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Stovel and Associates Inc.
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April 8, 2026

Attn: Rob Stovel

Re: Puslinch West Estate Subdivision – Servicing Options Assessment -Cox Construction Ltd.

Introduction/Purpose:

As requested, Scheckenberger & Associates has been retained to support the preparation of this Servicing Options Assessment report for the proposed 39 lot Puslinch West Estate Subdivision within Part Lots 11 and 12, Concession 4, Township of Puslinch, Wellington County. The site is bounded by Sideroad 10 North to the west, Forestell Road to the north, and, Sideroad 12 North to the east (ref. Figure 1 attached)

The proposed residential development constitutes a redevelopment of the former Nigro Pit which was in operation from 1999 to 2012, and has since been rehabilitated to include a small pond surrounded by agriculture. One of the requirements to support this application is a Servicing Options Assessment report (this report).

The size of the proposed development area is approximately 20.9 hectares (ha). Notably the northeast corner of the former pit was previously severed as a residential lot. In addition, the southwest corner of the site is excluded from the proposed lot development area. The development concept calls for 39 lots comprising approximately 16.9 ha. The balance of the site (4.0 ha) would consist of the internal pond and roadways serving the development. Each lot is proposed to be serviced by a private well and individual septic system (likely to be tertiary treatment per Groundwater Science Corp. December, 2025).

Policy Review

The policy requirements for a Servicing Options Assessment, per the Wellington County Official Plan (ref. Policy 11.2.3 - December 2025) are as follows:

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;*
- *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 onsite services;*
- *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.*

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;*
- *that the capacity of the system will be sufficient for the size and density of development proposed, including an appropriate amount of excess capacity.*

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.*

The following details the various elements of the policy requirements cited above for the subject lands:

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***
- ***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 onsite services;***
- ***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***

Groundwater Science Corp. (GSP) prepared a “Preliminary Nitrate Impact and Water Supply Feasibility Study”, December 2025 for the proposed site. That study conducted a desktop review of available information, published geological mapping, water well record information, as well as information from previous site assessments and monitoring program results.

GSC notes that the majority of the surficial soils are comprised of a till described as Wentworth Till, consisting of stone-poor, sandy silt to silty sand-textured till. Furthermore, the northeast corner of the site includes glaciofluvial (outwash) deposits of gravel. GSC states that “... *the surficial sand/gravel deposit is expected to overlie either the till (as mapped at surface) or a sequence of fining sand/silt/clay that extends to depth.*”

Due to past extraction at the site, most of the surficial sand/gravel is expected to have been extracted and the remaining surficial soils at the site consist of finer grained material; GSC notes that this will need to be confirmed in the future as the planning applications advance.

Total overburden thickness (depth to bedrock) is noted by GSC to vary between 21 and 35 m; further, an observation well, constructed near the site for the City of Guelph, reports the overburden to consist of clay to 1.8 m depth, followed by gravel to 10.4 m depth, and then clay stones/silt to a depth of 27.4 m at bedrock - essentially confirming the depth ranges cited.

Due to past extraction at this site, topography and drainage is towards the internal pond, which is at the low point of the site; the perimeter essentially represents the high points of the site.

There is a PSW (ref. Cranberry Oil Well Bog Wetland Complex Provincially Significant Wetland), generally located south of the site, with the closest portion noted to be about 120m from the proposed development (ref. GSC December 2025). Based on the monitoring work conducted by the Pit operators during extraction, no impacts to the PSW were identified. There is also a headwater portion of the Irish Creek in proximity to the current pit and proposed development (south of the site), 200 m plus from the site.

GSC's review of the well records indicated "... that domestic water supplies are available within the bedrock aquifer in the area of, and therefore likely at, the site. Water wells completed in the bedrock would be "protected" from surficial or shallow groundwater influences (e.g. due to the wetlands occurring in the area or aggregate extraction) by the confining sequence of silt and clay intervals within the overburden observed in this area."

The shallow groundwater flow direction is generally east to west across the site, then southwest toward the Irish Creek system. GSC notes that the PSW area "... represents a local water table high, driven by local runoff retention and infiltration recharge at the wetland." GSC concluded that the groundwater discharge to the wetland/creek system to the south and southwest would occur seasonally and only during high water table conditions.

Further, GSC determined that the development area will have a groundwater recharge function; this would then support the shallow groundwater flow system contributing seasonally to the PSW and local creek system.

GSC's preliminary risk assessment for nitrate loading, applying a tertiary treatment septic system for the proposed 39 lots, resulted in "...nitrate concentration loading related to the proposed septic systems ... (would be) well below 10 mg/L reaching the shallow water table system, and likely well below any agricultural or residential fertilizer inputs that could occur in the area."

Based on the foregoing site and hydrogeological characteristics, it is concluded that the proposal for tertiary treatment septic systems, will allow the site to be appropriately serviced to meet provincial requirements (ref. MECP Procedure D-5-4) and not have any negative impacts to natural systems and features. GSC states that they "would ... not anticipate any potential off-site effects to either the local groundwater systems, or features in the area that rely on groundwater (such as wetlands, creeks, springs, discharge areas, or, private water wells)."

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;**
- **that the capacity of the system will be sufficient for the size and density of development proposed, including an appropriate amount of excess capacity.**

As per the proposed development and servicing plan, each lot is proposed to be serviced by its own septic system and well, hence there are no proposed private communal services. Therefore, the foregoing provisions of the Official Plan policy do not apply.

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.***

As per the proposed development and servicing plan, each lot is proposed to be serviced by its own septic system and well, hence there is no proposal to construct new, or expand existing, municipal services and as noted above, there are no proposed private communal services, and further no public services are available in the Township for these lands. Therefore, the foregoing provisions of the Official Plan policy do not apply.

Summary/Conclusions:

In light of the foregoing review, supported by the work of GSC (December 2025), it is concluded that the proposed development of 39 lots in the Puslinch West Estate Subdivision within Part Lots 11 and 12, Concession 4, Township of Puslinch, meets the requirements of Wellington County Official Plan Policy 11.2.3.

It is however noted by GSC in its recommendations that the current assessment is based on currently available information and going forward (i.e. through the Zoning By-Law Amendment and Draft Plan of Subdivision process), there will be a need to confirm the assumptions related to the property, its materials, the pathways for water movement and the recommendations for treatment. GSC outlines the following specifics in this regard:

- 1. Current shallow soils and groundwater conditions be confirmed through the expected geotechnical assessment(s).*
- 2. The expected stormwater management assessment and planning at the site include recharge maintenance as a target to minimize potential groundwater impacts.*
- 3. All residential water supply wells to be constructed at the site be completed by MECP licenced water well contractors according to all applicable regulations and standards and be drilled into the bedrock, with the Guelph Formation as the preferred aquifer source. Target water supply rates should be 20 L/min or more.*
- 4. MECP Procedure D-5-5 be followed to confirm private water supplies can be provided using the bedrock aquifer system, and to assess potential mutual inference, or interference with existing water wells and/or Natural Heritage features.*
- 5. MECP Procedure D-5-4 be followed to confirm individual septic system use at the site would not result in unacceptable groundwater impacts.*
- 6. An updated hydrogeologic assessment be completed, incorporating the findings of the recommended study components.*

Should you have any questions regarding this overview supporting the Puslinch West Estate Subdivision, Servicing Options Assessment on behalf of Cox Construction Ltd please contact the undersigned.

Yours truly,

Scheckenberger & Associates Ltd.



Per: Ron Scheckenberger, M.Eng., P.Eng.
President

