



October 5, 2009

Aldo Salis
County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Dear Mr. Salis,

**RE: Robertson Proposed Rural Industrial Development
Part NE ½ Lot 5, Concession 1, former Township of Eramosa
Township of Guelph / Eramosa
23T-04003, ZBA 2/05**

Staff from the Grand River Conservation Authority have now had an opportunity to review the following documents:

1. Water Balance – Infiltration Report, Braun Consulting Engineers Ltd., June 2009
2. MTE Consultants Inc. response dated June 29, 2009 to GRCA comments issued April 29, 2009
3. Dance Environmental Inc. response dated June 25, 2009 to comments on the E.I.S. from R.J. Burnside & Associates Ltd. (February 2, 2005) and GRCA (February 15, 2005, April 30, 2008, and April 29, 2009)

Our outstanding concerns have been addressed through this most recent submission. We note that infiltration galleries have been identified for 26 of the 30 proposed lots. We trust that the Township will ensure this is maintained through conditions in the subdivision agreement and/or site plan approval for each lot.

As a result, we have no objection to the passing of the proposed Zoning By-law Amendment or to 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.
 - d) A Development, Interference with Wetlands and Alterations to Shorelines and Waterways permit for proposed works within the Scheduled Area.
2. That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports noted in Condition 1) above.

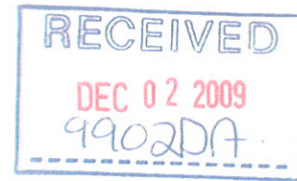
We trust these comments are of assistance. Should you have any further questions, please do not hesitate to contact me at 519-621-2763 ext. 2238.

Yours truly,



Jamie Ferguson
Resource Planner
Grand River Conservation Authority

cc: Janice Sheppard, Township of Guelph/Eramosa
Bernie Hermesen / Lana Phillips, MHBC Planning Ltd.
John Burns, R.J. Burnside & Associates Ltd.
Bruce Donaldson, Black, Shoemaker, Robinson & Donaldson



November 25, 2009

Aldo Salis
County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Dear Mr. Salis,

**RE: 23T-04003
David & Marlene Robertson
NE ½ Lot 5, Concession 1, geographic Township of Eramosa
Township of Guelph/Eramosa
Revised Plan of Subdivision Application**

Staff from the Grand River Conservation Authority have now had an opportunity to review the following documents submitted in support of the revised plan of subdivision:

1. Preliminary Stormwater Management Report, Braun Consulting Engineers Ltd., March 19, 2008
2. Water Balance – Infiltration Report, Braun Consulting Engineers Ltd., June 2009
3. MTE Consultants Inc. response dated June 29, 2009 to GRCA comments issued April 29, 2009
4. Waterloo Geoscience Consultants Ltd. response dated January 12, 2009 to GRCA comments issued February 15, 2005 and April 30, 2008
5. Waterloo Geoscience Consultants Ltd. response dated January 12, 2009 to RJ Burnside comments issued February 2, 2005 and February 7, 2005
6. Dance Environmental Inc. response dated June 25, 2009 to comments on the E.I.S. from R.J. Burnside & Associates Ltd. dated February 2, 2005 and GRCA dated February 15, 2005, April 30, 2008, and April 29, 2009
7. Braun Consulting Engineers Ltd. letter dated September 2, 2009 to GRCA comments issued April 30, 2008

As stated in the GRCA letter dated October 5, 2009, our outstanding concerns have been addressed through the most recent submissions. As a result, we have no objection to the passing of the proposed zoning by-law amendment or to the plan receiving draft approval as per our conditions outlined in the October 5, 2009 letter.

Also, as indicated in the October 5, 2009 letter, we note that infiltration galleries have been identified for 26 of the 30 proposed lots. We trust that the Township will ensure this is maintained through conditions in the subdivision agreement and/or site plan approval for each lot.

Pursuant to the Grand River Conservation Authority Plan Review Fees in place at the time of the original application in 2004, a fee of \$3200.00 is outstanding. Therefore, an invoice has been issued for the review of this development.

We trust these comments are of assistance. Should you have any further questions, please do not hesitate to contact me at 519-621-2763 ext. 2238.

Yours truly,



Jamie Ferguson
Resource Planner
Grand River Conservation Authority

cc: Janice Sheppard, Township of Guelph/Eramosa
Bernie Hermesen / Lana Phillips, MHBC Planning Ltd.
John Burns, R.J. Burnside & Associates Ltd.
Bruce Donaldson, Black, Sheemaker, Robinson & Donaldson



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

FAXED
NOV. 26/09
JK.

November 26, 2009

Via: Fax Only (519-823-1694)

County of Wellington's Planning and Development Department
Administrative Centre
74 Woolwich Street
Guelph, ON N1H 3T9

**Attention: Mr. Gary Cousins, M.C.I.P
Director**

**Re: Application No. 23T-04003
David & Marlene Robertson
Township of Guelph/Eramosa
File No.: MO 03 5158**

Dear Mr. Cousins,

We have reviewed the information attached to your letter dated October 26, 2009 and offer the following comments.

Most of our comments have been addressed satisfactorily. The only outstanding information that has not been provided that was requested is that all private wells located in the vicinity of the subdivision be retested for bacteriological indicators such as total and fecal coliforms.

Please feel free to contact John Burns or me if you have any further questions regarding the above.

Yours truly,

R.J. Burnside & Associates Limited

Jackie Kay, P. Eng.

**Cc: Janice Sheppard, Township of Guelph/Eramosa (fax: 519-856-2240)
Bruce Donaldson, BSR&D (fax: 519-822-1220)**

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4598
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4598
Télécopieur: (519) 873-4228



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TOWNSHIP OF
GUELPH/ERAMOSIA

November 9, 2009

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

Attn: Gary Cousins, Director

RE: Applicant: Robertson, David and Marlene
Submission No.: 23T-04003
Lot 5, Concession 1
County of Wellington
Township of Guelph/Eramosa - Highway 7

The ministry has completed its review of the above noted Draft Plan of Subdivision application. The application has been considered and reviewed in accordance with the requirements of our highway access policies, criteria, and the Public Transportation and Highway Improvement Act (PTHIA). The following outlines our comments, requirements, and conditions of approval.

Direct access and/or public road access to Highway 7 will not be permitted. All existing highway entrances must be physically removed, and the highway right of way restored to the satisfaction of the ministry, by the owner at the owner's expense.

The owner should be made aware that under the Public Transportation and Highway Improvement Act, ministry permits are required for all new developments located within 800m of our existing and/or future highway property line. The Ministry will require that all new commercial/industrial buildings and structures, both above and below ground and including stormwater management facilities, parking areas that are integral to the development (e.g. required by by-law), loading areas, truck turning basins, internal roads and fire lanes etc. be setback a minimum of 14.0m from our existing/future property line.

As conditions of draft approval and prior to final approval, we require the following to apply:

1. That prior to final approval the ministry receives a copy of the draft 'M' Plan for our review and approval;
2. That prior to final approval the ministry receives a copy of the Conditions of Draft Approval for our review;

3. That prior to final approval a 7.5m widening extending across the entire highway frontage is dedicated as public highway on the owner's certificate on the final plan;
4. That prior to final approval a 0.3 m reserve extending across the entire highway frontage be conveyed by deed to the Ministry of Transportation (All reserves by deed must be free and clear of all mortgages, liens, and encumbrances);
5. That prior to final approval the owner shall submit to the Ministry of Transportation, for their review and approval, a copy of a Stormwater Management Report/Plan indicating the intended treatment of the calculated stormwater runoff. The ministry acknowledges receipt of a preliminary stormwater management report prepared by Braun Consulting Engineers Ltd. Our comments will be forwarded upon completion of our review of that report;
6. That prior to final approval the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a Traffic Impact Study (report/analysis/assessment) indicating the anticipated traffic volumes and their impact upon the intersection of Highway 7 and Wellington Road 29. The owner should be aware that any highway improvements identified from our review and analysis of the study will be the financial responsibility of the owner. The owner's traffic consultant should visit our website at http://www.mto.gov.on.ca/english/engineering/management/corridor/TIS_Guidelines_EN.pdf to obtain our most recent guidelines for the preparation of such a study. Please note that traffic impact studies prepared for MTO review and approval must be completed by companies listed in our Registry, Appraisal and Qualification System (RAQS) and must be signed and sealed by a professional engineer;
7. That prior to final approval the owner shall enter into a Legal Agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the design and construction of all necessary highway improvements associated with the development; and
8. That prior to final approval arrangements shall be made to the satisfaction of the Ministry of Transportation for the erection of a security fence along the entire highway frontage of the plan, should a noise barrier not be required.

When the Plan of Subdivision has been registered, as conditions of MTO permit approval for subsequent Site Plan applications we require the following to apply:

- a) That prior to final approval the owner of each lot within the subdivision that has frontage on Highway 7 shall submit to the Ministry of Transportation, for their review and approval, site plans, site grading plans, site servicing plans and landscape plans;
- b) That prior to final approval the owner of each lot within the subdivision that has frontage on Highway 7 shall submit to the Ministry of Transportation, for their review and approval, a copy of a Stormwater Management Report/Plan indicating how the intended treatment of the calculated site stormwater runoff complies with the overall stormwater management plan for the subdivision; and

- c) That prior to final approval the owner of each lot within the subdivision that has frontage on Highway 7 shall submit to the Ministry of Transportation, for their review and approval, an illumination plan indicating the intended treatment of the site lighting glare and any vehicle headlight glare from traffic within the site directed towards Highway 7.

Should you have any questions, please contact our office.



Ian Smyth
Corridor Management Planner
Corridor Management Section
West Region, London

- c: G. Mahabir – Planning and Design

The Corporation of the Township of Guelph/Eramosa
8348 Wellington Road 124
P.O. Box 3000
Rockwood, Ontario
N0B 2K0

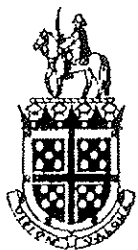
Attn: Janice Sheppard

MacNaughton, Hermsen, Britton, Clarkson Planning Ltd.
171 Victoria Street North
Kitchener, Ontario
N2H 5C5

Attn: Mr. Bernie Hermsen

Black, Shoemaker, Robinson & Donaldson
Ontario Land Surveyors
351 Speedvale Avenue West
Guelph, Ontario
N1H 1C6

Attn: Bruce Donaldson



COUNTY OF WELLINGTON



OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ON N1H 3T9
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NOV 30 2009

GORDON J. OUGH, P.Eng.
COUNTY ENGINEER

COUNTY OF WELLINGTON
Planning & Development Dept.

MEMORANDUM

TO: Aldo Salis, Planner

FROM: Pasquale Costanzo, Technical Services Supervisor

RE: Application #23T-04003
Robertson Industrial Subdivision
Township of Guelph-Eramosa,

DATE: November 30, 2009

I have reviewed the above revised proposed subdivision plan application and have the following:

- Require that an updated Traffic Impact Study to be re-submitted to address that access to the site is only permitted on Wellington Road 29.
- Detailed design drawings to be submitted to Engineering Services of both the main entrance and the emergency access and included as part of "Conditions of Approval".
- Require that a right turn taper to be install at the main entrance to allow the turning movement of transport trucks into the site and included as part of "Conditions of Approval".
- Require an acceleration lane to minimize the interruption of traffic flow to be installed on Wellington Road 29 for transport trucks that are approaching Highway 7 and included as part of "Conditions of Approval".
- The emergency access to be shown on the legal plans as a separate "Block" so the intended use of the area is for emergency vehicles only and a separate 0.3m reserve to be placed allowing access to emergency vehicles only.
- No objections to the supplied Stormwater Management Report, in the event of any revisions please forward copies to Engineering Services.

Sincerely,

Pasquale Costanzo C.E.T.
Technical Services Supervisor