



City of Guelph Committee of Adjustment

VIA EMAIL:
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Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

June 2, 2023

Item 2.9 A-36/23 384 Crawley Road

Owner: Industrial Equities Guelph Corporation

Agent: Evan Sugden, Bousfields Inc.

Request: Variances to permit location of garbage and refuse storage, outdoor storage, loading spaces and principal entrance, increased building height, decreased parking aisle width and increased front yard setback for proposed cold storage and manufacturing facility

City of Guelph Committee of Adjustment,

The Township of Puslinch Council, considered the minor variance request listed on the City of Guelph Committee of Adjustment meeting scheduled for June 8, 2023 for the property 384 Crawley Rd, Guelph.

The Township of Puslinch Council objects to the Minor Variance based on the following:

- Increase in height from 20m to 46m is not a minor variance;
- Impacts from noise, odour, and light transmission across the Hanlon to Puslinch residents need to be assessed properly through a rezoning application that will address these issues. Current consultant documents ignore impacts to residents living west of the Hanlon.

Provincial approval document for OPA 80 cites

“ITEM 115: Section 9.4.6 Service Commercial is modified as follows:



8. Where office, warehouse, and repair service uses are proposed in proximity to residential or other *sensitive land uses*, the City shall use Provincial guidelines to require appropriate planning measures that will promote land use *compatibility* between these land use types. Measures that can assist in enhancing *compatibility* include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the *Zoning By-law*, *Site Plan Control*, and/or the use of urban design guidelines.”

The Township of Puslinch Council objects to the minor variance request as it does not consider the request to be minor in nature and requests that a zoning by-law amendment application be considered as the most appropriate planning act application for the amendments being requested by the applicant. Requiring the applicant to adhere to the appropriate planning act application would provide sufficient time to review the technical studies and provide a more meaningful review. A zoning by-law amendment application would also provide the appropriate public engagement with both the local community and municipal stakeholders.

Township of Puslinch Council therefore offers the following additional comments for the Committee’s consideration:

8. A36.23 384 Crawley Road - Hydrogeological Study Report - April 2023

8.4.1 IMPACTS RELATED TO QUANTITY

“The Site is proposed to be developed with municipal water service and therefore well interference need not be assessed.”

Puslinch Council comment:

To ensure no impact to neighbouring wells, wells downstream west of the Hanlon should be monitored during and post construction to ensure no impact. These wells include private residential wells.

8.3.1 IMPACTS RELATED TO QUANTITY

“As discussed in Section 8.3.1, stormwater management designs are being proposed to ensure that surface water runoff and groundwater infiltration are being maintained post-development. As such, groundwater recharge occurring on the Site will continue providing recharge to the groundwater table, thus maintaining the quantity of



groundwater available for nearby water well users, especially those residences that are supplied by overburden wells.”

Puslinch Council comment:

Consideration must be given to wells downstream ie. across the Hanlon.

“The construction of Phase 1 of the proposed development is not expected to cause groundwater quantity-related impacts to the water supply available to private wells on other nearby properties.”

Puslinch Council comment:

Impact may occur to wells west of the Hanlon. What if impact does occur? There is a need for mitigation measures such as commitment to deepen wells or supply water etc.

8.4.2 IMPACTS RELATED TO QUALITY

“Based on the nature of proposed land use (industrial), potential exists for groundwater quality to be impacted by on-Site activities.”

Puslinch Council comment:

What are the potential impacts and how can residents be protected in the long term?

“However, of the 6 identified overburden water supply wells, 5 of those records are located along Maltby road, east of the Site (i.e., MECP Well IDs: 6703150, 6703384, 6703848, 6707995, 6711246). Based on the observed regional groundwater flow direction, these locations are considered to be located hydraulically upgradient of the Site; and thus, the risk for potential groundwater quality impacts from on-Site activities to affect these water supply wells is considered low.”

Puslinch Council comment:

What about across the Hanlon ie downgradient? What studies have been undertaken to assess the risk to the downgradient water supply wells?

9. A36.23 384 Crawley Road - Noise Feasibility Study

Puslinch Council comment:



Eleven (11) point sources are identified on the roof of 46m structure. A noise assessment should be done for properties on Sideroad 20 west side north of Concession 4 in Puslinch. Two (2) of these point sources are exhaust fans; has an odour study been done?

13. A36.23 384 Crawley Road - OPA 80 Amendment (Site Specific)

Puslinch Council comment:

Consultation with Puslinch required on road impacts as per A36.23 384 Crawley Road - OPA 80 Amendment (Site Specific). The Township is not aware of any consultation that has taken place to date.

ITEM 53.1: Section 5.9.1 is modified as follows:

The City will coordinate with the Province, Wellington County and neighbouring municipalities on the planning and design of an efficient goods movement system that minimizes community and traffic impacts. **This includes establishing priority routes for goods movement, where feasible, to facilitate the movement of goods into and out of *employment* areas and other areas of significant commercial activity and to provide alternate routes connecting to the provincial network.**

Puslinch Council comment:

What are the impacts on Township roads?

Consultation with Puslinch is required as per OMB condition.

ITEM 115: Section 9.4.6 Service Commercial is modified as follows:

8. Where office, warehouse, and repair service uses are proposed in proximity to residential or other *sensitive land uses*, the City shall use Provincial guidelines to require appropriate planning measures that will promote land use *compatibility* between these land use types. Measures that can assist in enhancing *compatibility* include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the *Zoning By-law*, Site Plan Control, and/or the use of urban design guidelines.

Please accept a copy of this correspondence for your information and consideration.



Sincerely,
Courtenay Hoytfox
Municipal Clerk