



April 19, 2022

Via: Email

Mr. Meaghan Ferris, MCIP, RPP
Manager of Planning and Environment
Planning and Development Department
County of Wellington
Administration Centre
74 Woolwich Centre
Guelph ON N1H 3T9

Dear Ms.Ferris:

**Re: Addendum to the Functional Servicing Report dated January 2022 – Servicing Options Assessment Report
Fergus Golf Course, Township of Centre Wellington
Project No.: 300052719.0500**

As requested in correspondence from the County of Wellington dated March 30, 2022, R.J. Burnside & Associates Limited (Burnside) is pleased to provide this Addendum to demonstrate that the requirements for a Servicing Options Assessment Report for the Fergus Golf Club redevelopment, in the Township of Centre Wellington, Ontario, as set out in Section 11.2.3 of the Wellington County Official Plan, has been addressed in the submitted materials as described below.

The proposed development is to be serviced by a private communal wastewater treatment facility to be located on the north side of Wellington Road 19 and serviced by a new sanitary pump station and force main on the south side within the new subdivision. Currently there are no municipal sanitary services available along Wellington Road 19 and no plans to become available in the near future. The closest existing sanitary connection is approximately 4.4km south along Wellington Road 19 within Fergus.

In our opinion, all the information required by policy 11.2.3 for a Servicing Options Assessment is already contained in the previously submitted documentation, as follows:

All Sections and Appendices, which are referenced within this document are from the submitted Functional Servicing Report (FSR) dated January, 2022.

The site was assessed, and the soil suitability was reviewed as stated within:

- o Section 1.4 Existing Site Conditions;
- o Section 4.3 Proposed Treatment System;

- Hydrogeological Investigation is addressed in;
 - Section 2.0 Review of Geological Condition; and
 - Section 6.2 Potential for Groundwater Pollution.

Burnside recommended that the proposed redevelopment be serviced by a communal wastewater treatment facility (Section 4.3). Currently, the adjacent section of Wellington Road 19 does not have a municipally owned sanitary collection system in place and therefore there is no reasonably possible connection to a municipally-owned treatment system.

Burnside provided the parameters required for the proposed communal wastewater treatment facility to be used for the redevelopment within the submitted FSR as stated in:

- Section 4.3 Proposed Treatment System; and
- Section 4.4 Proposed Dispersal Beds.

Burnside calculated and provided the wastewater design flows required for the proposed 39.85 ha development site in Section 4.1 Wastewater Design Flows.

The FSR clarifies in Section 4.2 Sanitary Collection and Conveyance, how the sanitary sewer system will service the proposed 118 single family dwellings internally by gravity and how it will connect with the communal wastewater treatment facility on the north side of Wellington Road 19 with the introduction of a proposed pumping station and force main.

A discussion about the sufficiency of the capacity in the system for the proposed size and density of the redevelopment is discussed in Section 4.4 Proposed Dispersal Beds.

The proposed redevelopment consists of new single-family dwellings. Part 7 of the Ontario Building Code requires the use of water conserving fixtures in new residential occupancies. Strategies for water conservation and other water demand management initiatives will be implemented on site, as is done throughout the County of Wellington in accordance with the County's Background Report from January 2016.

Impact assessment on ground water, surface water, associated ecological functions and interference with wells and other natural features are explained within the Hydrogeological Investigation in the sections below:

- Section 4.0 Groundwater Availability;
- Section 5.0 Water Consumption and Well Interference; and
- Section 6.0 Water Quality.

As part of the site plan approval all requirements from both the County and Local municipality will have to be adhered to.

In addition, Burnside can confirm that the proposed communal wastewater treatment system will be privately owned, and therefore the owner will be required to enter into a Municipal Responsibility Agreement with the Township.

We trust that the pertinent sections of the submitted FSR, as stated above, as well as the additional information provided above satisfies the requirement for the Servicing Options Assessment.

Please feel free to contact us at any time, in the case of any upcoming question that might arise.

Yours truly,

R.J. Burnside & Associates Limited



Daniel Nagel, P.Eng.
Project Manager



Steve Roorda
Vice President, Land Development

Enclosure(s) Background Report, County of Wellington, January 2016
D-5 Planning for Sewage and Water Services
Servicing Options Assessment

cc: John Cox, (enc.) (Via: Email)

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

Letter to County of Wellington
19/04/2022 2:56 PM