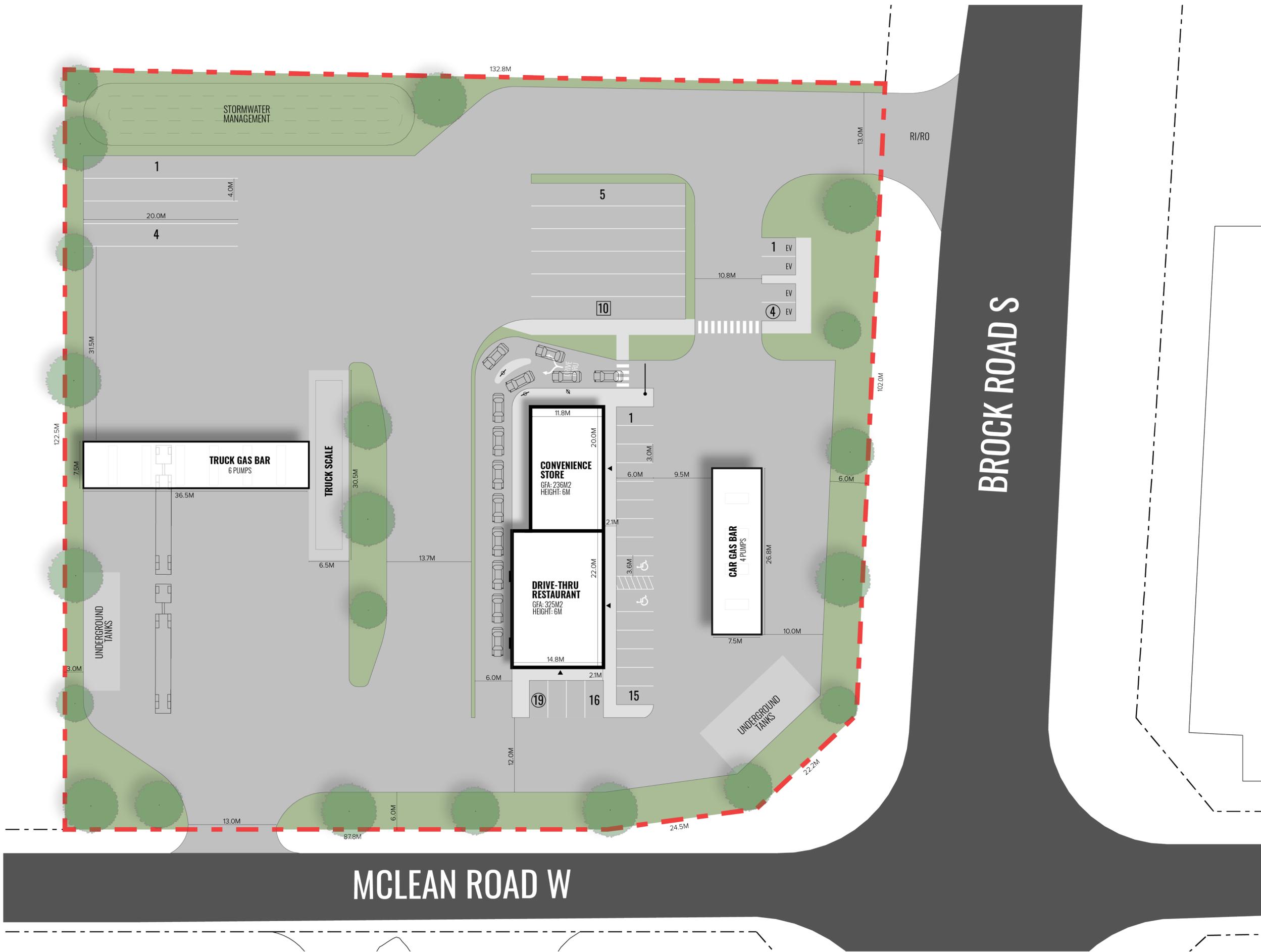
Contact:

If you have any questions about this Proposal Summary please contact Michael Davis by phone at 905-921-9029 or by email at mdavis@siv-ik.ca.

Thanks in advance for your review!

Attachment(s):

1. Conceptual Site Plan prepared by Siv-ik Planning & Design Inc.



CONCEPT PLAN

01
DWG

PROJECT SITE
7456 McLean Road W & 197 Brock Road S



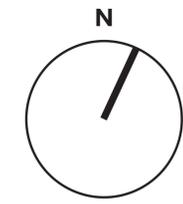
SITE DATA

IND
ZONE

Regulations	Required	Proposed
Permitted Uses:	Restaurant	Gas Bar Restaurant
Lot Area:	4000.0m ² (min)	15573.6m ²
Lot Frontage	30.0m (min)	101.0m
Front Yard:	6.0m	41.1m
Interior Side Yard:	5.0m	52.87m
Exterior Side Yard:	15.0m	20.1m
Rear Yard:	7.5m	3.0m*
Landscape OS:	15% (min)	21%
Lot Coverage:	75% (max)	8%
Height:	25.0m (max)	6.0m
Parking:	1 per 10m ² (Restaurant) = 34 parking stalls 1 per gas bar pump (Gas Bar) = 10 parking stalls 34 total parking spaces required 2 accessible parking spaces required	19 standard parking spaces (including accessible parking) 4 electric vehicle charging spaces 10 transport truck parking spaces

* Requires Special Provision

Client:	Black-Hart Construction Inc.
Date:	11.03.2022
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	7456BS
Version	1.0



MCLEAN ROAD W

BROCK ROAD S

Lot Boundary Disclaimer: Site dimensions have been assumed based on data provided by the owner. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.