



JOINT Public Meeting February 8, 2010 Robertson Industrial Subdivision

Applications by D. & M. Robertson:

- Draft Plan of Subdivision (County 23T-04003)
- Zoning By-law Amendment (Township ZBA 02/05)

*Presented by Bernie Hermsen, MHBC Planning
Township Planning Consultant*



Public Meeting Agenda

- Purpose of the Public Meeting
- Development approval process
- Information on the Applications
 - Context and History
 - Proposal
 - Submitted materials
 - Agency comments
- Issues raised to date
- Next steps



Purpose of the Public Meeting

- To provide information to the public about the proposal / applications
- A chance for the public to share their opinions / concerns on the proposal
- A chance to raise questions with the applicant and their project team

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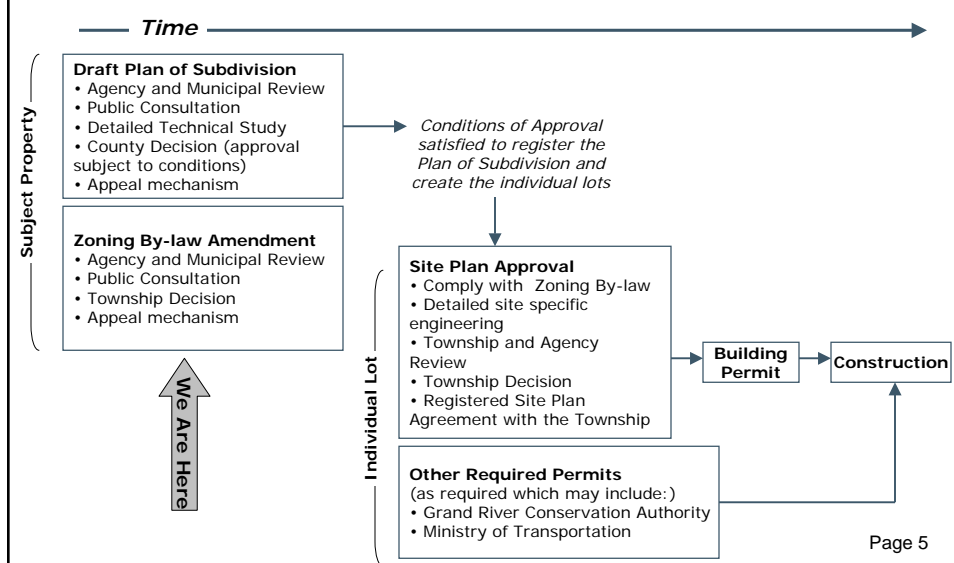


After the Public Meeting

- **NO decisions** will be made at the Public Meeting
- Further investigation & follow up by the applicant
- Respond to public concerns/questions
- Follow up Planning Report to Township Council that includes:
 - A summary of public input and agency input
 - Details on the materials prepared to respond to concerns
 - Recommendations on the applications

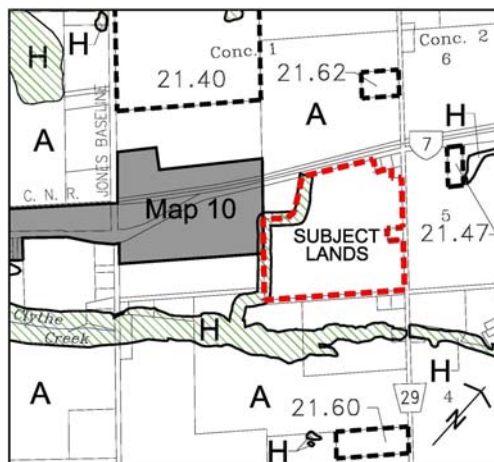
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Development Approval Process - Overview

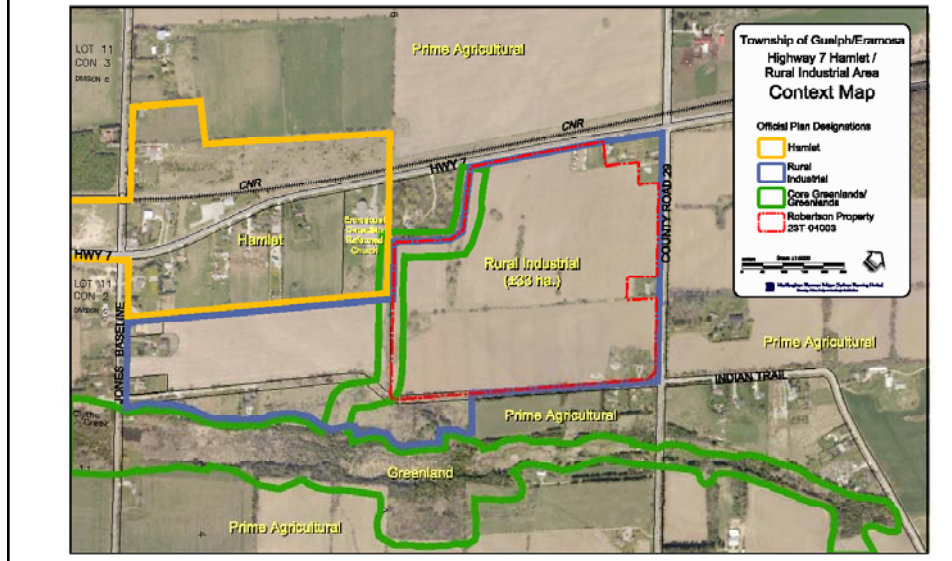


Location

- Southwest corner of Highway 7 & County Road 29
- East of the Highway 7 hamlet area and municipal drain
- Access to be off of County Road 29



Official Plan Designations



Rural Industrial Designation – County Official Plan Policies

- Section 6.8 County Official Plan
- Lands set aside for industrial use to provide diversity of Wellington’s land supply for business
- ‘Dry’ industrial uses
“uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent”



Submitted Applications - Overview

- **Draft Plan of Subdivision**
 - Propose to create 30 industrial lots and a stormwater management block on an internal road
 - Access proposed from County Road 29
- **Zoning By-law Amendment**
 - Request to zone the lands 'Rural Industrial (M1)'
 - Hazard (H) lands to remain
 - A special provision can be applied by the Township to provide site specific regulations

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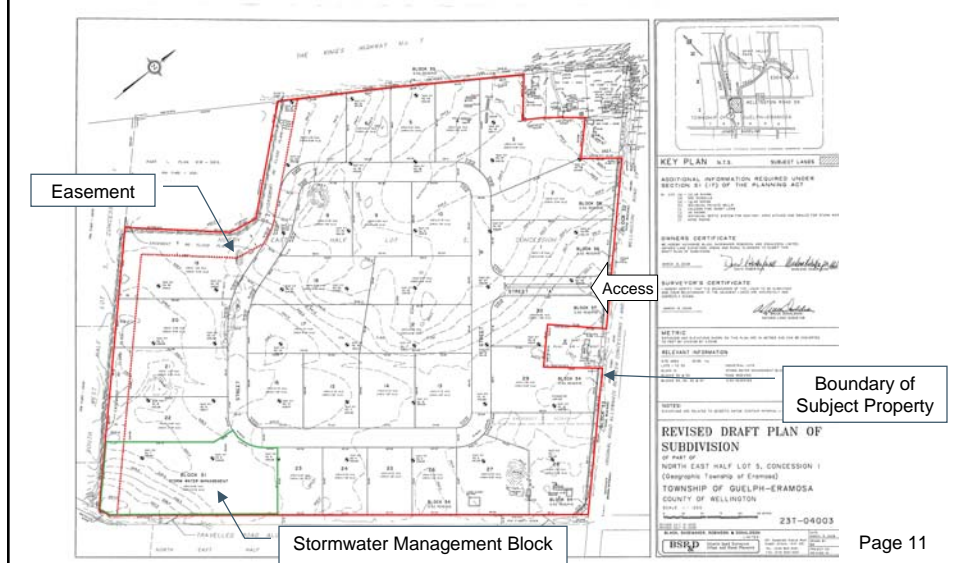


Submitted Applications - History

- Submitted in 2004
 - Required to review relative to the policies and regulations at the time of application
- Agency review / circulation in 2004
 - Additional site investigations requested
- Applicant undertook further site investigations
- Revised subdivision application submitted in October 2009
- Agency review / circulation in Fall 2009
- Planning Report to the Township December 2009
- **TODAY** – Public Meeting

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Draft Plan of Subdivision



Subdivision Details

Component	Details
Industrial Lots Lots 1 – 30	26.63 ha (65.80 ac) From 0.55 ha (1.36 ac) to 1.63 ha (4.04 ac) per lot
Stormwater Management (SWM) Block 31	2.32 ha (5.74 ac) Located beside the municipal drain in the southwest corner of the plan
Road Widening Blocks 32 & 33	2,318 m ² (24,952 ft ²) Provided for widening of County Road 29 (5m wide)
Reserves Blocks 34 - 37	330 m ² (3,550 ft ²) Provided along rear of all external lots – requires access to be from the internal road (0.3m wide)
Easement Over Lots 7, 19-22 & 31	25 – 35 m wide Limits development in proximity to the municipal drain
Emergency Access Over Lot 28	15 m wide Provides alternate emergency access to County Road 29



Submitted Materials – 2004 Application

- Archaeological Assessment
- Agriculture Impact Assessment
- Geotechnical Investigation
- Preliminary Servicing & Stormwater Management Report
- Hydrogeological Investigations
- Environmental Impact Study
- Traffic Impact Study
- Proposed Draft Plan of Subdivision

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Submitted Materials – 2009 Revised Application

- Revised Proposed Draft Plan of Subdivision
- Additional technical information materials regarding:
 - Site servicing, including stormwater management
 - Hydrogeological investigation
 - Water Balance – Infiltration
 - Environmental Impact Study update
- Various correspondence between the agencies and applicant's project team between 2004-2009

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Servicing - Summary

- Each lot – private well and wastewater tertiary treatment systems
- Private infiltration galleries for some lots
- Communal stormwater management facility (Block 31)
- Road constructed to Township's Rural Industrial Road standard

Hydrogeological - Summary

- Each lot – individual private well
- Quantity
 - Testing (pumping) conducted to determine if adequate supply for light industrial, low water use purposes
- Quality
 - Testing conducted on existing well samples.
 - Some (3/5) had chloride and nitrate levels greater than the Ontario Drinking Water Standard
 - Bacteria testing results should be provided to the Township



Storm Water Management - Summary

- Communal stormwater management facility (Block 31)
 - Limit post development run-off flows to pre-development run-off flows
- Infiltration galleries to maintain pre-development infiltration quantities
- Overland flow route for surface run-off from east of County Road 29

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Environment - Summary

- *“the undertaking can be constructed and operated in a manner that will not create negative impacts on PPS features and functions and environmental features and functions addressed in the County of Wellington Official Plan”*
- GRCA – no outstanding concerns or objection to the proposal subject to conditions of approval

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Zoning By-law Amendment

- Request to zone the lands ‘Rural Industrial (M1)’
- Hazard (H) lands to remain
- A special provision can be applied by the Township that can:
 - Limit permitted and accessory uses (e.g. outdoor storage)
 - Require visual screening
 - Change required setbacks
 - Other development restrictions

Rural Industrial (M1) Zone – Permitted Uses

- | | |
|---|---|
| <ul style="list-style-type: none"> • Accessory to a permitted use a retail outlet, wholesale outlet, a showroom, a business or professional office, or facilities for employees including recreation, day care centres and food service/sales • Accessory use in accordance with Section 5.2 of this By-law • Agricultural service establishment • Agricultural supply establishment • Automobile body / repair shop • Automobile service station • Brewing on Premises Establishment • Catering Service • Construction Company • Contractor or tradesman establishment • Contractor’s yard • Food Processing Plant • Fuel storage establishment • Industrial use | <ul style="list-style-type: none"> • Industrial mall • Lumberyard • Machine shop • Mini-warehouse/self-storage • Parking lot • Portable asphalt plant operated by a public road authority or its agent or contractor • Recreational trailer sales and service establishment • Rental outlet • Service shop • Scientific research establishment • Transport establishment • Warehouse • Welding shop • Woodworking shop uses |
|---|---|



Wellhead Protection Areas (WHPA)

- Official Plan policy established in 2006
- Implemented in the Zoning By-law in 2009
- Intended to **limit** land uses in sensitive areas to implement a groundwater management and protection strategy
- **Any development in the Township within a WHPA is subject to these restrictions, including where the use is listed as permitted in the zone**

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Wellhead Protection Areas – Subject Property

- WHPA 2, with portions WHPA 3
 - Class A uses prohibited
 - Class B and C uses subject to approval of a risk assessment and hydrogeological analysis
- Permitted uses in the ‘Rural Industrial (M1)’ as it may be applied to the property could be further limited through the special provision

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Agency Comments

- Revised submission addressed many of the comments previously raised by the agencies
- Comment on revised application provided by:
 - Grand River Conservation Authority - no objection, subject to conditions
 - Ministry of Transportation – subject to conditions
 - Canada Post – no concerns, subject to conditions
 - Bell – comments when site specific approvals
 - County of Wellington (Engineering/Operations) – no objection, request updated traffic impact study
 - Hydro One – no objection
 - RJ Burnside (Township Engineer) – Most issues satisfactorily addressed. Request water quality results (bacteriological)

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Agency Comments – Conditions of Approval

- An agency may provide conditions of approval (to be satisfied prior to registration)
 - Ministry of Transportation
 - Road widening and reserve
 - Update Traffic Impact Study
 - Any required road improvements the responsibility of the owner
 - Grand River Conservation Authority
 - Detailed SWM Report
 - Erosion and Siltation Control Plan
 - Detailed lot grading and drainage plans
- These would be in addition to the standard conditions required by the County and Township, and other permit processes

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Issues Raised to Date

- Environmental risk
- Noise and Air pollution
- Ground water vulnerability
 - Depth to bedrock
 - Use of private services
- Water quantity
 - Water table draw down
- Water quality
- Flooding & runoff
- Permitted Uses
- Traffic/Roads
 - Volume & Safety
- Aesthetics
- Property values
- Health and Safety
- Location
- Compatibility
 - Hours of operation
- On-site and surrounding agricultural use
- Height

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Recommended Next Steps – Public and Applicant

- **Public:**
 - Attend and participate in the public meeting (TODAY – February 8)
 - Provide any written comments to the Township
 - Become informed about the details of the process and application
- **Applicant:**
 - Follow up to respond to identified issues and comments provided
 - Update Traffic Impact Study (underway)

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Recommended Next Steps - Township

- Review response materials
- Prepare follow up Planning Report that includes:
 - A summary of public input and further agency comments
 - Details on response materials provided by the applicant
 - Recommendations on the applications including any potential changes resulting from public input
 - If approval is recommended the report will include a draft by-law and conditions of approval for consideration