



July 29, 2025

Meagan Ferris
Manager of Planning and Development
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9

**RE: Sanitary Options Assessment
Official Plan and Zoning By-law Amendment Applications
4631 Sideroad 20 North, Township of Puslinch
OUR FILE: 22451'A'**

On behalf of our client, Puslinch Development GP Inc. (the "Owner"), we are please to provide this letter in support of a proposed industrial development at 4631 Sideroad 20 North, Puslinch Township, Ontario (hereinafter referred to as the "site"). The site is approximately 25.47 ha (62.94 acres) and is bounded by Highway 6 (Hanlon Parkway) to the east, Concession Road 4 to the south and Sideroad 20 North to the west.

Further to the County's request for the preparation of a Sanitary Options Assessment, we are pleased to provide the following summary to address the information required to address the Sanitary Options Assessment requirements identified in Policy 11.2.3 of the County of Wellington Official Plan (COP).

Direct responses to Policy 11.2.3 of the COP are provided in **bold** below the *italicized* sections of the policy:

Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:

- *Assess site and soil suitability and the viability of all reasonable servicing options;*

Response: The soil suitability of the overall site was evaluated as part of the Preliminary Geotechnical Investigation Report (February 7, 2025), prepared by GHD Limited. This report was provided to the County with the original OPA/ZBA submission on February 12, 2025.

Overall, the soil conditions observed are suitable for supporting the proposed development, provided the recommendations given in the report are incorporated into the design and construction of the development.

- *Recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the on-site services;*

Response: The proposed development is designed as a prestige industrial campus that is developed comprehensively. Lots/blocks are not proposed.

On-site sewage services (septic) are proposed for each of the buildings. This was been evaluated and detailed as part of the Functional Servicing Report (May 28, 2025), prepared by GHD Limited. The latest version of this report was provided with the resubmission to the County on June 9, 2025.

- *Assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.*

Response: An Environmental Impact Statement (June 2, 2025) was prepared by GHD Limited to identify the existing natural heritage features and functions on and adjacent to the site, consider potential impacts resulting from the proposed development, and provide recommendations on mitigation measures to minimize potential impacts. The EIS evaluated various environmental features including groundwater and surface water, wildlife and wildlife habitats, and vegetation and wetlands. The latest version of this report was provided with the resubmission to the County on June 9, 2025.

A Water Supply Analysis was prepared by GHD (January 29, 2025) to examine the hydrogeological characteristics of the subject lands and assess the capacity of groundwater wells to supply the proposed development. All proposed uses are to be dry industrial uses. The report recommended that three drilled bedrock test wells be constructed onsite to evaluate quality and quantity of groundwater available for the and to assess the potential for impact to surrounding groundwater users.

A Water Resource Impact Report was prepared by GHD (January 31, 2025) to assess the proposed sewage disposal system. This report confirmed that Based on the flow direction data, the effluent plume would be towards the southeast. The proposed placement of the sewage bed will have the effluent received by groundwater that discharges to the onsite provincial significant wetland and pond. The wetland and pond are not connected to any other surface water features. No groundwater receptors were identified down gradient of the disposal bed that would be impacted by nitrate loading. Detailed design will occur through the MECP process.

As noted in the comments from Harden Environmental Services Ltd. on the initial submission (comments dated March 27, 2025), it is requested that a private well survey

of residences adjacent to the site be undertaken. This has been acknowledged in the comment response matrix of our latest submission and will be addressed at the site plan stage.

Where any private communal services are recommended, the Servicing Options Assessment will address to the satisfaction of the municipality:

- *That the land is held under one ownership;*
- *Requirements for a responsibility agreement signed with the municipality that will be registered on title to provide for the operation and maintenance of the system and the take over and cost recovery in the case of a failure of the system or of the owner to properly operate the system; and*
- *That the capacity of the system will be sufficient for the size and density of development proposed, including an appropriate amount of excess capacity.*

Response: Not applicable – private communal services are not proposed for this development.

Construction of new, or expansion of existing municipal or private communal water and wastewater systems should only be considered where the following conditions are met:

- *Strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and*
- *Plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.*


Response: Not applicable – the proposed development does not contemplate the construction or new, or expansion of existing municipal or private communal water and wastewater systems.

Yours truly,

MHBC



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Partner



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