

Ussher Development Q+A

Communication and Contact Information

Who at the township will be the contact person during the construction?

Residents can call the Public Works Department at 519-856-9596 and ask for Loretta Vince at extension 120 to register any questions. Via email, the contact is lvince@get.on.ca. Township staff will confirm answers with the appropriate people and return calls and emails in one business day.

Access and Roads

Is Pilkington Street being used by construction vehicles to access the development for just the pre-service construction phase or is Pilkington also to be the main entrance when the development is complete?

Would Pilkington be a safer choice than Ariss Glenn for the exit onto County Road 51?

The Zoning By-law Amendment Planning report from December 2007 states that as none of the proposed lots front onto Pilkington St., this street will be used as secondary access, while Ariss Glen Dr. will be the primary access. Both streets will contain traffic control signs, and given the limited volume of traffic and the lack of technical concerns there is no need to restrict traffic to either road.

During construction, what restrictions are there for the level of noise, dust control, e.g. wetting areas to keep dust to a minimum, and hours of operation?

The noise control by-law prohibits construction activity between 7 pm and 7 am, Monday to Saturday and all day Sunday. All equipment must be in good working order and not modified in a way that increases the noise produced.

The developer also has to regularly dispose of all construction refuse and debris in an orderly and sanitary fashion; in the event the Owner fails to do so within forty-eight (48) hours after having received a written request from the Township to do so, the Township may, without further notice, undertake such removal and disposition at the developers cost.

What changes will be made to Ariss Glen Drive and existing driveways?

The proposed pre-servicing agreement between the developer and the Township requires the road to be reconstructed, paved and driveway aprons reconstructed (repaved or rebricked) to match the new road surface.

Water, Drainage and Fill

Will the water level or quality change as a result of the development?

Precautions have been taken, based on hydrogeological studies, to prevent negative impacts to existing wells. Surrounding residents were asked to participate in a well monitoring program to further establish water levels in their specific wells. The well monitoring program is scheduled to begin next week. As with any development, if there are issues, these should be reported to the Township and they will be investigated promptly.

Will the new development drain water onto other properties?

No. Part of the approval process for any new subdivision is a grading plan. This plan manages the flow of water in the development. It is not permitted for one development to drain water onto an adjacent property.

Once the Kurtz drain is moved, will it be monitored next spring to ensure that it is flowing properly and who would do this?

Yes. The Township Drainage Superintendent is responsible for monitoring the successful operation of municipal drains in Guelph Eramosa. Concerns should be addressed to Loretta Vince at extension 120. Via email, the contact is lvince@get.on.ca

Who will repair the damage if there is flooding as a result of the development or the changes that have been made to the Kurtz drain?

The grading and drainage have been designed to handle regional storm events. The developer provides financial securities to the Township to remedy problems. It is important to note that the drain work was designed by professional engineers, reviewed by other engineers and also reviewed and approved by the Grand River Conservation Authority (GRCA). Overland flooding is a risk in any location near water.

Is the fill being brought in being tested and how is that monitored?

The Township has a site alteration bylaw that regulates the placement of fill on a property where that fill comes from an offsite location. The bylaw requires that public safety and nuisances, such as dust suppression or the like on abutting properties and/or roads have been addressed and that there is no detrimental effect on the natural environment of the area, including preservation of existing trees. The municipality's bylaw enforcement officer must be

satisfied that the land will be rehabilitated to the same or better condition that it was prior to the site alteration.

What other safeguards are in place?

The pre-servicing and subdivision agreements require the applicant to satisfy a number of conditions, including:

- Posting sufficient securities with the Township of Guelph/Eramosa to ensure completion of the project.
- Maintaining \$5M of liability insurance throughout the duration of the project
- Providing reports on stormwater management, erosion control, tree preservation and watercourse protection as well as a grading plan for all lots in the subdivision.

Does the Township have a regular program to maintain ditches?

There is an annual ditch maintenance program. Cleaning of ditches is done on a priority and as needed basis. Residents should direct concerns to Loretta Vince, Public Works at 519-856-9592 ext 120 or lvince@get.on.ca .

Trees

Concern for existing trees along the edge of the new and old property. Several large native burr oaks and maples. Would hope that care is taken to do as little damage to the root systems as possible. These oaks are old and need to be preserved. They take a long time to grow.

Tree protection is included as part of the site alteration by-law (referenced in the pre-servicing agreement) and also in the subdivision agreement.

Parks and Recreation

Where is the park being located? Will Ariss Glenn residents have access to it?

The park will be located at the corner of Ariss Glen Drive and Pilkington Street and everyone in the area will have access to it. The re-aligned Kurtz municipal drain will run through the centre of the park block. The park will be adjacent to the Kissing Bridge trail and will have footbridge access to the trail.