



November 4, 2021

File No. 20257

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

Attn: Zach Prince, MCIP, RPP & Meagan Ferris, MCIP, RPP

**Re: Zoning By-law Amendment (ZBA 03-21)
 5063 Jones Baseline, Jones Baseline Corporation
 Response Letter**

Dear Mr. Prince and Ms. Ferris,

The purpose of the following letter is to summarize the issues that were raised at the statutory public meeting held on September 7, 2021 (verbally and written), as well as to summarize comments received from staff and agencies. The following will provide responses with respect to the Zoning By-law Amendment application submitted for 5063 Jones Baseline (the "Subject Property").

Issue	Response	Speaker(s)
Incompatible Land Use (Noise and Light)	<p>The proposed development will avoid impacts on adjacent residences through mitigation measures including a vegetative buffer strip and noise attenuation wall to reduce any impacts to adjacent residential land uses. All elements will be further reviewed as part of the Site Plan Approval process.</p> <p>For confirmation, on a given day, only 3 to 6 trucks would be expected to enter or leave the site. While there are 11 loading bays, they are not all used continuously. Trucks/trailers remain parked in the dock while a shipping order is prepared over several days (<i>SLR Consulting</i>).</p> <p><u>Noise</u></p> <p>A Class 2 area is defined (NPC-300 noise guidelines) as an area dominated by the sounds</p>	<p>Jon Pigozzo on behalf of Laura Pigozzo, Barb Conley, Alf Conley, Joelle Rodenburgh, Michael Kalu, Matt Snider, Sarah Snider, Carrie Manson and John Mason</p> <p>Jillian Wood</p> <p>Dan Mallette, Claire Mallette</p> <p>Alyson Naseer and Katie Pandey, Weston Consulting</p> <p>Kate and Neil Petreny</p>

	<p>of man during the daytime, and by the sounds of nature during the evening and night-time periods (<i>SLR Consulting</i>).</p> <p>Currently, there are significant existing road traffic volumes on both Highway 7 and Jones Baseline. Sounds from Highway 7, Jones Baseline and the CN/Metrolink Guelph railway subdivision are all audible during the daytime at the farthest Indian Trail and Jones Baseline residences (<i>SLR Consulting</i>).</p> <p>Therefore, the existing daytime acoustical environment in this area is dominated by the sounds of man, and a Class 2 designation is appropriate (<i>SLR Consulting</i>).</p> <p>The Class I Light Industrial operation designation is appropriate for this site. Within the recommended 70 metre setback (Guideline D-6), changes in uses are allowed provided a detailed noise assessment is conducted and the NPC-300 noise guidelines are met which has been satisfied (<i>SLR Consulting</i>).</p> <p>We are working with the Township to determine that best type of noise mitigation measures for residences south of the site (on Indian Trail). As per the latest report, noise barrier height between 3.0 metres to 3.5 metres and 83 m in length for Phase 1 (main building) is required which meets the requirements of the MECP Guideline D-6. The material and design of the noise mitigation barrier will be determined at the site plan stage.</p> <p>All noise mitigation measures (including material and design as noted above) will be further reviewed during the Site Plan Approval process</p> <p><u>Potential Headlight Trespass</u></p> <p>Cross sections detailing the grading and proposed landscaping to show the potential</p>	<p>Marilyn O’Krafka</p> <p>Ed Vermeulen</p> <p>Chris Oates</p> <p>Kasia Syrek</p> <p>Giselle Piccin</p> <p>Kathleen Penner</p> <p>Manny, Maria and Ruben Branco</p> <p>Dan Vanleeuwen</p> <p>Leah Penner</p> <p>Mitch Penner</p> <p>Magda Adamuszewski</p> <p>Ed and Susan Vermeulen</p> <p>Erica Paddock</p>
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	<p>headlight trespass have been provided to the Township and their consultants for review.</p> <p>Landscaping treatments will include large Colorado Spruce trees and/or fencing along key areas where truck headlights may trespass onto residential properties.</p> <p>Landscaping or other treatments will be reviewed through the Site Plan Approval process.</p> <p><u>Site Lighting</u></p> <p>The site lighting was designed and calculated with a software program called AGI to simulate installed conditions to ensure no trespass of light levels beyond the property. All lighting has been designed and specified with no light visible above 90 degrees (i.e., no up light and no glare) (<i>DEI Consulting Engineers</i>)</p> <p>Site lighting will be reviewed through the Site Plan Approval process.</p>	
<p>Prime Agricultural Lands & Loss of Agricultural Land</p>	<p>The Subject Property is <u>not</u> designated as “Prime Agricultural” in the Wellington County Official Plan.</p> <p>The Wellington County Official Plan designates the property as “Rural Employment Area” and “Core Greenlands”. The Subject Property and land to the east have been part of an employment area since 1995.</p> <p>While the land has been used for agricultural crop production, the intent of the Rural Employment designation is to encourage and permit dry industrial.</p>	<p>Jon Pigozzo, Laura Pigozzo, Barb Conley, Alf Conley, Joelle Rodenburgh, Michael Kalu, Matt Snider, Sarah Snider, Carrie Manson and John Mason</p> <p>Claire Mallette</p> <p>Alyson Naseer and Katie Pandey, Weston Consulting</p> <p>Charin Rivet</p> <p>Erica Paddock</p>

		<p>Janet Harrop, Wellington Federation of Agricultural (WFA)</p> <p>Chris Oates</p> <p>Kasia Syrek</p> <p>Giselle Piccin</p> <p>Kathleen Penner</p> <p>Mitch Penner</p>
<p>Groundwater Resources (Neighbouring Wells and Municipal Well)</p>	<p>The water supply rate has been clarified. The average flow at the facility is expected to be approximately 15,000 L/day. This is conservatively (by industry standards) based on 2/3rds of the “peak-daily” wastewater design flow for a maximum of 300 employees (the number of employees estimated for the main building and two (2) future expansions will be a maximum of 300) (<i>CVD Engineering</i>).</p> <p>The average daily water taking is still considered to be very modest, much less than the MECP requirement for a Permit to Take Water (50,000 L/day) and equal to about 8 to 10 estate-lot residences (e.g., 8 residences at 1,875 L/day) (<i>CVD Engineering</i>).</p> <p>The “elevated” presence of the aquitard in the north-east; the existence of the “perennially-dry” municipal drain along the northeast boundary; and the “flat” water table that truncates up against the elevated aquitard, eliminates the possibility that shallow groundwater enters the property from the northeast (<i>CVD Engineering</i>).</p> <p>The only reasonable possibility for the source of the nitrate and chloride concentrations in the shallow groundwater is from the on-site leaching</p>	<p>Jon Pigozzo, Laura Pigozzo, Barb Conley, Alf Conley, Joelle Rodenburgh, Michael Kalu, Matt Snider, Sarah Snider, Carrie Manson and John Mason</p> <p>Jillian Wood</p> <p>Dan Mallette, Claire Mallette</p> <p>Grace Saunders-Hogberg</p> <p>Alyson Naseer and Katie Pandey, Weston Consulting</p> <p>Marilyn O’Krafka</p> <p>Janet Harrop, Wellington Federation of Agricultural (WFA)</p> <p>Hugh Whiteley</p>

	<p>of fertilizer (e.g., potash and urea-ammonium nitrate). Once fertilizer applications have ceased, a progressive decline in the background concentrations will occur. A monitoring program is recommended to include both downgradient and upgradient monitoring wells (<i>CVD Engineering</i>).</p> <p>The wastewater treatment facility will also incorporate phosphorous removal as a precaution to protect surface water in the area. It is noted that phosphorous is not a drinking water contaminant (<i>CVD Engineering</i>).</p> <p>A detailed groundwater monitoring and contingency plan has been agreed to with MECP to ensure boundary Reasonable Use Criteria compliance for nitrogen at 2.5 mg/L (<i>CVD Engineering</i>).</p> <p>Stormwater Management Facility #2 (at rear) will be lined to inhibit/prevent flow of collected stormwater into the subsurface.</p> <p>There was a Drinking Water Threats Report submitted to the Township as part of the first submission. The Risk Management Office has commented that the application was reviewed in accordance with the <i>Clean Water Act</i> and the <i>Grand River Source Protection Plan</i>. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Clean Water Act do not apply, at this time, to the activities outlined in the Application for the property (<i>Risk Management Office</i>).</p> <p>LID measures have been considered to match the pre-development recharge to the greatest extent feasible. GM BluePlan have indicated that all available “clean” runoff from the building roof will be infiltrated on site.</p>	<p>Chris Oates</p> <p>Joanna and Lloyd VanLuik</p> <p>Kasia Syrek</p> <p>Giselle Piccin</p> <p>Kathleen Penner</p> <p>Brett Ritchie</p> <p>Andy Penner</p> <p>Manny, Maria and Ruben Branco</p> <p>Dan Vanleeuwen</p> <p>Leah Penner</p> <p>Kaden Penner</p> <p>Mitch Penner</p> <p>Magda Adamuszewski</p> <p>Erica Paddock</p>
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<p>Traffic Volume and Safety</p>	<p>We are working the Township and their consultants to maximize sight distance on Jones Baseline for the site driveway through a combination of measures to provide safe sight distance. We are exploring changing the profile of Jones Baseline along with other design options. It is also our understanding that Township staff are exploring lowering the speed limit in this area to reflect existing conditions. The approach to providing adequate sight distance at the proposed site driveway will be confirmed through the site plan process (<i>Salvini Consulting</i>).</p> <p>Localize road widening may be required at the site driveway on Jones Baselines. The design of the driveway to accommodate trucks is being reviewed with the Township and their consultant (<i>Salvini Consulting</i>).</p> <p>It is anticipated that truck activity will be infrequent on the site with only 3 to 6 per day accessing the site (<i>SLR Consulting</i>).</p> <p>Data provided by the Township indicates that traffic volumes are over 200 vehicles in the AM peak hour on Jones Baseline but are 30 or less in the 5-6 AM timeframe when more traffic could be entering the site. There would not be a capacity constraint to having traffic enter between 5-6 AM (<i>Salvini Consulting</i>).</p> <p>The Transportation Impact Study is based on data from the existing Minus Forty facility in Georgetown. At the time of the survey, the afternoon/evening shift was starting at 4:30 so that traffic exiting the site from the day shift was happening in the same hour that traffic was entering the site for the evening shift. The start time for the evening shift has since been changed to 7:00 PM. The assessment in the TIS is conservative as it assumes the overlap of incoming and outgoing traffic in the weekday afternoon peak hour.</p>	<p>Jon Pigozzo, Laura Pigozzo, Barb Conley, Alf Conley, Joelle Rodenburgh, Michael Kalu, Matt Snider, Sarah Snider, Carrie Manson and John Mason</p> <p>Jillian Wood</p> <p>Dan Mallette, Claire Mallette</p> <p>Marilyn O’Krafka</p> <p>Erica Paddock</p> <p>Azadeh Joulaie</p> <p>Khashayar Ghandi</p> <p>Magda Adamuszewski</p> <p>Chris Oates</p> <p>Joanna and Lloyd VanLuik</p> <p>Kasia Syrek</p> <p>Giselle Piccin</p> <p>Kathleen Penner</p> <p>Manny, Maria and Ruben Branco</p> <p>Andy Penner</p> <p>Morgan Vanleeuwen</p> <p>Dan Vanleeuwen</p> <p>Leah Penner</p>
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	<p>Staff has confirmed that they have not been made aware of any recent collisions in the area on Jones Baseline.</p> <p>The Georgetown facility is not serviced by any type of public transportation and as such, the facility currently operates its own bussing system to facilitate employees getting to and from work. The new facility is expected to maintain this service.</p>	<p>Kaden Penner</p> <p>Mitch Penner</p> <p>Erica Paddock</p>
<p>Number of Employees and Shift Work</p>	<p>The number of employees estimated for the main building and two (2) future expansions will be a maximum of 300.</p> <p>The shift schedule is as follows:</p> <p>Monday: 7:00 pm - 5:30 am (No day shift)</p> <p>Tuesday: 6:00 am - 4:30 pm / 7:00 pm - 5:30 am</p> <p>Wednesday: 6:00 am - 4:30 pm / 7:00 pm - 5:30am</p> <p>Thursday: 6:00 am - 4:30 pm / 7:00 pm - 5:30 am</p> <p>Friday: 6:00 am - 4:30 pm (No afternoon shift)</p> <p>There are no foreseen conflicts with employees arriving and departing the Site and students being picked up and dropped off by school transportation.</p>	<p>Jon Pigozzo, Laura Pigozzo, Barb Conley, Alf Conley, Joelle Rodenburgh, Michael Kalu, Matt Snider, Sarah Snider, Carrie Manson and John Mason</p> <p>Alyson Naseer and Katie Pandey, Weston Consulting</p> <p>Jillian Wood</p> <p>Kathleen Penner</p> <p>Kaden Penner</p> <p>Mitch Penner</p> <p>Dan Vanleeuwen</p> <p>Erica Paddock</p>
<p>Future Development (Expansions)</p>	<p>Future expansions outside of “Future Expansions 1 & 2” as noted on the concept plan will require additional technical studies and approval from the Township.</p>	<p>Jon Pigozzo, Laura Pigozzo, Barb Conley, Alf Conley, Joelle Rodenburgh, Michael Kalu, Matt Snider, Sarah</p>

		<p>Snider, Carrie Manson and John Mason</p> <p>Andy Penner</p> <p>Kaden Penner</p> <p>Mitch Penner</p> <p>Erica Paddock</p>
<p>Environmental (Species Habitat)</p>	<p>Give that the Subject Property is primarily characterized as row crop agricultural lands with adjacent hedgerows, there is little potential habitat for Species at Risk (SAR) or Species of Conservation Concern (SCC), however some confirmed and candidate habitats were identified.</p> <p>SAR bat habitat (for Eastern Small-footed Myotis) was confirmed in the former drive shed with the Subject Property. The results of the bat habitat assessments conducted within the buildings (large barn, drive shed, woodshed, and house) were discussed with the Ministry of Environment, Conservation, and Parks (MECP), who determined that the removal of the buildings, if completed outside of April 1 – September 30 active period of SAR bats, would not be a contravention of the <i>Endangered Species Act (ESA)</i> (Government of Ontario 2007). The MECP also recommended installing artificial habitat structures to mitigate the loss of habitat and monitoring artificial habitat structure(s) after installation. The large barn, drive shed, and woodshed were subsequently removed outside the bat active period, in the winter of 2021.</p> <p>The potential for Significant Wildlife Habitat (SWH) – Snake Hibernaculum was identified in the old foundations and hedgerow rock piles present (<i>NRSI</i>).</p>	<p>Alyson Naseer and Katie Pandey, Weston Consulting</p> <p>Chris Oates</p> <p>Kasia Syrek</p> <p>Giselle Piccin</p> <p>Erica Paddock</p>

	<p>Emergence survey methods for snakes were completed around the old foundation on the adjacent property following recommendations from the Ministry of Environment, Conservation and Parks (MECP) and the Survey Protocol for Ontario's Species at Risk Snakes. NRSI biologists visited the site on May 3, 4, and 6, 2020, when conditions met the requirements, and completed visual encounter surveys for all suitable habitat surrounding the old foundation (NRSI).</p> <p>To ensure that no snakes are harmed during grading of the SWM Facility, and drain works, suitable wildlife exclusion fencing should be erected around the construction area and a qualified biologist should conduct wildlife sweeps within the construction area prior to construction activities commencing (NRSI).</p> <p>The large barn foundation is proposed to be removed. It will be inspected to determine if there are opportunities for snakes to use it as an overwintering site (i.e., cracks, gaps, holes extending down beneath the frost line). If the foundation is determined to be suitable for snake overwintering, then demolitions should not be completed during the overwintering period for snakes (approx. October to April) and a snake salvage, completed by qualified biologists during the active season for snakes, should occur prior to demolition. Any observed snakes during this salvage will be captured and moved to the Cultural Woodland vegetation community adjacent to the Subject Property (NRSI).</p> <p>The property provides little suitable breeding habituate for significant bird species. The SAR/SCC screening completed by NRSI determined that suitable habitat for significant bird species largely exists in the woodlots adjacent to the property. The buildings with the Subject Property were identified as potential nesting habitat for Barn Swallow and therefore,</p>	
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	<p>in addition to the breeding bird surveys completed on the adjacent property, a survey for evidence of Barn Swallow nesting was completed around and inside the barn, drive shed and woodshed on August 13, 2020. No evidence for nesting by Barn Swallows was observed (<i>NRSI</i>).</p> <p>Approximately 11 isolated trees in the southwestern area of the subject property will be removed for the proposed development (to be confirmed when detailed grading plan is prepared with the Site Plan Application). Several of these trees (6) were identified as candidate SAR bat roosting habitat. To ensure compliance with the <i>ESA</i> (Government of Ontario, 2007), these trees will be removed outside of the April 1 – September 30 active period for SAR bats in Ontario. To ensure compliance with the <i>Migratory Birds Convention Act</i> (Government of Canada 1994), all vegetation removals are recommended to occur outside of the breeding and nesting season (approximately April 1 through August 31 in southern Ontario) for migratory birds as established by the Canadian Wildlife Service. This small loss of potential habitat for migratory birds will be mitigated through the enhancement plantings within the Vegetation Protection Zones (<i>NRSI/GSP Group</i>).</p>	
<p>Municipal Drain Improvements</p>	<p>Approximately 280 m of the drainage channel is proposed to be re-graded (i.e., lowered) and an outlet pipe and emergency overflow weir and drainage ditch will be installed/construction within the floodplain between Stormwater Management (SWM) Facility #2 and the Highway No. 7 Drainage Works. All work on the drain will be completed in accordance with the Ontario's Drainage Act (1990) by an appointed engineer who is registered under the Professional Engineering Act (<i>NRSI</i>).</p> <p>The only features within the property that requires a buffer is the Highway No. 7 Drainage</p>	<p>Marilyn O'Krafka</p>

	<p>Works. The County Official Plan and Clythe Creek Subwatershed Study recommend a 30-m vegetation protection zones next to intermittent streams/creek channels. Given that the floodplain associated with the Highway No. 7 Drainage Works is greater than 30 m wide and grading and alterations within the floodplain will be minor, this 30 m zone will be largely provided (<i>NRSI</i>).</p> <p>We have contacted the Drainage Engineer to discuss these additional drain improvements and will continue discussions through the Drainage Act petition to address concerns regarding snow accumulation as mentioned by the Township in the recent comments (<i>GM BluePlan</i>).</p>	
Decrease in property values	<p>The Subject Property is designated as “Rural Employment Area” in the Wellington County Official Plan. The Subject Property has been designated as part of a larger employment area since 1995 as part of the Township of Eramosa Official Plan.</p> <p>Property values are not a land use planning issue and therefore do not need to be addressed through the review of the Zoning By-law Amendment application.</p>	<p>Jillian Wood</p> <p>Erica Paddock</p>
Cultural Heritage of Indian Trail	<p>The Ministry of Tourism, Culture and Sport Archaeological checklist completed for the property indicated that an archaeological study is not required based on no known archaeological or aboriginal knowledge on or within 300 metres of the property.</p> <p>The Subject Property is not identified as a Heritage Area in the Official Plan. Furthermore, the Subject Property is not designated for its cultural heritage value.</p>	<p>Kasia Syrek</p>

Climate Change	The proposed industrial facility will be further reviewed at the detailed architectural/site design to evaluate energy efficiency and conservation measures that are able to be implemented as part of the project.	Kate and Neil Petreny

We appreciate the opportunity to provide comments in response to questions and concerns raised by members of the public at the formal public meeting.

If you require any additional information, please do not hesitate to contact the undersigned.

Sincerely,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Senior Associate



Valerie Schmidt, MCIP, RPP
Senior Planner

- Cc: Julian Attree
Zach Attree
Angela Kroetsch, GM BluePlan
Julia Salvini, Salvini Consulting
Rob Vander Doelen, CVD Engineering
Sandy Anderson, CVD Engineering
Dave Morlock, FlowSpec Engineering
Jennifer McCarter, NRSI
Emily Sicilia, GSP Group
Scott Penton, SLR Consulting