



November 3, 2021

**Via: Email**

Mr. Zach Prince, RPP MCIP  
Senior Planner  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Dear Zach:

**Re: ZBA 03-21 - 5063 Jones Baseline (Minus Forty Technologies)  
Township of Guelph/Eramosa  
Proposed Industrial Facility – Jones Baseline Corp. (File No. D14 JB)  
Second Submission (Zoning By-law Amendment)  
Project No.: 300052573.0000**

We have received the second submission documents in support of the proposed Zoning By-law Amendment application for the above noted property circulated by the Township of Guelph/Eramosa on October 27, 2021. The second submission includes revised reports and plans that account for both the initial building construction and the two future building expansions. It is our understanding that the zoning application will allow for the two future building expansions, with separate Site Plan Amendment applications required for the expansions.

From a zoning perspective, we have included the building expansions in our technical review of the supporting files and have the following engineering comments.

**Zoning Comments**

Following our review of the Noise Study clarification provided by SLR Consulting (Canada) Ltd. dated August 30, 2021, we agree with the Class I Light Industrial operation designation of the building.

Furthermore, we have confirmed that our previous zoning specific comments have been addressed to our satisfaction, apart from the following:

1. Additional drilling onsite is required to document the thickness and lateral continuity of the Vinemount Aquitard to confirm the proposed site will not impact water quality in the regional bedrock aquifer.
2. A well to be constructed onsite and tested to confirm water quality and quantity can be met with no impacts on existing domestic wells.
3. The necessary upgrades to Jones Baseline are demonstrated to the satisfaction of the Township.

If a holding provision is placed on the subject property, the above three items must be addressed prior to removal of this provision and development of the site.

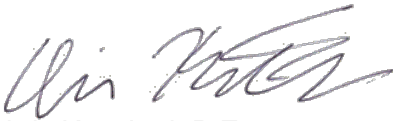
### **Future Site Plan Comments**

Responses to the remainder of our previous technical comments will be reviewed in detail and addressed during the future Site Plan application.

Please contact the undersigned if you have any questions or require clarification.

Yours truly,

### **R.J. Burnside & Associates Limited**



Chris Knechtel, P.Eng.  
CK:clr

cc: Meagan Ferris, County of Wellington (Via: Email)  
Harry Niemi, Township of Guelph/Eramosa (Via: Email)  
Amanda Roger, Township of Guelph/Eramosa (Via: Email)

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