



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 27, 2024 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
& IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

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## AGENDA

**DATE:** November 27, 2024

**PUBLIC INFORMATION MEETING:** 7:00 P.M.

**Order of Business:**

1. Call the Meeting to Order
2. Roll Call
3. Disclosure of Conflict of Interest
4. Purpose of Public Meeting
5. Reports/Applications



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7404 WELLINGTON RD 34, PUSLINCH

**5.1 Zoning By-law Application D14-QUI (Quinnell) – QUINNELL, Dan and Gerritje –  
property location Municipally known as 1873 Townline Road, Township of Puslinch**

- 5.1.1 Application Submissions and Presentation, prepared by MHBC
- 5.1.2 Staff Public Meeting Report
- 5.1.3 Agency Comments
- 5.1.4 Written Public Comments

**5.2 Zoning By-law Application D14-JEF (Jefferson) – JEFFERSON FARMS LTD. – property  
location Municipally known as 86 Farnham Road, Township of Puslinch**

- 5.2.1 Application Submissions
- 5.2.2 Staff Public Meeting Report
- 5.2.3 Agency Comments
- 5.2.4 Written Public Comments - None

**5.3 Zoning By-law Application D14-SCR (Scrivener) – SCRIVENER, Wythe – property  
location Municipally known as 4438 Watson Rd, Township of Puslinch**

- 5.3.1 Application Submissions
- 5.3.2 Staff Public Meeting Report
- 5.3.3 Agency Comments
- 5.3.4 Written Public Comments - None

**6. Adjournment**



# 1873 TOWNLINE RD, CAMBRIDGE

Planning & Development Advisory Committee Meeting

October 8<sup>th</sup>, 2024



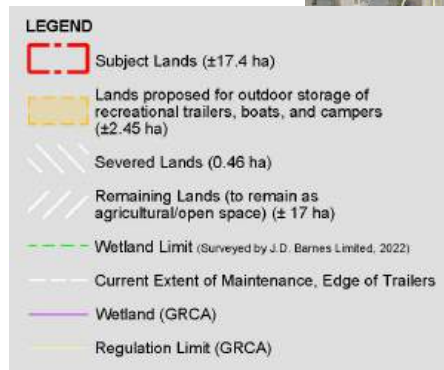
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# Location Plan



# Overview of Application

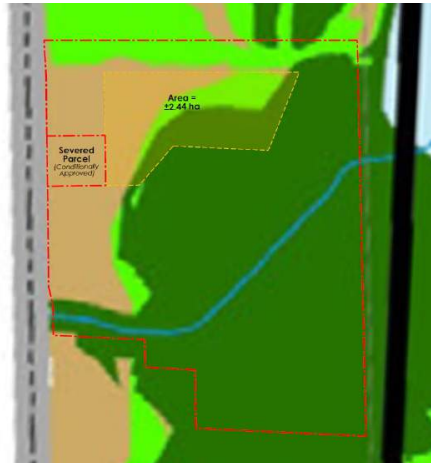
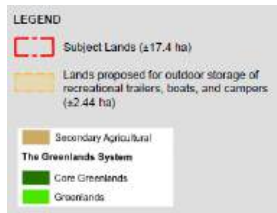
- A consent application was approved with conditions on January 11, 2022, for the creation of a new residential lot (Severed Parcel).
- Conditions required the subject lands to achieve zoning conformity for the existing outdoor recreational trailer storage use on the retained lands.
- A Zoning By-law Amendment is proposed to re-zone the lands shown in yellow to permit the existing outdoor storage use
- No new development, buildings, sewage or water systems are proposed.



# Policy Framework

## Official Plan

- Located within Rural System and designated Secondary Agricultural, Greenlands and Core Greenlands
- Secondary Agricultural permits small scale commercial uses
- The OP supports the continuation of existing uses within the Greenlands and Core Greenlands designations
- Limits of Greenlands assessed and confirmed with GRCA

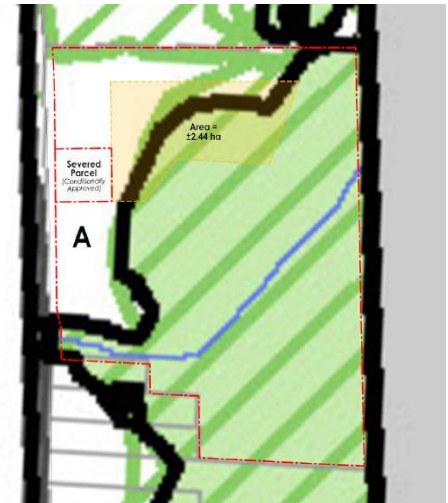
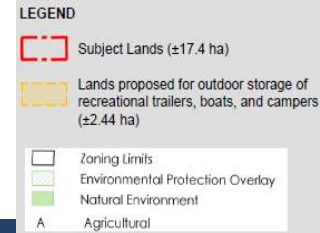


## Zoning By-law 19/85

- Previously zoned Agricultural (A) and Hazard (H) permitting a home occupation use
- Open storage permitted accessory to a permitted or existing non-residential use or home occupation.






## Zoning By-law 023-2018

- Zoned Agricultural (A) and Natural Environment (NE)
- The by-law permits legally existing uses to continue



# Conceptual Site Plan

## LEGEND

-  Subject To Zone Change
-  Wetland Limit (Surveyed by J.D. Barnes Limited, 2022)
-  Current Extent of Maintenance, Edge of Trailers
-  Wetland (GRCA)
-  Regulation Limit (GRCA)



# Proposed Zoning By-law Amendment

- Site specific permission added to the Agricultural (A) and Natural Environment (NE) zone to permit the existing outdoor recreational trailer storage use.
- Site Specific By-law to include the following special provisions:
  - Limit the area of storage
  - Define required setbacks
  - Require a 5 m setback from the surveyed wetland
  - Require demarcation posts at interval of 25 m along the 5 m wetland setback
  - Ground material to remain impervious
  - No permanent structures permitted in the NE zone







**THANK YOU**





**Township of Puslinch**  
7404 Wellington Road 34,  
Puslinch, ON, N0B 2J0  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Zoning By-law Amendment Application

Date submitted: \_

### The Amendment:

#### Type of amendment:

Site specific:

Other (specify):

#### Purpose of and reasons for the proposed amendment(s):

Proposed Zoning By-law amendment to permit recreational vehicle storage on a portion of the subject lands.

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** \_ Robert & Gerritje Quinnell  
**Address:** 1873 Townline Road  
**City:** Cambridge  
**Postal Code:** N1T 2J3  
**Email Address:** [REDACTED]  
**Telephone Number:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_

**Applicant (Agent) Name(s):** .MHBC Planning c/o Dave Aston  
**Address:** 540 Bingham Centre Drive, Suite 200  
**City:** Kitchener  
**Postal Code:** N2B 3X9  
**Email Address:** daston@mhbcplan.com  
**Telephone Number:** 519-576-3650 x709  
**Fax:**

**Other Name(s):**  
**Address:**  
**City:**  
**Postal Code:**  
**Email Address:**  
**Telephone Number:**  
**Fax:**

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Send correspondence to: Owner:  Agent:  Other: \_\_\_\_\_

When did the current owner acquire the subject land? Date: unknown

**4. What does the amendment cover?**

The "entire" property:   
A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

Municipal address: 1873 Townline Road, Cambridge, Ontario, N1T 2J3

Concession: 1 Lot: Part of lot 1

Registered Plan Number: N/A

Area: 17.4 ha Depth: ~393 m Frontage: ~313 m  
ac ft. ft.

**6. Provide a description of the area to be amended if only a "portion" of the property:**

Area: ~2.44 ha Depth: varies m Frontage: N/A m  
ac ft. ft.

**7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?**

Yes:  No:

**8. Is the subject land within an area of land designated under any provincial plan or plans?**

Greenbelt Plan:  Places to Grow:  Other: (specify): \_\_\_\_\_

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes:  No:

**9. County Official Plan**

What is the current County Official Plan designation of the subject property?

Secondary Agricultural, Greenlands, Core Greenlands

List land uses permitted by the current Official Plan designation:

Please refer to Planning Justification Report included with this application.

How does the application conform to the Official Plan?

Please refer to Planning Justification Report included with this application.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

Please refer to Planning Justification Report included with this application.

**10. Zoning:**

What is the current zoning of the property? Agricultural, Natural Environment, Environmental Protection Overlay

What uses are permitted? Please refer to Planning Justification Brief included with this application.

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

Please refer to Planning Justification Brief included with this application.

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

**Existing and Proposed Land Uses and Buildings:**

**11. What is the "existing" use(s) of the subject land?**

Agricultural and recreational vehicle storage.

**12. How long has the "existing" use(s) continued on the subject land?**

Since 1990

**13. What is the "proposed" use(s) of the subject land?**

Site Specific zoning to permit recreational vehicle storage.

**14. Provide the following details for all buildings or structures on the subject land:**

Building Details	Existing		Proposed	
Type of Building(s) or structures	Barn	Residential Dwelling	No new buildings or changes to buildings proposed.	
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

**Existing and Proposed Services:**

**15. What is the access to the subject property?**

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

**16. What is the name of the road or street that provides access to the subject property.**

Townline Road

**17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.**

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well		
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic		
Other sewage disposal		

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes:  No:

**If yes, the following reports are required:**

Servicing options report

A hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

There is no change to require storm water management, there is no change to grades for the storage of the trailers



**Other Related Planning Applications:**

**21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?**

<b>Planning Application</b>	<b>Yes</b>	<b>No</b>	<b>*File Number</b>	<b>Approval Authority</b>	<b>Subject Lands</b>	<b>Purpose</b>	<b>*Status</b>
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	x		B101-21	County of Wellington	Part Lot 1, Con 9	Lot severance	Conditionally approved
Site Plan Control							

**22. Has the subject land ever been the subject of a Minister's Zoning Order?**

Yes:  No:

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

**Other Supporting Information**

**23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)**

# Application Drawing

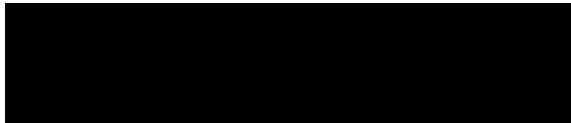
24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);  
The location, size , and type of all existing and proposed buildings and structures on the subject land , indicating their distance from the front lot line, rear lot line, and side lot lines;  
The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

## Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Dan Quinnell of the  
Wellington Township of Puslinch County/Region of  
Wellington do hereby authorize  
MHBC Planning to act as my agent in this application.



Signature of Owner(s)

June 20/23  
Date

# Affidavit

I (we) DAVID ASTON of the  
CITY of CAMBRIDGE County/Region of  
WATERLOO solemnly declare that all the statements  
contained in this application are true, and I, (we), make this solemn declaration  
conscientiously believing it to be true, and knowing that it is of the same force and effect  
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED  
before me at the CITY of KITCHENER in the  
County/Region of WATERLOO this 13<sup>th</sup> day of  
July, 20 23.

  
Signature of Owner or authorized  
solicitor or agent

July 13/2023  
Date

  
Signature of Commissioner

JULY 17/23  
Date

Paul Ronald Britton, a Commissioner, etc.,  
Regional Municipality of Waterloo, for  
MacNaughton Hermesen Britton Clarkson  
Planning Limited  
1000 Appleton Ave., Waterloo, ON N2L 2K1

## Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times:  Certain days as specified:  By appointment only:

  
Signature

June 20/23  
Date

**For Administrative Purposes Only:**

Application fee of \$ \_\_\_\_\_ received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

**Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.**

**The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.**



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

July 17, 2023

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**RE:           Zoning By-law Amendment Application  
          1873 Townline Road, Cambridge  
          OUR FILE 22269A**

---

On behalf of our clients, R. Dan Quinnell & Gerritje Quinnell, please find enclosed a submission for a Zoning By-law Amendment application for the lands municipally addressed as 1873 Townline Road, Cambridge (the "subject lands").

A Zoning By-law Amendment application is proposed to re-zone a portion of the lands with a site specific zoning regulation permitting the outdoor storage of recreational trailers. The site specific zoning is proposed to be established based on the location of the existing outdoor storage area.

The subject lands are located on the east side of Townline Road, south east of the Can-Amera Parkway roundabout. The subject lands have a total area of approximately 17.4 hectares with frontage on Townline Road. The subject lands currently contain a residential dwelling, a storage barn, agricultural land and outdoor recreational trailer storage.

The subject lands are designated Secondary Agricultural, Greenlands and Core Greenlands in the Wellington County Official Plan and zoned Agricultural and Natural Environment with an Environmental Protection Zone Overlay in the Township of Puslinch Zoning By-law No. 023-18.

In support of the Zoning By-law Amendment application, please find enclosed the following:

- Completed and Signed Application Form;
- Copy of a cheque in the amount of \$2,500, representing the Zoning By-law Amendment application fee;
- Planning Justification Report, prepared by MHBC Planning, dated July 2023;
- Concept Plan, prepared by MHBC Planning, dated October 24, 2022;
- Completed and Signed Drinking Water Source Protection Screening Form

Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



David Aston, MSc, MCIP, RPP  
Vice President, Partner

*cc. R. Dan Quinnell  
Gerritje Quinnell*



# Concept Plan

## LEGEND

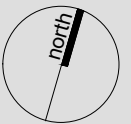
- Subject Lands (±17.4 ha)
- Lands proposed for outdoor storage of recreational trailers, boats, and campers (±2.44 ha)
- Severed Lands (0.46 ha)
- Remaining Lands (to remain as agricultural/open space) (± 17 ha)
- Flagged Wetland Limit

DATE: October 24, 2022

SCALE: 1:3,000

FILE: 22269A

DRAWN: JB



K:\22269A - 1873 Townline Road Cambridge\CPI\Concept Plan\_24Oct2022.dwg

1873 Townline Road  
Township of Puslinch

Source: City of Cambridge Imagery, 2021


**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**  
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

# PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT

1873 Townline Road  
Cambridge, Township of Puslinch

Date:

**July, 2023**

Prepared for:

**R. Dan Quinnel &  
Gerritje Quinnel**

Prepared by:

**MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)**

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Our File 22269A



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# 1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) has been retained by R. Dan Quinnel and Gerritje Quinnell to assist with a Zoning By-law Amendment application and prepare a Planning Justification Report for the lands municipally known as 1873 Townline Road, Cambridge (the “subject lands”), in the Township of Puslinch.

The subject lands are designated Secondary Agricultural, Greenlands and Core Greenlands in the Wellington County Official Plan and zoned Agricultural and Natural Environment with an Environmental Protection Overlay over a portion of the property under Zoning By-law 023-18. The subject lands currently contain a residential dwelling, storage barn, agricultural land and outdoor recreational trailer storage. The subject lands have received recent approval for a new residential lot to be created.

The purpose of the application is to amend the Township of Puslinch Zoning By-law to add a site-specific zoning regulation to the lands to permit the existing recreational trailer storage use.

The recreational trailer storage use is an existing use on the subject lands and is described by the following:

- The use involves the storage of recreational trailers and boats;
- The use does not involve the storage of transport trucks or shipping containers;
- The location of the use is to remain within the existing location;
- The use does not involve development as defined by Provincial and County of Wellington planning frameworks; and
- The use does not require any infrastructure or infrastructure upgrades.

This Planning Justification Letter has been prepared for submission to the Township of Puslinch and includes the following:

- An introduction and general description of the subject lands and surrounding uses to provide an understanding of the locational context;
- A description of the proposed modification to the Zoning By-law to legally permit the existing use;
- A review of the existing Provincial and Municipal policy framework in relation to the proposed Zoning By-law Amendment and an assessment of consistency and conformity with Provincial Policy, County and Township Official Plans and Zoning By-law; and,
- Conclusions in support of the proposed Zoning By-law Amendment application.

A pre-consultation request was submitted and comments were received in October 2022. The following plans and reports were requested as part of a complete application:

- Planning Justification Report
- Environmental Impact Study
- Concept Plan
- Section 59 Notice
- Drinking Water Threats Screening Form
- Minimum Distance Separation (MDS) | Compliance

An Environmental Impact Study is not provided with the application as the use on the property is existing and no development or site alteration is proposed.

A discussion of the MDS Compliance is included in **Section 4.2** of this report.

# 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

## 2.1 Site Description

The subject lands are municipally known as 1873 Townline Road, Cambridge and are located on the east side of Townline Road, south east of the Can-Amera Parkway roundabout. The subject lands have a total area of approximately 17.4 hectares with frontage on Townline Road and contain a residential dwelling, storage barn, agricultural land and outdoor recreational trailer storage. The subject lands are outlined in “red” on **Figure 1**. The City of Cambridge urban boundary is located on the west side of Townline Road.



**Figure 1:** Aerial Location Plan

## 2.2 Surrounding Land Uses

The surrounding land uses includes a mix of existing residential uses, rural residential lands and natural environment lands, as shown on Figure 1 (aerial photograph):

North – Vacant wooded lands;

West – Townline Road, Can-Amera Parkway and Townline Road roundabout, single-detached residential;

East – Vacant wooded lands and wetlands, Puslinch Lake; and

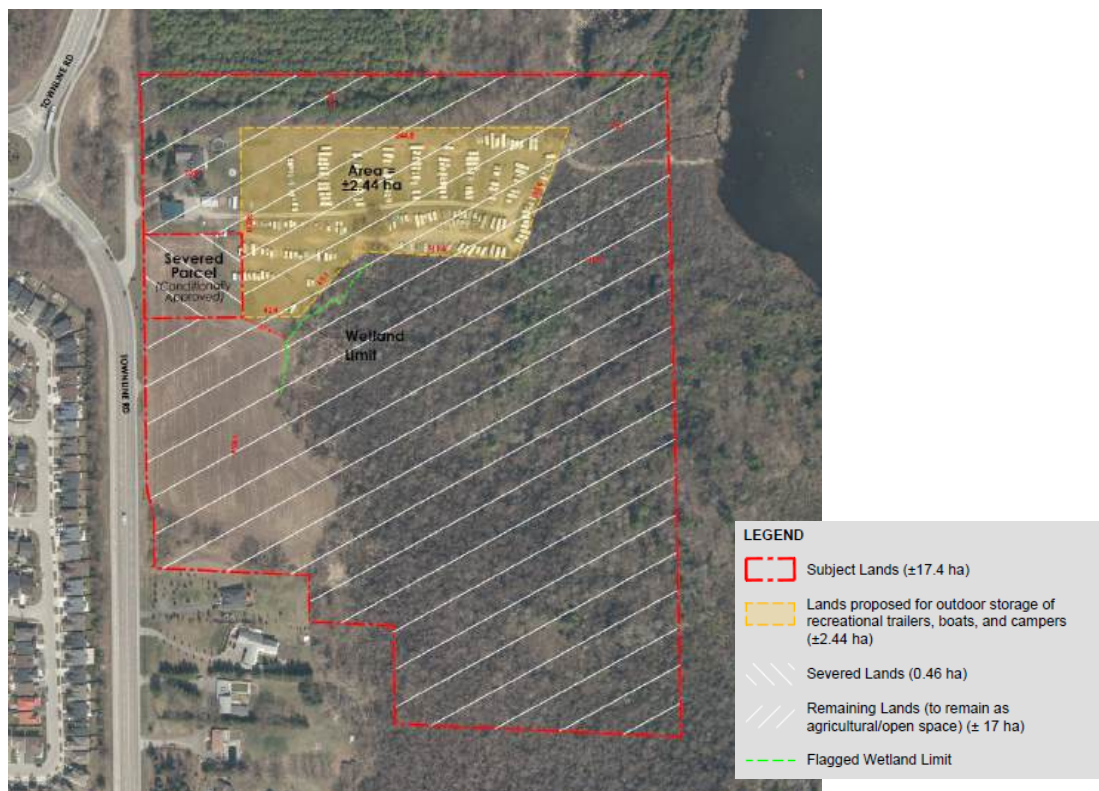
South – Rural residential.

# 3.0 PROPOSED ZONING BY-LAW AMENDMENT

## 3.1 Background & Existing Use

The subject lands are currently used for agricultural uses and for the outdoor storage of recreational trailers. The outdoor storage use on the property was established prior to 2006 and has been confirmed through the review of aerial imagery. The property owner previously reviewed the use with the Township building official under the old Zoning By-law 19/85 and received verbal confirmation that the use may continue. Since confirmation was provided, a new Zoning By-law was adopted by Council in 2018 as Zoning By-law No. 023-18.

A severance application was submitted for the subject lands to sever a residential lot. The consent application received approval with conditions on January 11, 2022 (File No. B101-21). The conditionally approved parcel to be severed is shown on **Figure 2**. As part of the approval conditions, the owner was required to achieve zoning conformity for the existing outdoor recreational trailer storage use located on the retained lands. This application is being submitted to satisfy and fulfill the condition of severance.

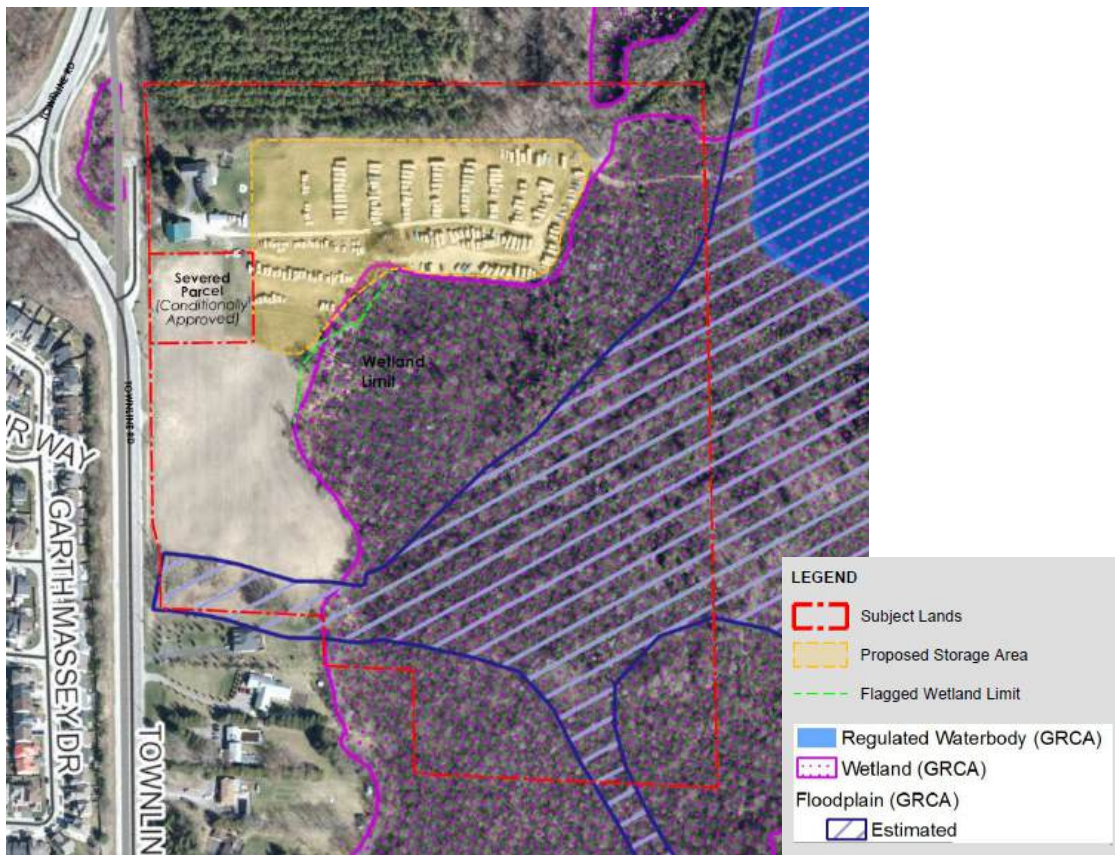


**Figure 2:** Concept Plan

The location of the outdoor storage area is shown in 'yellow' on the concept plan in **Figure 2**, and covers an area of approximately 2.44 hectares. No new development, buildings, sewage or water systems are proposed as part of this application.

A portion of the subject lands contain a Provincially Significant Wetland (PSW) and Regulated Floodplain as mapped by the Grand River Conservation Authority (GRCA), shown in **Figure 3**. Prior to the consent application, the limit of the wetland was flagged with the GRCA and the existing outdoor recreational trailer storage use was permitted to continue. As part of the consent application, a portion of the wetland limit was flagged and surveyed by J.D. Barnes in 2022, and is shown as a 'green' dashed line relative to the GRCA Mapping (**Figure 3**).

The area of the existing outdoor recreational trailer storage is located outside of the flagged wetland limit, in the southwest portion, and outside of the GRCA mapped wetland limit in the southeast portion. The outdoor storage is not located within the GRCA regulated floodplain.



**Figure 3:** GRCA Mapping

## 3.2 Proposed Zoning By-law Amendment

The purpose of the application is to amend the Township of Puslinch Zoning By-law to rezone the lands to add a site specific provision to the Agricultural and Natural Environment Zone to permit the existing recreational trailer storage use. The proposed site specific zoning provision is as follows:

*“Notwithstanding the Agricultural (A) and Natural Environment (NE) zoning designations, for those lands delineated as ‘A(sp\_\_\_)’ and NE(sp\_\_\_) on Schedule ‘A’ to this By-law, the following uses shall be permitted:*

- i. The outdoor storage of recreational trailers, not including a motorized recreational vehicle.*

# 4.0 PLANNING ANALYSIS

This section of the report reviews the applicable land use policy framework as it applies to the subject lands and how the proposal is consistent with and/or conforms to, this framework.

## 4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”) provides a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure and public service facilities. A mix of land uses is encouraged to provide choice and diversity. A variety of modes of transportation are promoted to facilitate pedestrian movement and reduce reliance on the automobile. Public transit is encouraged as a means of creating more sustainable and healthy communities. Generally, the PPS encourages development that will provide long term prosperity, environmental health and social well-being.

One of the key themes of the PPS is building strong, healthy communities and achieving efficient and resilient development patterns. Section 1.1.1 of the PPS provides that healthy, liveable and safe communities are sustained by: promoting efficient development and land use patterns; accommodating an appropriate range and mix of uses; avoiding development which may cause environmental or public health and safety concerns; avoiding development and land use patterns that would prevent the efficient expansion of settlement areas; and, promoting cost effective development patterns to minimize land consumption and servicing costs.

### **Rural Areas in Municipalities**

The subject lands are located within a Rural Area and on Rural Lands. PPS policy 1.1.4.1 states that Rural Areas should be supported by building upon rural character, leveraging rural amenities and assets, promoting diversification of the economic base, and employment opportunities. The existing outdoor storage use provides a diversified economic activity within a rural area.

PPS policy 1.1.5 provides direction for Rural Lands promoting recreational, tourism and other economic opportunities, development that is compatible with the rural landscape and can be sustained by rural service levels. The proposed application supports an existing economic activity that diversifies the rural economy and does not require changes in infrastructure or rural service levels. The parking of recreational trailers supports recreation and tourism in Ontario as the trailers are temporarily stored to be utilized by the owners for off-site overnight stays in park areas in economic support of those areas and potential investment or expenditures at surrounding businesses (ie. food store or retail).



## Development and Site Alteration Definition

Development is defined in the PPS as the “*creation of a new lot, a change in land use, or the construction of buildings or structures required approval under the Planning Act*”.

Site Alteration is defined in the PPS as “*activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site*”.

The proposed Zoning By-law Amendment seeks to recognize an existing use on the subject lands and a new use is not proposed. No development or site alteration is proposed as part of the application based on the following:

- The use is existing and no change in land use is proposed;
- The use does not propose the construction of new buildings or structures; and
- The use does not require new activities of grading, excavation or fill.

Based on the definitions of the PPS, this application does not include development or site alteration and therefore the proposed use is not in conflict with the policies.

## Natural Heritage

Section 2.1 of the PPS provides direction for natural heritage features including significant wetlands. No development or site alteration is permitted within significant wetlands or on adjacent lands unless an environmental study is completed. The proposed use is located outside of the adjacent wetland as flagged and mapped by the GRCA, and shown in **Figure 3**.

As no development or site alteration are proposed as part of this application, the requirement for an environmental study on lands adjacent to a significant wetland is not applicable. The proposed zoning would not permit any parking within natural features and all natural features are maintained with no alterations proposed.

**Based on the above, it is concluded that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.**

## 4.2 County of Wellington Official Plan

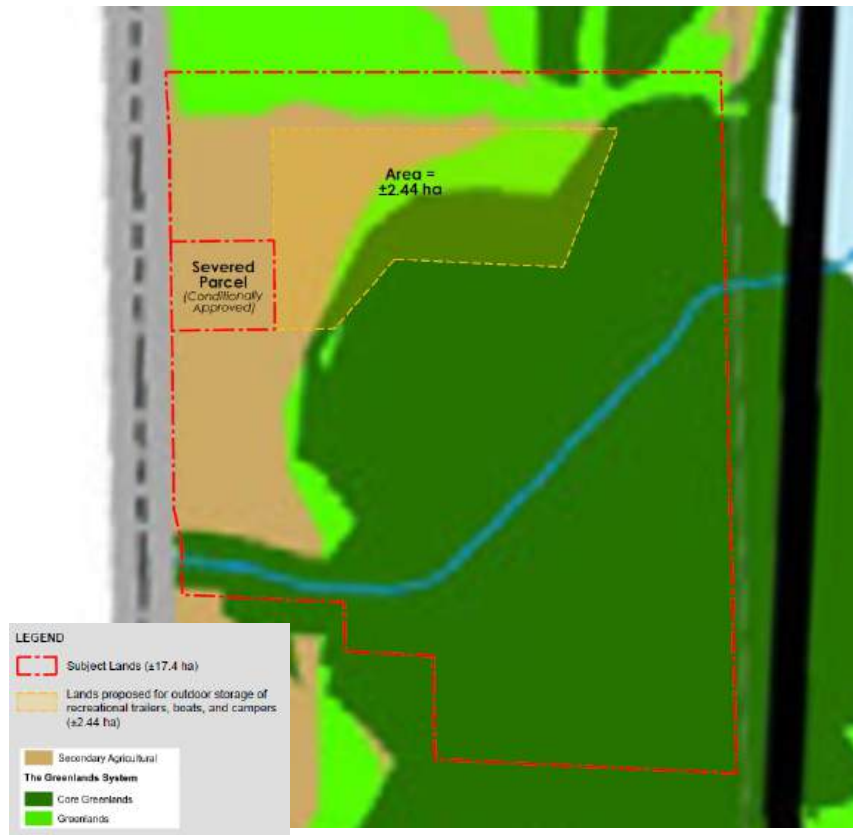
The County of Wellington Official Plan (the “Official Plan”) was adopted by the Wellington County Council on September 24, 1998 and approved by the Ministry of Municipal Affairs and Housing on April 13, 1999 and came into effect on May 6, 1999.

The Official Plan supports sustainable development that balances the protection of natural resources and enhancing economic competitiveness. The subject lands are identified within the Rural System. The Official Plan seeks to protect prime agricultural areas while permitting a broader range of uses within secondary agricultural areas. Areas of existing seasonal and recreational uses are to be identified.

The Official Plan provides a general land use guide and intends to promote land use decisions which provide an economically strong and healthy community. The subject lands are located within the Rural Area where a range of uses are permitted that serve the rural resource or agricultural sector, and support a range of recreation and tourism uses.

#### 4.2.1 Land Use

The subject lands are designated Secondary Agricultural, Greenlands and Core Greenlands in the Wellington County Official Plan, as shown in **Figure 3**.



**Figure 3:** Wellington County Official Plan – Schedule A7 Puslinch

#### Secondary Agricultural Designation

Within the Secondary Agricultural designation, small scale commercial, industrial and institutional uses which meet the criteria of the Official Plan are permitted. The outdoor recreational trailer storage on the subject lands meets the criteria for commercial uses based on the following:

- Additional sewage and water systems are not required;
- The use is existing and the proposed application will allow for the use to become a legal conforming use with the by-law;
- The use requires a large land area necessitating a non-urban location;
- The use is located in close proximity to recreational areas creating market demand;

- Outdoor storage of recreational trailers will not prevent future agricultural uses on the lands; and
- The use will be limited in scale and located on a portion of one lot.

Based on the foregoing, the recreational trailer storage use is permitted in the Secondary Agricultural designation.

### **Core Greenlands & Greenlands Designation**

A portion of the lands used for recreational trailer storage are designated Core Greenlands and Greenlands. The Core Greenlands designation identifies lands which include: Provincially Significant Wetlands (PSWs), all other wetlands, habitat of endangered or threatened species and fish habitat, and hazardous lands. The Greenlands designation includes areas which contain natural heritage features not included within the Core Greenlands designation.

The permitted uses of the Core Greenlands and Greenlands designation include existing uses and may permit uses permitted in adjacent designations. The outdoor recreational trailer storage is an existing use that is permitted within the adjacent Secondary Agricultural designation.

Policy 5.6.4 of the Official Plan identifies that the Zoning By-law may recognize existing land uses in Core Greenlands. The recreational trailer use is an existing use and no new development is proposed. No additional water or sewer services are required and no buildings are proposed.

Policy 5.6.7 identifies that the mapping of the Core Greenlands and Greenlands may be refined by more detailed mapping on individual sites, and minor adjustments may be made without an amendment to the Official Plan. The land use policies of the adjacent designation will apply as determined by Council. The concept plan in **Figure 2** demonstrates the area used for outdoor recreational trailer storage. It is the intent of this application that the outdoor storage use be limited in area to the existing location of the use.

It is proposed that the mapping of the Greenlands and Core Greenlands be updated to reflect the current condition of the lands. It is further requested that the existing use be recognized through a site specific zoning amendment.

### **Township Pre-consultation Comments - Ecology Peer Review**

As part of the pre-consultation comments provided by the Township of Puslinch, an ecology peer review was completed by Azimuth Environmental Consulting, Inc, dated October 7, 2022. The pre-consultation comments and ecology peer review provided the following recommendations and conclusions:

- Historical imagery suggests the specific land use has occurred since at least 2005;
- It is expected that continuing to use the area for outdoor recreational trailer storage will not result in new or cumulative impacts to natural heritage features and functions, provided expansion does not occur;
- An approach and recommendations are provided for new development or site alteration.

The pre-consultation comments provided by Azimuth support that the use is existing and is not expected to have new or cumulative impacts to the natural heritage. No development or site alteration are proposed as part of this application and therefore the recommendations for new development would not apply.

### **Minimum Distance Separation Formula**

Policy 6.5.6 of the County Official Plan provides that within Secondary Agricultural Areas, the *“provincial minimum distance formula will be applied to new land uses, lot creation and new or expanding livestock facilities”*. The proposed application seeks to recognize the existing outdoor storage use and no new land uses or lot creation are proposed. Further, the outdoor storage use is not a sensitive land use and no new livestock facilities or expansions are proposed. Policy 6.5.6 of the Official Plan therefore does not apply to the application and an MDS calculation is not required.

### **Summary**

In summary, the Secondary Agricultural designation permits small scale commercial uses including the existing outdoor recreational trailer storage. The Official Plan supports the continuation of existing uses within the Greenlands and Core Greenlands designations and permits the modification of the Greenlands mapping on individual sites to reflect existing conditions on the lands.

**Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the County of Wellington Official Plan.**

## **4.3 Township of Puslinch Zoning By-law**

### **4.3.1 Zoning By-law 19/85**

The subject lands were previously zoned Agricultural (A Zone) and Hazard (H Zone) by Zoning By-law No. 19/85. The Agricultural Zone permits home occupation uses which are defined as an *“occupation or business conducted for gain or profit as an accessory use within, or on the same lot as, a permitted dwelling or dwelling unit by one or more persons residing therein”*. The outdoor recreation trailer storage falls within the ‘Home Occupation’ definition as it is accessory to the agricultural use and residential dwelling on the lands, and is located on the same lot as primary use.

It is our understanding, based on information from the landowner, that the existing outdoor recreational trailer storage use was previously reviewed with the Building Official of the Township of Puslinch and was a permitted use under the former Zoning By-law as a home occupation use.

### **4.3.2 Zoning By-law 023-2018**

The Township of Puslinch Zoning By-law No. 023-2018 was adopted by Council in April 2018, repealing the former Zoning By-law No. 19/85

The new Zoning By-law zones the subject lands Agricultural (A), Natural Environmental (NE) with an Environmental Protection Overlay over a portion of the lands. The existing zoning is shown on **Figure 4**. Section 1.1.5 of the new Zoning By-law provides a provision that legally existing uses, existing before the passing of the by-law, are permitted to continue. The outdoor recreational trailer storage was a permitted home occupation use under the former By-law and therefore is permitted to continue.

The purpose of this application is to request that a site specific permission be added to the Agricultural (A) Zone and Natural Environment (NE) Zone to permit the existing outdoor recreational trailer storage use.

The Environmental Protection (EP) Overlay is located on a portion of the lands proposed for the site specific amendment. The EP Overlay corresponds to the Greenlands designation in the Official Plan and the lands mapped by the Grand River Conservation Authority (GRCA) where Regulation 150/06 applies. The special provisions of the overlay restrict development on environmental features. The proposed Zoning By-law Amendment seeks to recognize an existing use and no new development is proposed. The area of the site specific amendment is proposed to be limited in size to reflect the current location of the outdoor storage use, as show in **Figure 4**.

The details of the Zoning By-law Amendment are outlined in Section 3.0.



**Figure 4:** Township of Puslinch Zoning By-law

# 5.0 CONCLUSION

This Planning Justification Report concludes that the proposed Zoning By-law Amendment application represent good planning for the following reasons:

- The Zoning By-law amendment is consistent with the Provincial Policy Statement and conforms to the County of Wellington Official Plan.
- The Zoning By-law amendment conforms with the intent of the County Official Plan and supports the economic objectives of the Rural Area. The criteria for commercial use within the Secondary Agricultural designation has been considered and addressed for the proposed site specific use.
- The Zoning By-law Amendment will legally permit an existing use and no new development, buildings or services are proposed.

Respectfully submitted,

**MHBC**



David W. Aston, MSc., MCIP, RPP  
Vice-President, Partner



## Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: \_\_\_\_\_

File Number: \_\_\_\_\_

Submission Date: \_\_\_\_\_

WHPA, IPZ, ICA: \_\_\_\_\_

Vulnerability Score: \_\_\_\_\_

Find out if you live in a vulnerable drinking water area at [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 6.

Please note that you may still need to contact the applicable Conservation Authority, as this is not considered correspondence on their behalf.

### 1. Property Information

Municipal Address of Subject Property: 1873 Townline Road, Cambridge

Assessment Roll Number of Subject Property: 2301000003083000000

Property Owner: Robert & Gerritje Quinnel

### 2. Proposal (Please check all that apply to this application):

Building	
<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure
<input type="checkbox"/>	New Septic System
<input type="checkbox"/>	Replacement Septic System
<input type="checkbox"/>	Geothermal System (Transport Pathway)
<input type="checkbox"/>	Change of Use

Planning	
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment
<input type="checkbox"/>	Consent Application
<input checked="" type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Site Plan Application

**Brief Description of the Proposed Use of Land, Proposed Buildings or Structures. If constructing a geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop.**

Proposed Zoning By-law Amendment to recognize the existing outdoor recreational vehicle storage use on the subject lands.

### 3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

#### 3.1 Fuel Handling and Storage greater than 250 litres

	Existing	Proposed	Greater than 2,500L	Underground Storage Tank	Aboveground Storage Tank	Inside Home	Outside Home
Liquid Fuel (i.e. gasoline or diesel)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
Fuel oil (home heating)	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	<input type="radio"/>
Waste oil (heating)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

#### 3.2 Chemical Handling and Storage

	Yes	If Yes, please indicate the type(s) of chemicals if known:		If Yes, please estimate the total amount
		3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents	3.2.2 Organic Solvents	
Paints and other coatings (including stains, enamels, lacquers, rust paint)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Dry cleaning chemicals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Solvent based degreasers or liquids for washing metal parts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

#### 3.3 Road Salt Application and/or Outdoor Storage

	Covered	Uncovered	Estimated Volume Stored on Property (m <sup>3</sup> )	Estimated Application Area (m <sup>2</sup> ) including private roads, parking lots, and sidewalks
Road Salt Storage	<input type="radio"/>	<input type="radio"/>		
Road salt application (private roads, parking lots, sidewalks, etc.)				



### 3.4 Snow Storage (see guide)

	Above Grade	Below Grade (buried)	Approximate Storage Area greater than:		
			0.01 ha (double driveway)	0.5 ha (1 soccer field)	1 ha (2 soccer fields)
Snow Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3.5 Waste Storage or Disposal (see guide)

	Yes
3.5.1 Storage and/or application of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)	<input type="radio"/>
3.5.2 Storage and/or disposal of oils (does not include restaurant oil or grease); hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste	<input type="radio"/>

### 3.6 Storm Water Management/Industrial Sewage

	Yes
Stormwater management facility (treatment, retention, infiltration, recharge or control of stormwater)	<input type="radio"/>
Car or truck washing facility	<input type="radio"/>
Oil and Water Separator	<input type="radio"/>
Sediment control (i.e. Stormceptor)	<input type="radio"/>

### 3.7 Septic Systems

	Existing	Proposed	
		New	Replacement
Septic system for residential or small-scale commercial/industrial/institutional use (Ontario Building Code)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3.8 Water Taking

	Proposed	Existing	If Existing, please provide the following:			
			Drilled	Dug	Well Not In Use*	Approx. Construction Date
3.8.1 Private Well ( <i>*Please note that if there is an existing well that is not in use, Section 3.9 must also be checked</i> )	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3.8.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water may be required)	<input type="radio"/>	<input type="radio"/>				

**3.9 Transport Pathway (see guide)**

	Yes
Creation of aggregate pits, geothermal systems, non-residential or large residential caissons/building piers, or utilities/excavation within fractured bedrock and underground parking garages	<input type="radio"/>
Existing private well not in use	<input type="radio"/>

**3.10 Recharge Reduction**

	Yes
Creation of impervious surfaces (including large roofed areas, pavement, etc.) – <b>only applies within Town of Erin</b>	<input type="radio"/>

**3.11 Agricultural**

	Application	Storage	Product Name(s)
<b>3.11.1</b> Fertilizers	<input type="radio"/>	<input type="radio"/>	
<b>3.11.2</b> Pesticides	<input type="radio"/>	<input type="radio"/>	
<b>3.11.3</b> Agricultural source material (i.e. manure)	<input type="radio"/>	<input type="radio"/>	
<b>3.11.4</b> Non-agricultural source material (i.e. biosolids, commercial food wastes, etc.)	<input type="radio"/>	<input type="radio"/>	

	Yes	Estimated Number of Animals	Type of Animals
<b>3.11.5</b> Grazing and Pasturing of livestock	<input type="radio"/>		
<b>3.11.6</b> Outdoor Confinement Yard	<input type="radio"/>		
<b>3.11.7</b> Nutrient Management Plan or Strategy, NASM Plan applies to or is registered for the property	<input type="radio"/>		
Environmental Farm Plan	<input type="radio"/>		

**3.12 None of the above are applicable**

Check off this box only if none of the above sections have been checked	<input checked="" type="checkbox"/>
---	-------------------------------------

**4. Declaration (Owner or Applicant) or Person Engaged in Activity**

**Owner**

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Applicant or Authorized Agent**

I, DAVID ASTON, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

JULY 11/23  
Date

  
Signature

**Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.**

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.

## Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act*, 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to [www.wellingtonwater.ca](http://www.wellingtonwater.ca) or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Drinking Water Source Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

### Section 1 – Property Information:

Please fill out the municipal address and property owner for the subject property.

### Section 2 – Proposal:

Please check all that apply to the application and provide a brief explanation of the proposed development and/or construction details if construction a geothermal (such as depth, vertical or horizontal, closed loop or open loop).

### Section 3 – Potential Threat Activities Associated with Proposed Application:

Within this section please fill out all that apply to your application. If there is a circle provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

#### 3.1 Liquid Fuel Handling and Storage:

Fill out this section if on the property there is liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

#### 3.2 Chemical Handling and Storage:

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form.

##### 3.2.1 Known DNAPLs:

Fill out this section only if applicant is aware of a Dense Non-Aqueous Phase Liquid (DNAPL) on the property. DNAPLs are chemicals that are denser than water and therefore have the ability to contaminate the groundwater easily. The specific DNAPLs that pose a potential threat are polyaromatic hydrocarbons (PAHs), 1, 4-dioxane, trichloroethylene, tetrachloroethylene or perchloroethylene (PCE or PERC) and Vinyl Chloride.

- **Vinyl Chloride:** Used to make polyvinyl chloride (PVC) pipes, wire coatings, vehicle upholstery and plastic kitchen ware
- **PAHs:** Used in wood preservatives, pharmaceuticals, dyes and asphalt products.

- **1,4-dioxane:** Used as a degreasing solvent or solvent stabilizer in various manufacturing processes.
- **Tetrachloroethylene** (PCE or PERC): Used in dry cleaning, metal cleaning and as an intermediate in manufacturing processes.
- **Trichloroethylene** (TCE): Mainly used for degreasing of metal parts in the automotive and metal industries and also found in some household products such as adhesives, paint removers, paints, rug cleaning fluids, and metal cleaners.

### 3.2.2 Known Organic Solvents:

Fill out this section if the applicant is aware of Organic Solvents on the property. Organic Solvents are liquid organic compounds with the ability to dissolve solid, gases or liquids and therefore have the ability to contaminate drinking water sources. Organic Solvents that are of potential concern include Carbon Tetrachloride, Chloroform, Dichloromethane and Pentachlorophenol (PCP).

- **Carbon Tetrachloride:** Once used widely in fire extinguishers, as a cleaning agent, in the manufacture of refrigerants as well as an industrial solvent and metal degreasing agent is a banned substance in Ontario since 1999. The only permitted uses of the chemical are in research laboratories or in the manufacturing process where the product is converted to an alternative product which does not contain a class of ozone-depleting substances.
- **Chloroform:** commonly used in a laboratory setting, and in the production of pharmaceuticals, dyes and pesticides.
- **Dichloromethane** (also known as methylene chloride): used as a solvent in paint strippers and removers. It is used as a process solvent in the manufacture of drugs, pharmaceuticals and film coatings. It is also used as a metal cleaning and finishing solvent in electronics manufacturing, aerosol propellant and as an agent in urethane foam blowing.
- **Pentachlorophenol** (PCP): used as an herbicide, insecticide, fungicide, algacide and disinfectant, and as an ingredient in antifouling paint. Its use has significantly declined due to its high toxicity. Today it is used industrially as a wood preservative and is not manufactured in Canada.

### 3.3 Road Salt Application, Handling and Storage:

Fill out this section if there will be road salt storage on the property or road salt application on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m<sup>3</sup> for volume and m<sup>2</sup> for area.

### 3.4 Snow Storage:

Fill out this section if there will be snow storage (above or below grade) on the property and indicate whether the storage will be greater than 0.01 hectare (0.03 acre or 10 metres by 10 metres), greater than 0.5 hectares (1.24 acres or 50 metres by 50 metres), or greater than 1 hectare (2.5 acres or 100 metres by 100 metres). For reference, 0.01 hectare is roughly the size of a double driveway, 0.5 hectares is roughly the size of one soccer field, and 1 hectare is roughly the size of two soccer fields.

### 3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

Fill out this section only if application is involved in the pumping out or disposal/treatment of raw sewage or seepage, porta potties or holding tanks.

### **3.5.2 Waste Storage or Disposal - Storage and/or Disposal of Hazardous Waste:**

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring registration with the Ontario Hazardous Waste Information Network (HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

### **3.6 Storm Water Management/Industrial Sewage:**

Fill out this section if one of the listed storm water management or industrial sewage activities is planned or present. For reference, a storm water management facility may include a retention or detention pond (wet or dry), catch basins, sediment control, recharge systems (such as infiltration galleries), swales and ditches.

### **3.7 Septic Systems:**

Fill out this section if the property will be serviced by a septic system. Please indicate whether the septic system is existing or proposed. If the existing or proposed septic system has a design capacity of less than 10,000 litres, it is regulated under the Ontario Building Code (OBC). A building permit, obtained through the municipality, is required by the OBC for installation of a new septic system and for the repair/replacement of an existing system. If the existing or proposed septic system has a design capacity of greater than 10,000 litres a day, a provincial Environmental Compliance Approval may be required under the Ontario Water Resources Act. Please contact the local Ontario Ministry of the Environment and Climate Change office for more information.

#### **3.8.1 Water Taking - Private well installed:**

Fill out this section if there is an existing well present or a new well being installed on the property. This includes private drinking water wells, environmental test wells, geotechnical wells, irrigation wells, etc. Please indicate whether the well is proposed or existing, and fill out the rest of the section (dug or drilled as well as the approximate construction date) for existing wells only.

#### **3.8.2 Water Taking - Greater than 50,000 litres per day**

Fill out this section if more than 50,000 litres per day is being withdrawn from a well or a water body (1 gal = 3.785 gal).

### **3.9 Transport Pathway**

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

Please check the first circle if your application will be installing a vertical geothermal system, installation of caissons or building piers for a non-residential application or for a large residential application, aggregate project, or installation of utilities or excavation within fractured bedrock. A road occupancy permit application could indicate when fracture bedrock excavation occurs. If geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop in the space provided in Part 2 (on the first page of this document). A large residential application includes multi-story, multi-unit residential developments.

Please check the second circle if there is an existing private well that is not in use. Private wells include environmental and / or geotechnical monitoring wells and domestic wells. If you filled out Section 3.8.1 as private well not in use, Section 3.9 should also be completed.

**3.10 Recharge Reduction:**

Fill out this section if there is going to be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within current building envelope then it is not an increase. Please note this box only applies within the Town of Erin.

**3.11.1 Fertilizers and/or 3.11.2 Pesticides:**

Fill out this if there is storage or use of fertilizer or pesticides for agricultural or commercial use. Do not fill out this section if used only for personal use.

**3.11.3 Agricultural - Application, handling and storage of agricultural (i.e. manure) and/or 3.11.4 non-agricultural source material (bio solids):**

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

**3.11.5 Agricultural - Grazing and pasturing of livestock:**

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

**3.11.6 Outdoor Confinement Yard:**

Fill out this section if there are any livestock including cows, horses, sheep, goats and other animals housed in an outdoor confinement yard on the property. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

**3.11.7 Prescribed Instruments**

Fill out this section if there are any provincially prescribed instruments that apply to or are registered for the property. This includes Nutrient Management Strategies, Nutrient Management Plans and Non-Agricultural Source Material Plans.

**3.12 None of the above are applicable:**

Check that none of the above sections in Part 3 are applicable to the application. This section should only be checked if none of the other sections have been checked.

**Section 4 - Declaration:**

Either the owner or the applicant must sign and date the form.



August 13, 2024

Jesse Auspitz, MCIP, RPP  
Principle Planner, NPG Planning Solutions Inc.  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Mr. Auspitz:

**RE: Zoning By-law Amendment Application – Planning Addendum Letter  
1873 Townline Road  
OUR FILE: 22269A**

---

On behalf of our clients, R. Dan Quinnell & Gerritje Quinnell, with respect to the lands municipally known as 1873 Townline Road, City of Cambridge (the 'subject lands'), we are pleased to provide this letter as an update to the Planning Justification Report (PJR) prepared in support of a Zoning By-law Amendment application (Township File No. D14/QUI).

The initial zoning by-law amendment application was submitted on July 17, 2023 proposing to permit the existing outdoor recreational trailer storage on a portion of the subject lands. No new development is proposed.

The application was reviewed and deemed incomplete on August 4, 2023. Additional information and on-going discussion has occurred with the Township of Puslinch, Region of Waterloo and GRCA staff to address comments for a complete application.

On July 12, 2024, comments were received from NPG Planning Solutions (NPG) on behalf of the Township of Puslinch, providing a review of the submitted application and additional materials. NPG requested that a Planning Justification Report Addendum be prepared addressing the scale of the proposed use, and that a Conceptual Site Plan be prepared showing additional site information and clarify the location of demarcation posts around the perimeter of the outdoor storage area.

In response to comments received, a revised conceptual site plan has been prepared, and this letter represents an addendum to the Planning Justification Report to provide additional information and support for the proposed application. In addition, a revised draft zoning by-law has been prepared.

### **Conceptual Site Plan**

A revised conceptual site plan has been prepared and is enclosed with this letter. The following updates and changes have been made to address comments provided by NPG:

- The drive aisles and parking areas have been identified, labelled and dimensioned and surface materials are indicated.



- The existing buildings, storage areas, driveways are identified. No changes to servicing is proposed as part of this application.
- Setbacks are provided to the use and proposed are to be re-zoned.
- A setback of 5 metres is shown from the flagged wetland limit
- Demarcation posts are proposed every 25 metres along the 5 metre setback or along the zoning limit, whichever is greater.

## Scale

The subject lands are designated Secondary Agricultural in the County of Wellington Official Plan ('County OP') permitting small scale commercial, industrial and institutional uses. Comments provided by NPG requested additional information on the scale of the outdoor storage use on the subject lands. Policy 6.5.5 e) of the County OP identifies that small scale commercial or industrial uses are permitted where:

*"the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment."*

The subject lands have an overall area of 17.4 hectares. An area of 2.45 hectares is proposed to be re-zoned to permit the existing outdoor trailer storage use. The proposed zoning is located on one lot conforming to Policy 6.5.5 e) of the County OP. Additionally, the proposed zoning covers 14% of the total lot area and by area is not the predominant land use on the subject lands.

A small scale use is not defined in the County OP. Scale can be evaluated using a variety of metrics including area of the subject lands impacted by the use, impact of the use on adjacent land uses, and development proposed as a result of the use.

To evaluate the area of the proposed use, below we have undertaken a review of comparable storage facilities that are generally located in rural areas:

<b>Table 1: Review of Storage Facility Areas</b>			
<b>Facility Name</b>	<b>Facility Type</b>	<b>Address</b>	<b>Area (ha)</b>
Storage On Site	Outdoor Trailer Storage	6759 Wellington County Rd 34, Cambridge, ON N3C 2V4	2.3 ha
Public Storage	Indoor Storage & Outdoor Trailer Storage	591 Safari Rd, Millgrove, ON L0R 1V0	3.0 ha
Waterdown Self Storage	Outdoor Trailer Storage	917 Centre Rd, Hamilton, ON L8N 2Z7	1.2 ha
U-Need Storage	Outdoor Vehicle Storage	54 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V8	5.8 ha
White Elephant Storage	Outdoor Trailer Storage	11430 2 Line, Campbellville, ON L0P 1B0	2.8 ha
Miska Trailer Factory	Trailer Factory and Outdoor Trailer Storage	1064 Hwy 6, Hamilton, ON L8N 2Z7	6.3 ha
Keith's Trailer Sales	RV dealer and Outdoor RV Storage	6113 Wellington Road 24, Erin, ON L0N 1N0	2.9 ha
<b>Average Area</b>			<b>3.5 ha</b>

Based on the above, the average storage facility in a rural area is 3.5 ha. The proposed zoning covers an area of approximately 2.45 ha, being smaller in size than the average storage facility.

The proposed zoning is located interior to the lot and is located approximately 73 metres from the road frontage and approximately 39 metres from the adjacent property to the north. A buffer will be maintained on the subject lands surrounding the outdoor storage use, limiting interaction of the use with adjacent uses. The proposed zoning has a limited impact on the surrounding area.

The outdoor storage area is existing, and no new development is proposed as part of the re-zoning application. No changes to grading are proposed and no new services are planned or required to continue the outdoor storage use.

Based on the above, it can be determined that the proposed zoning is small in scale established by the following:

- The use is limited in size compared to the area of the subject lands, and areas of comparable storage facilities
- The use is located interior to the lot avoiding interactions and impacts on adjacent land uses; and
- The use does not propose new development including grading or servicing changes to the subject lands.

### **Zoning By-law Amendment**

The purpose of the requested zoning by-law amendment is to permit the existing outdoor storage use. The proposed application seeks to amend the zoning on a portion of the subject lands to a site specific Agricultural (A-XX) Zone and a site specific Natural Environment (NE-XX) Zone.

A revised draft zoning by-law has been prepared and is enclosed with this letter. The revised by-law provides additional regulations to ensure the permitted use is well-defined, the area of the use is identified, and that a buffer to the adjacent wetland is maintained.

The following materials are enclosed in support of the zoning by-law amendment application:

- Conceptual Site Plan, prepared by MHBC Planning, dated August 12, 2024;
- Concept Plan, prepared by MHBC Planning, dated August 12, 2024; and
- Draft Zoning By-law and Schedule

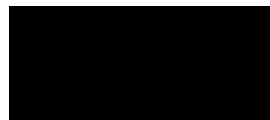
We trust that the enclosed information is sufficient to deem the application complete and circulate for review. Please contact the undersigned should you have any questions or require anything additional.

Yours truly,

**MHBC**



David Aston, MSc, MCIP, RPP  
Vice President, Partner



Melissa Visser, MSc, MCIP, RPP  
Senior Planner

cc. *R. Dan Quinzel*  
*Gerritji Quinzel*

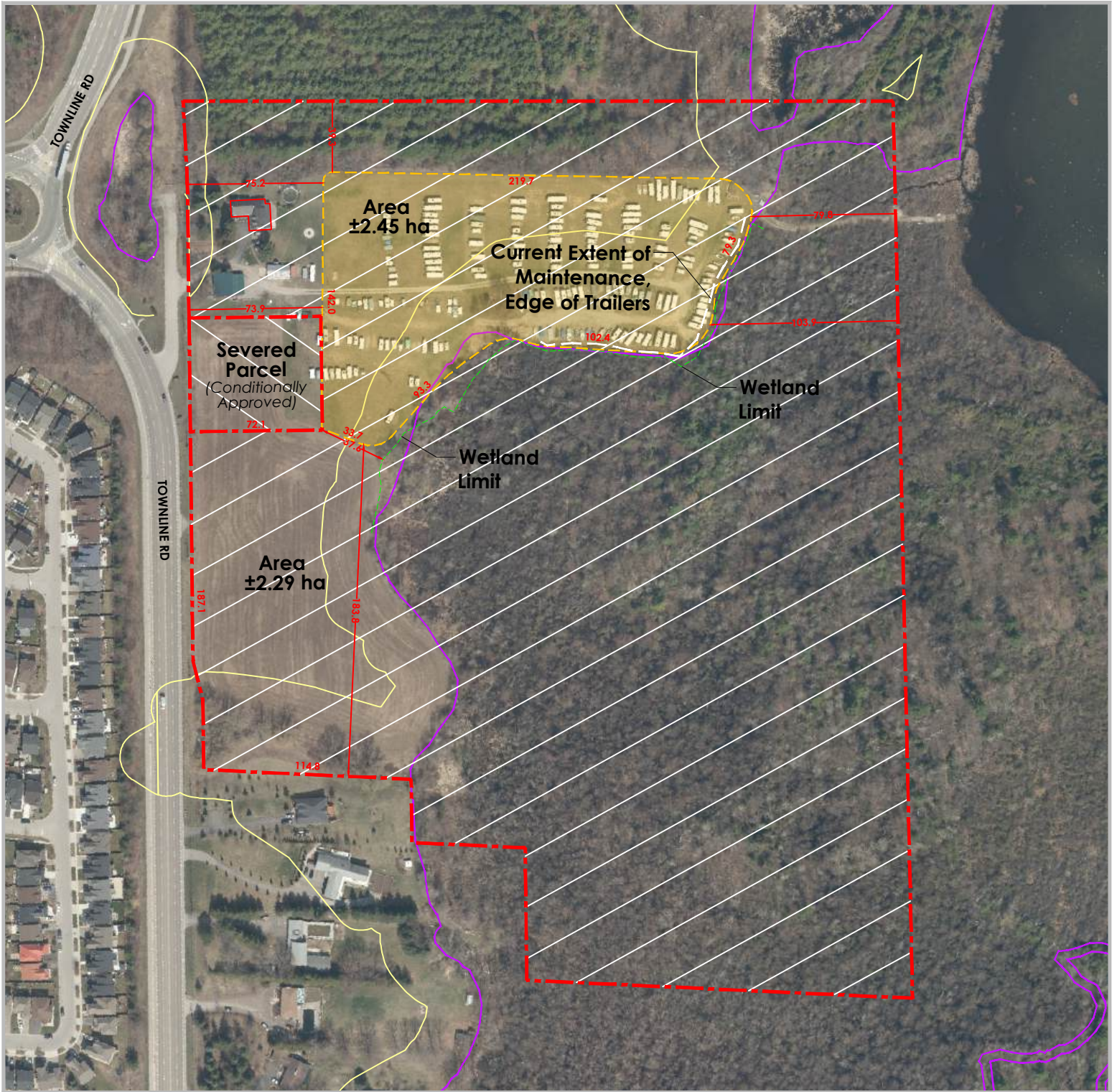


Figure:  
Concept Plan

**LEGEND**

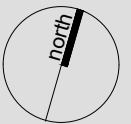
- Subject Lands (±17.4 ha)
- Lands proposed for outdoor storage of recreational trailers, boats, and campers (±2.45 ha)
- Severed Lands (0.46 ha)
- Remaining Lands (to remain as agricultural/open space) (± 17 ha)
- Wetland Limit (Surveyed by J.D. Barnes Limited, 2022)
- Current Extent of Maintenance, Edge of Trailers
- Wetland (GRCA)
- Regulation Limit (GRCA)

**DATE:** August 12, 2024

**SCALE:** 1:3,000

**FILE:** 22269A

**DRAWN:** JB/SP



K:\22269A - 1873 Townline Road Cambridge\CPI\Concept Plan\_12Aug2024.dwg

**1873 Townline Road**  
Township of Puslinch

Source: City of Cambridge Imagery, 2021. GRCA Web Mapping, 2024


**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**  
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-**

**LAW NUMBER \_\_\_\_\_**

**A BYLAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED,  
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

**WHEREAS** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:**

1. **THAT** Schedule "A" to By-law 023/18 is hereby amended by rezoning a portion of Part of Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road from the **AGRICULTURAL (A) ZONE** to an **AGRICULTURAL (A-XX) ZONE** with a site-specific use provision, shown as Part 1 in Schedule "A" of this By-law.
2. **THAT** Schedule "A" to By-law 023/18 is hereby amended by rezoning a portion of Part of Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road from the **Natural Environment (NE) Zone** to a **Natural Environment (NE-XX) Zone** with a site-specific use provision, shown as Part 2 in Schedule "A" of this By-law.
3. That Section 14 Site-Specific Special Provisions is amended by adding a site-specific provision **AGRICULTURAL (A-XX) ZONE** and **Natural Environment (NE-XX) Zone** as follows:

"Notwithstanding the Agricultural (A) and Natural Environment (NE) zoning designations, for the lands delineated as Agricultural (A-XX) Zone and Natural Environment (NE) Zone on Schedule "A" to this By-law, the following site specific provisions shall apply:

- i. Permitted Use: The outdoor storage of recreational trailers, not including a motorized recreational vehicle;
- ii. Outdoor storage shall not include the sale or repair of recreational trailers;
- iii. No overnight accommodations shall be permitted in a recreational trailer
- iv. Regulations:
  - a. Area: The total area for outdoor storage of recreational trailers shall not exceed 2.45 ha, as illustrated on Schedule A
  - b. Front Yard Setback: 73.9 metres
  - c. Rear Yard Setback: 79.8 metres

- d. Interior Yard Setback (North): 39.3 metres
- e. Interior Yard Setback (South): 183 metres
- f. No outdoor storage or trailer parking is permitted within the surveyed wetland limit
- g. A minimum 5 metre setback from the surveyed wetland limit shall be provided. The 5 metre setback shall be demarcated with posts at an interval of 25 metre along the 5 m setback.
- h. No grading shall be permitted and the outdoor storage area shall remain impervious material.
- i. No permanent structures shall be permitted in the Natural Environmental Zone

- 4. That the subject land as shown on Schedule "A" to this By-law shall be subject to all other applicable regulations of the Zoning By-law 023/18, as amended.
- 5. This By-law shall become effective from the date of passage by council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER \_\_\_\_\_


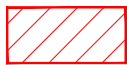



**PART 1**  
Land to be  
rezone from  
Agricultural (A)  
Zone to  
Agricultural  
(A-XX) Zone

**PART 2**  
Land to be  
rezone  
from Natural  
Environment (NE)  
Zone to Natural  
Environment  
(NE-XX) Zone

TOWNLINE ROAD

**A**

-  Area to be rezoned
-  Part 1
-  Part 2

This is Schedule "A" To By-law No. \_\_\_\_\_  
to Amend Zoning By-law No. 023/18

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

November 9, 2023

Lynne Banks  
Development and Legislative Coordinator  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

**RE: 1873 Townline Road - Response to Request for Information for Complete Application  
OUR FILE: 22269A**

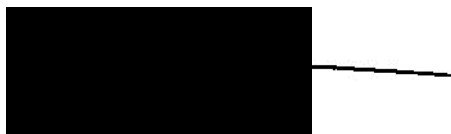
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On behalf of our client, please find attached a response to your letter of August 4, 2023 as it relates to the determination of a 'complete application'.

We have review the comments received with the letter and attached is a table (Attachment #1) that summarizes the comments and responses for the purposes of the application. Any details associated with the comments can be addressed through the review of the application or the By-law for consideration.

We would request that the Township now proceed to deem the application complete.

Yours truly,  
**MHBC**



Dave Aston, MSc, MCIP, RPP  
Vice-President, Partner

c. Dan Quinnell

Attachment # 1

Comment / Response Table for Complete Application  
1873 Townline Road

Agency	Comment	Response
County of Wellington Planning	Letter was attached to the Township comments.	<p>There is no development or site alteration proposed in the PSW. There is no development or site alteration, therefore a 30m buffer is not required. There is no change of use of lands within the PSW and the Greenlands area will be protected through the appropriate zoning of the delineated wetland area. See correspondence with GRCA.</p> <p>OP Section 6.5.4 is addressed as the criteria is considered. The subject lands are designated Secondary Agriculture.</p> <p>Section 4.7 is addressed as the proposal is not for new development.</p> <p>Comments from Source Water Protection staff are noted below.</p> <p>There will be no negative impact on the wetland or the ecological function as there is no development or site alteration. Mitigation measures have been proposed to the Township and GRCA in response to correspondence.</p> <p>There are no compatibility concerns, there is no impact on adjacent land uses given the significant separation through existing vegetation. There is no noise created by the use and there is no lighting proposed on the subject lands. The owner of the lot to be created is a family member.</p> <p>The Region of Waterloo has not raised any concern with the proposed continuation of the use.</p>
GM BluePlan	<p>Excerpt from letter:</p> <p>"We understand that there is no development proposed as part of this application. No additional sewage or water systems are required. There is no proposed regrading or resurfacing. Storage of recreational vehicles is located on grassed and gravel surfaces.</p> <p>As such, we provide the following requirements for a zoning bylaw amendment application:</p> <ul style="list-style-type: none"> <li>- Site Plan, generally showing existing and proposed aboveground and underground infrastructure, including but not limited to, buildings, storage areas, parking areas, driveways, entrances, lighting, fencing, potable water well, septic system, and fire route." </li></ul>	<p>Acknowledged.</p> <p>A site plan could be provided. It is noted that site plan approval is not a typical requirement for this type of use in a rural area.</p>
Stan Denhoed-Township Hydrogeologist	No concerns in regard to the storage area. I am assuming it will not be paved.	<p>Acknowledged.</p> <p>There is no area proposed to be paved for the continuation of the trailer storage.</p>








Agency	Comment	Response
Ecology Comments - Azimuth	<p>Azimuth letter states:</p> <p>"The outdoor recreational vehicle storage area on the property is pre-existing. Historical imagery from Google Earth Pro suggests the specific land use has occurred since at least 2005. As such, it is expected that continuing to use the area for outdoor recreational vehicle storage will not result in new or cumulative impacts to natural heritage features and functions providing expansion to the existing disturbance area footprint does not occur."</p>	<p>There is no increase proposed for the footprint of the exiting use.</p> <p>In response to the suggestions by Azimuth, consideration has been proposed to the GRCA and Township, as follows: The following is proposed to implement recommendations from the Azimuth comments:</p> <ul style="list-style-type: none"> <li>• The Zoning By-law will ensure the wetland is zoned as Open Space</li> <li>• A minimum 5m buffer will be established from the delineated wetland limit and be zoned Open Space (currently the trailer parking setback ranges from 1-3m and there is no delineation) – this is a net increase to the existing condition</li> <li>• Edge management planning would include: <ul style="list-style-type: none"> <li>○ Demarcation posts (along the edge of wetland + 5m buffer) to clearly identify the limit of the wetland and buffer on the ground to avoid encroachment into the wetland and buffer</li> <li>○ Installation of a site map/plan at the entrance that illustrates the property and identifies the location of the wetland, to provide early awareness to those entering the site</li> <li>○ Provision of an information brochure to all users parking trailers on site to advise of the natural areas and best management practices for storing of trailers</li> </ul> </li> </ul>
Township of Puslinch Fire Department – Brent Smith	Waiting for comments	Any comments can be addressed through the Zoning By-law. It is noted that no structures are being proposed.
Township of Puslinch Building Department – Andrew Hartholt, CBO	As no septic or buildings are being proposed, no concerns at this time from a building code perspective.	Acknowledged.
Township of Puslinch Public Works – Mike Fowler	No comments received	Acknowledged. There are no new services or infrastructure proposed for the continuation of the use.
Source Water	<p>This site is located in a Wellhead Protection Area B (WHPA-B) with moderate to high vulnerability scores of 6-8, a Significant Groundwater Recharge Area (SGRA), and Issue Contributing Areas (ICA) for both Chloride and Trichloroethylene. See attached maps. The proposed development would require the following during the planning process:</p> <ul style="list-style-type: none"> <li>o Due to the site's location in the vulnerable areas, Section 59 Notices under the Clean Water Act are required (see Fact Sheet 6) for all applications under the Planning Act or Ontario Building Code. The first Notice would be provided with the Zoning Amendment.</li> <li>o Completion of the Drinking Water Threats Screening Form. This form is an important tool that the Risk Management office uses to determine how Source Protection Plan policies may affect the property.</li> <li>o Depending on answers to the screening form, a Chemical Management Plan or Risk Management Plan may be required for winter maintenance activities and fuel, chemical and / or waste handling and storage. The current proposal does not indicate new construction, however if it were to occur in the future, we will request that a condition be required for any temporary fuel storage during</li> </ul>	<p>The following is a response:</p> <p>No chemical or fuel storage is located on site.</p> <p>No change to impervious areas, therefore no SWM infrastructure required.</p> <p>No permits to take water required.</p> <p>No sewage works are proposed.</p> <p>No grading or site alteration proposed.</p> <p>No excavation is proposed.</p>

Agency	Comment	Response
	<p>construction. Please confirm in the screening form if there will be any waste handling and storage, fuel, and/ or chemicals stored and used on the property. Please also specifically discuss winter maintenance activities that are occurring on the property.</p> <ul style="list-style-type: none"> <li>o Confirmation of stormwater management design for the property and whether an Environmental Compliance Approval (ECA) is required.</li> <li>o Confirmation of sewage works capacity for the property and whether an Environmental Compliance Approval (ECA) is required. If capacity is in excess of 10,000L per day, Ministry approval is required.</li> <li>o Please discuss if any Permits to Take Water are required or are currently subject to the property. If water takings exceed 50,000L per day, Ministry approval is required.</li> <li>o Details on any excavation, deep cassions or piers, geothermal, existing wells and other potential transport pathways proposed.</li> </ul>	
GRCA	Letter was attached to Township comments	Correspondence with GRCA has been provided. Township reviewing the proposed approach to respond to the EIS comments.

# Conceptual Site Plan

1873 Townline Road  
Township of Puslinch

## LEGEND

-  Subject Lands
-  Wetland Limit (Surveyed by J.D. Barnes Limited, 2022)
-  Current Extent of Maintenance, Edge of Trailers
-  Wetland (GRCA)
-  Regulation Limit (GRCA)

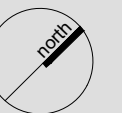


Date: August 12, 2024

Scale: 1:800

File: 18172B

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





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PLAN\_12AUG2024.DWG

# Conceptual Site Plan

1873 Townline Road  
Township of Puslinch

## LEGEND

-  Subject To Zone Change
-  Wetland Limit (Surveyed by J.D. Barnes Limited, 2022)
-  Current Extent of Maintenance, Edge of Trailers
-  Wetland (GRCA)
-  Regulation Limit (GRCA)



Note:

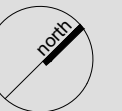
- Source: City of Cambridge Imagery, 2021
- GRCA Web Mapping, 2024
- Data Ontario, Well Records, 2024

Date: September 5, 2024

Scale: 1:1000

File: 22269A

Drawn: SP/JB



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## **REPORT PD-2024-008**

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TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Justine Brotherston, Interim Municipal Clerk

MEETING DATE: November 27, 2024

SUBJECT: Zoning By-law Amendment Application (D14/QUI)  
Dan Quinnell  
1873 Townline Road  
Request for Council to deem the application complete/incomplete  
File: D14/QUI

---

### **Purpose**

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

### **Background**

Council at its meeting on September 11, 2024 deemed the Zoning By-law Amendment Application for 1873 Townline Road to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O.Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Application presented to Planning and Development Advisory Committee for comments October 8, 2024
- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on October 30, 2024
- Statutory notice circulated in Wellington Advertiser on October 31, 2024
- Public Information Meeting November 27, 2024

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting and staff have tentatively anticipated that this recommendation report will be brought for Council's consideration to the December 18, 2024 Council meeting.

**Financial Implications**

None

**Applicable Legislation and Requirements**

County of Wellington Official Plan  
Township of Puslinch Zoning By-law 2018-023  
*Planning Act, R.S.O. 1990, as amended*

**Attachments**

Schedule "A" – 1873 Townline Road Public Information Meeting Report prepared by NPG Planning Solutions

**Respectfully submitted,**

**Reviewed by:**

---

**Justine Brotherston,  
Interim Municipal Clerk**

---

**Courtenay Hoytfox,  
Interim CAO**



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Planning Report for the Township of Puslinch  
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO  
Township of Puslinch

From: Jesse Auspitz, Principal Planner  
NPG Planning Solutions Inc.

Subject: Public Meeting - Quinnet  
Zoning By-law Amendment Application D14/QUI  
PUSLINCH CON 1 PT LOT 1  
1873 Townline Road, Puslinch

Attachments: 1. Aerial Map of Subject Lands  
2. Conceptual Site Plan  
3. Draft Zoning By-law by Applicant

## SUMMARY

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The purpose of the Application for Zoning By-law Amendment is to acquire zoning conformity to permit existing recreational trailer storage use on the Subject Lands. This would satisfy approval conditions for a severance application (File No. B101-21) that was submitted by the applicant for the Subject Lands.

A Public Meeting is scheduled for November 27<sup>th</sup>, 2024. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14/QUI be received for information.

## INTRODUCTION

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The Subject Lands are located at the west end of the Township of Puslinch, west of Puslinch Lake and east of the City of Cambridge. The Subject Lands are approximately 17.46 hectares in size and irregular in shape with approximately 374 metres of frontage along Townline Road and a depth of 393 metres. Environmental and hazards features exist on the Subject Lands including Puslinch Lake Irish Creek Provincially Significant Wetland (PSW) Complex, floodplain, slope valley, woodland, and the regulated allowances to these features. The PSW and woodland is also Area of Natural and Scientific Interest (ANSI) and may provide habitat function for Species at Risk

The Subject Lands contain a dwelling, storage barn, agricultural land and outdoor recreational storage.

Surrounding land uses consists of a mix of existing residential uses, rural residential lands and natural environment lands. An aerial of the property is included as Attachment 1.

### Previous Applications

The Subject Lands received provisional approval for Consent on February 10, 2022 by the County of Wellington Land Division Committee to create a residential lot. The original consent lapsed. A subsequent Application was provisionally approved for Consent to create the residential lot on February 8, 2024. The Applicant is in the process of fulfilling conditions of consent.

## PURPOSE

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The application proposes to amend the zoning on a portion of the subject lands to a site-specific Agricultural Zone A (spXX) Zone and a site-specific Natural Environment Zone NE (spXX) Zone. The purpose of the Application for Zoning By-law Amendment (the "Application") is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the "Puslinch Zoning By-law") to permit the outdoor storage of recreational trailers, not including a motorized recreational vehicle, or any transportation or truck trailer.

No new development is proposed. The proposed area would reflect the current location of the outdoor storage use and be contained within an area of the Subject Lands approximately 2.45 hectares in size.

The following restrictions are proposed:

- The sale or repair of recreational trailers would not be permitted;
- No overnight accommodations shall be permitted in a recreational trailer on the Subject Lands;



- The maximum number of trailers permitted to be stored on the Subject Lands would not exceed 70 square metres per trailer, to a maximum of 350 trailers;
- A minimum 5 metre setback from the surveyed wetland would need to be provided. The 5 metre setback shall be demarcated with posts at an interval of 25 metres along the 5 m setback. Outdoor storage, trailer parking or driveway access would not be permitted within the surveyed wetland limit of the wetland setback;
- The outdoor storage area would need to remain pervious material, such as gravel; and
- No structures would be permitted within the Natural Environment Zone.

## **REPORTS AND STUDIES SUBMITTED**

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In support of the Application, the following items were submitted:

- Planning Justification Report, prepared by MHBC Planning dated July 2023
- Drinking Water Source Protection Screening Form, prepared by MHBC Planning c/o David Aston dated July 11, 2023
- Zoning By-Law Amendment Application, prepared by MHBC Planning c/o David Aston dated July 17, 2023
- Comments and Response Matrix – Dated November 9, 2023
- Concept Plan, prepared by MHBC Planning dated August 12, 2024
- Draft By-law dated October 9, 2024
- Planning Addendum Letter, prepared by MHBC Planning dated August 13, 2024
- Conceptual Site Plan, prepared by MHBC Planning dated September 5, 2024

## **POLICY AND LEGISLATIVE FRAMEWORK**

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### **Planning Act, R.S.O. 1990, c. P.13**

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the Planning Act. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-

laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

## **Provincial and County Policies**

The Subject Lands are within a Rural Area and are considered to be Rural Lands as per the Provincial Policy Statement, 2024 (the “PPS”). The Subject Lands are designated Secondary Agricultural, Core Greenlands and Greenlands as per Schedule B7 of the Wellington County Official Plan.

The following policies apply:

### **Provincial Policy Statement (2024)**

#### **2.5 Rural Areas in Municipalities**

1. *Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*

2. *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

#### **2.6 Rural Lands in Municipalities**

1. *On rural lands located in municipalities, permitted uses are:*

- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- e) home occupations and home industries;*
- g) other rural land uses.*

2. *Development that can be sustained by rural service levels should be promoted.*

3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

#### 4.1 Natural Heritage

1. *Natural features and areas shall be protected for the long term.*

4. *Development and site alteration shall not be permitted in:*

- a. *significant wetlands in Ecoregions 5E, 6E and 7E1;*

5. *Development and site alteration shall not be permitted in:*

- a. *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b. *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c. *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- d. *significant wildlife habitat;*
- e. *significant areas of natural and scientific interest;*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

### **County of Wellington Official Plan (July 2024)**

#### 4.2.3 Economic Development – Variety

*The County will encourage a variety of employment opportunities in a variety of locations. Opportunities for industrial, commercial and recreation activities will be supported in appropriate locations. The majority of opportunities will occur in primary urban centres where full municipal services are available. Other locations, including lands in the Rural System, will be considered where they offer advantages to business such as larger sites, compatibility or proximity to resources or major transportation facilities.*

*Land shall be set aside in the primary urban centres to provide employment opportunities which will at least keep pace with residential growth.*

#### 4.2.5 Rural Opportunities

*The Rural System will also provide opportunities for employment.*

*The main employment generator in the rural system will be resource based industries such as agriculture, aggregate operations and forestry.*

*Businesses required to serve agriculture will be allowed where they are needed in close proximity to farms.*

*The Rural System can also contribute sites for employment based on the ability to provide larger lots, larger buffers for compatibility, proximity to rural resources or access to major roads.*

*The Rural System may also contribute employment opportunities through the development of tourism and recreation opportunities.*

*The applicable policies of this plan will be used in locating employment lands to minimize the impacts on prime agricultural areas or mineral aggregate areas.*

#### 4.3 Farmland Protection – Secondary Agricultural Areas

*Areas with agricultural capability, but determined not to be prime agricultural areas will be identified as secondary agricultural areas. Agriculture will continue to be the dominant use but a range of other uses will also be allowed.*

### Part 5 The Greenlands System

#### 5.1 Defined:

*The Greenlands System is intended to include those features and areas which are part of Wellington's natural heritage or areas in which natural or human-made conditions may pose a threat to public safety. These often inter-related areas include:*

- *wetlands*
- *environmentally sensitive areas*
- *streams and valley lands*
- *ponds, lakes and reservoirs*
- *areas of natural and scientific interest*

- woodlands
- fish and wildlife habitat
- flood plains and hazardous lands
- threatened or endangered species

#### 5.4 Core Greenlands

*Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the “Core” Greenlands designations and include:*

- provincially significant wetlands;
- all other wetlands;
- habitat of endangered or threatened species and fish habitat; and
- hazardous lands.

##### 5.4.1 Wetlands

*All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant... All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.*

#### 5.5 Greenlands

*Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.*

#### 5.6 Development Control

##### 5.6.1 Permitted Uses

*Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements...*

*Other uses permitted in the applicable adjacent or underlying designations may be permitted.*

### 5.6.2 Development Impacts

*The above uses for both, the Core Greenlands and Greenlands designations, as well as accessory buildings and structures, shall only be permitted if:*

- *there are no negative impacts on significant features and functions and no significant negative impacts on other greenland features and functions;*
- *the hazardous lands policies of Section 5.4.3 are met;*
- *the development conforms to policies of the applicable adjacent or underlying designation.*

*Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:*

- a. *identify the nature of the features potentially impacted by the development;*
- b. *prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c. *address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

*No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.*

### 5.6.3 Adjacent Lands

*For the purposes of this section of the Plan, adjacent lands are considered to be:*

- a) *lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands.*
- b) *lands within 50 metres of provincially significant Earth Science Areas of Natural and Scientific Interest;*
- c) *lands within 30 metres of all other Core Greenlands and Greenland areas.*

#### 5.6.4 Zoning

*Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Other greenlands may also be given a restrictive zoning by a municipal council.*

*Zoning by-laws may also recognize existing land uses in core greenlands and, where appropriate, provide for reasonable expansions or alterations. Zoning by-laws may also establish setbacks from Core Greenland areas in which no buildings or structures shall be permitted.*

#### 5.6.8 Conservation Authority Regulations

*Some lands within and adjacent to the Greenland System may be subject to an Ontario Regulation issued under the Conservation Authorities Act. Where development or site alteration is proposed within a regulated area, as shown on Conservation Authority schedules and/or described in the text of the applicable Conservation Authority regulation, the Conservation Authority should be consulted before development (including construction, conversion, grading, filling, or excavating).*

### 6.3 Planning Approach

*Secondary agricultural areas of non-prime farmland will be identified. While farming will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas so long as the use does not adversely impact existing agricultural operations and is in keeping with the rural character of the area. While existing Country Residential and Lifestyle Community areas in the rural system are recognized, they will not be allowed to expand and new locations will not be permitted.*

### 6.5 Secondary Agricultural Areas

#### 6.5.1 Defined

*Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.*

#### 6.5.3 Permitted Uses

*Permitted uses and activities in Secondary Agricultural Areas may include:*

- a) all uses allowed in the Prime Agricultural Area;*
- b) small scale commercial, industrial and institutional uses;*

c) *public service facilities.*

### 6.5.5 Commercial, Industrial & Institutional

*Small scale commercial, industrial and institutional uses may be permitted provided that:*

a) *appropriate sewage and water systems can be established;*

b) *the proposed use is compatible with surrounding uses;*

c) *the use requires a non-urban location due to:*

- *market requirements;*
- *land requirements;*
- *compatibility issues.*

d) *the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;*

e) *the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.*

### 8.9 Greenlands System

8.9.2 *The objectives for the greenland areas are as follows:*

- a. *to provide protection to those aspects of the natural environment which can be harmed by urban development;*
- c. *to ensure that natural areas are protected and their natural beauty retained for future generations;*

### 13.3 Zoning By-laws

*Zoning by-laws currently cover all lands in Wellington County. Zoning by-laws will be one of the most important means whereby this Plan is implemented.*

*Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.*

*Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.*



## **Zoning By-law 023-18**

According to Schedule 'A' of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural Zone (A) and Natural Environment Zone (NE) with an Environmental Protection Overlay. The applicant is proposing to amend the existing Agricultural Zone (A) to a site-specific Agricultural Zone (spXX) and a site-specific Natural Environment Zone NE (spXX) to permit the storage of recreational trailers. The outdoor storage of recreational trailers is not permitted in the Agricultural Zone (A) under Section 11.2 or Natural Environment Zone (NE) under Section 12.2 of the Township Zoning By-law.

Section 4.22 of the Township Zoning By-law provides the following relevant provisions regarding outdoor storage uses and areas:

*a. Where an outdoor storage uses and areas are permitted by this By-law, the following provisions shall apply:*

- i. The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street; and*
- ii. No outdoor storage area shall be located closer than two (2) metres to any lot line;*
- iii. The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot;*
- iv. The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township*
- viii. Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained;*

Section 4.29 of the Township Zoning By-law provides that “unless otherwise specifically permitted in this By-law, the following uses are prohibited throughout the Township:”

- xvii. the outdoor storage of partially dismantled motor vehicles or trailers or motor vehicle or trailer parts unless otherwise specifically permitted by this By-law...*

Section 4.31 of the Township Zoning By-law provides the following provisions regarding setbacks from the Natural Environment Zone:

*a. No buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) Zone.*

### 13.0 Zone Overlays

13.2 The special provisions in Table 13.1 shall apply prior to the granting of any planning approvals for proposed development on lands within the EP Overlay:

- *part of a fish, wildlife or plant habitat... Development will not be allowed in significant wildlife or plant habitat unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the habitat or its ecological functions and, in the case of fish habitat, in accordance with provincial and federal requirements.*
- *part of an Area of Natural and Scientific Interest (ANSI)... Development will not be allowed in the ANSI unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the feature, its ecological function, or its nature or earth science values.*
- *part of a stream or valley land... Development will not be allowed in the streams and valley lands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the stream or valley land or their ecological functions.*
- *part of a significant woodland... Development will not be allowed in the significant woodlands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the woodland or its ecological functions.*

### **REVIEW COMMENTS**

#### **Township Comments:**

GM BluePlan – Engineers - No outstanding concerns.

Building Department – No outstanding concerns.

Fire Department – No outstanding concerns.

Hydrogeology – No outstanding concerns.

Public-works – No outstanding comments.

By-law – Various By-law compliance matters were raised.

Ecology – No outstanding concerns. Edge management plan is required at Site Plan stage. Also suggests that an entrance map and site brochure be provided to identify the location of the protected PSW/woodland and its 5m buffer and advise users as to Best Management Practices for use of a storage area proximal to sensitive natural heritage features and functions.

**County Comments:**

County of Wellington Planning – Concerns regarding scale and land use compatibility primarily with the newly proposed lot. County Staff encourage consideration of limiting the location of the use by not allowing it directly behind the future residential lot. County Staff further encourage limiting the location of the use by not allowing the use to continue directly behind the future residential lot. County Planning recommends that the proposed amending by-law be updated to address MDS by identifying that the existing barns are not utilized for the keeping of animals.

**Region Comments:**

Waterloo – No outstanding concerns.

**Agency Comments:**

Grand River Conservation Authority – Requests that the use of gravel not be permitted in the outdoor storage area. Requests shape file.

Wellington Source Water Protection – No outstanding concerns regarding the ZBA. A Salt Management Plan to manage winter maintenance activities and a liquid fuel handling / storage and spill response procedure is required.

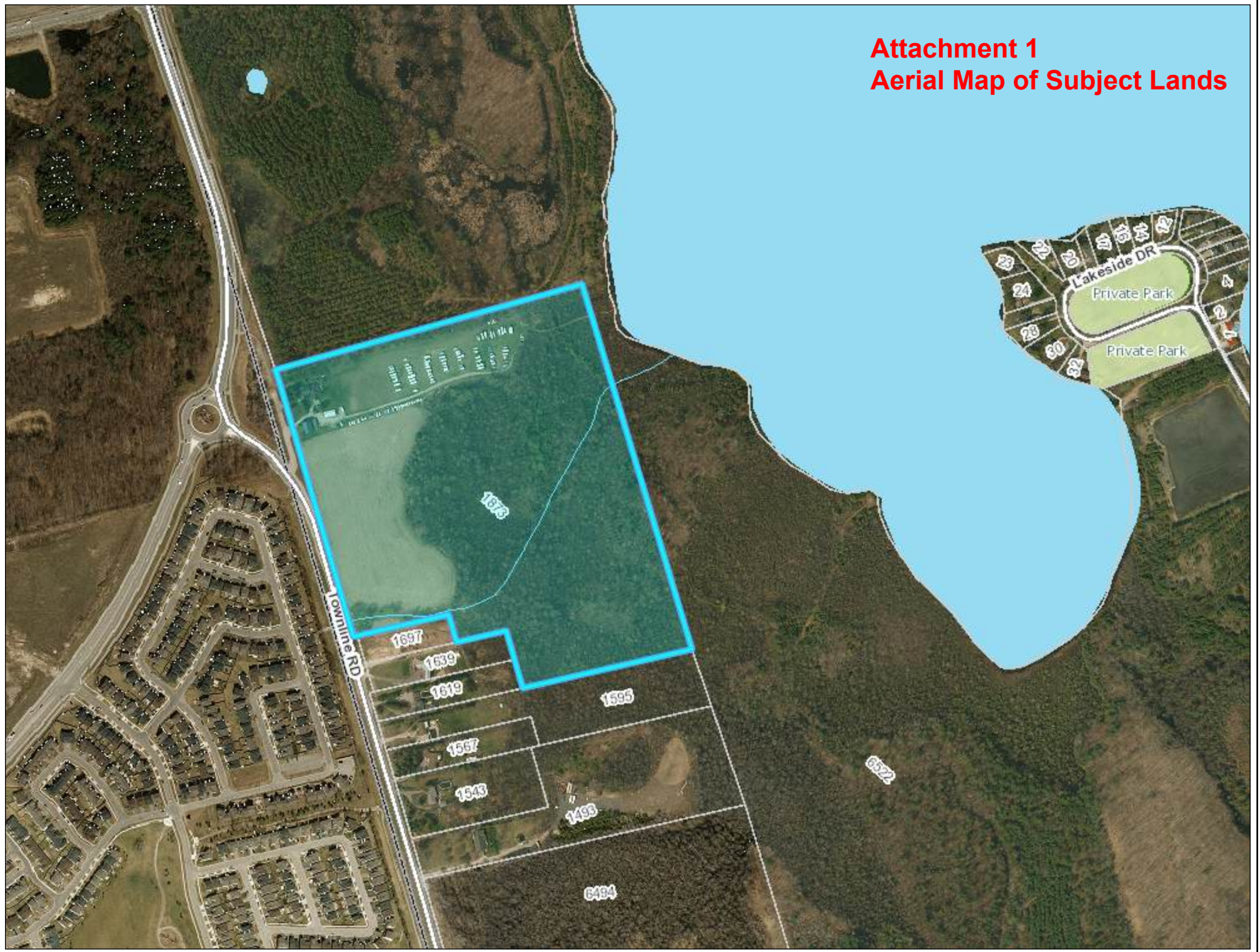
**Planning Development Advisory Committee (PDAC) Comments:** The main planning matters raised were regarding what was being parked on the Subject Lands, including potential impacts to the environment; whether the proposed conformed with the County Official Plan; impacts on neighbouring properties; whether an EIS should be completed to address impacts from the existing use; and whether the By-law should limit the number of trailers on the property or the type of trailer.

**NEXT STEPS**

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- Our Recommendation Report is tentatively scheduled to be presented at the December 18, 2024 Council Meeting.
- Should the Application for Zoning By-law Amendment be approved an Application for Site Plan Approval will be required.

**Attachment 1**  
**Aerial Map of Subject Lands**



# Conceptual Site Plan

1873 Townline Road  
Township of Puslinch

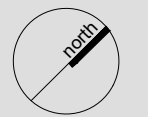
### LEGEND

- Subject To Zone Change
- Wetland Limit (Surveyed by J.D. Barnes Limited, 2022)
- Current Extent of Maintenance, Edge of Trailers
- Wetland (GRCA)
- Regulation Limit (GRCA)



Note:  
 • Source: City of Cambridge Imagery, 2021  
 • GRCA Web Mapping, 2024  
 • Data Ontario, Well Records, 2024

Date: September 5, 2024  
 Scale: 1:1000  
 File: 22269A  
 Drawn: SP/JB



K:\22269A - 1873 TOWNLINE ROAD CAMBRIDGE\CP\CONCEPT SITE PLAN\_5SEPT2024.DWG

**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

TOWNLINE RD

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-  
LAW NUMBER \_\_\_\_\_**

**A BYLAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED,  
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

**WHEREAS** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:**

1. **THAT** Schedule “A” to By-law 023/18 is hereby amended by rezoning a portion of Part of Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road from the **AGRICULTURAL (A) ZONE** to an **AGRICULTURAL (A-XX) ZONE** with a site-specific use provision, shown as Part 1 in Schedule “A” of this By-law.
2. **THAT** Schedule “A” to By-law 023/18 is hereby amended by rezoning a portion of Part of Lot 1, Concession 1, Township of Puslinch, municipally referred as 1873 Townline Road from the **Natural Environment (NE) Zone** to a **Natural Environment (NE-XX) Zone** with a site-specific use provision, shown as Part 2 in Schedule “A” of this By-law.
3. That Section 14 Site-Specific Special Provisions is amended by adding a site- specific provision **AGRICULTURAL (A-XX) ZONE** and **Natural Environment (NE-XX) Zone** as follows:

“Notwithstanding the Agricultural (A) and Natural Environment (NE) zoning designations, for the lands delineated as Agricultural (A-XX) Zone and Natural Environment (NE) Zone on Schedule “A” to this By-law, the following site specific provisions shall apply:

- i. Permitted Use: The outdoor storage of recreational trailers, not including a motorized recreational vehicle, or any transportation or truck trailer;
- ii. The sale or repair of recreational trailers shall not be permitted;
- iii. No overnight accommodations shall be permitted in a recreational trailer
- iv. Regulations:
  - a. Area: The total area for outdoor storage of recreational trailers shall not exceed 2.45 ha, as illustrated on Schedule A
  - b. Number of Trailers for Storage: The maximum number of trailers to be stored on site shall not exceed 70 square metres per trailer, which shall include an area for driveways for access to trailer storage areas,

to a maximum of 350 trailers.

- c. Front Yard Setback: 73.9 metres
- d. Rear Yard Setback: 79.8 metres
- e. Interior Yard Setback (North): 39.3 metres
- f. Interior Yard Setback (South): 183 metres
- g. A minimum 5 metre setback from the surveyed wetland limit shall be provided. The 5 metre setback shall be demarcated with posts at an interval of 25 metre along the 5 m setback.
- h. No outdoor storage, trailer parking or driveway access shall be permitted within the surveyed wetland limit or the wetland setback.
- i. No grading shall be permitted and the outdoor storage area shall remain pervious material, such as gravel.
- j. No structures shall be permitted in the Natural Environmental Zone

- 4. That the subject land as shown on Schedule "A" to this By-law shall be subject to all other applicable regulations of the Zoning By-law 023/18, as amended.
- 5. This By-law shall become effective from the date of passage by council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**MAYOR**

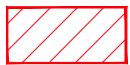
\_\_\_\_\_  
**CLERK**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER \_\_\_\_\_



Area to be rezoned and subject to site specific provision A-xx and NE-xx



Part 1 - Lands to be rezoned from Agricultural (A) Zone to Agricultural (A-xx) Zone



Part 2 - Lands to be rezoned from Natural Environment (NE) Zone to Natural Environment (NE-xx) Zone

This is Schedule "A" To By-law No. \_\_\_\_\_  
to Amend Zoning By-law No. 023/18

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk





### Comment Summary – 1873 Townline Rd

Consultant		Comments
County of Wellington Planning		See letter attached
GM BluePlan		See letter attached
Stan Denhoed-Township Hydrogeologist		No concerns in regard to the storage area. I am assuming it will not be paved.
Ecology Comments		See letter attached
Township of Puslinch Fire Department – Brent Smith		Waiting for comments
Township of Puslinch Building Department – Andrew Hartholt, CBO		As no septic or buildings are being proposed, no concerns at this time from a building code perspective.
Township of Puslinch Public Works – Mike Fowler		No comments received
Source Water		<p>This site is located in a Wellhead Protection Area B (WHPA-B) with moderate to high vulnerability scores of 6-8, a Significant Groundwater Recharge Area (SGRA), and Issue Contributing Areas (ICA) for both Chloride and Trichloroethylene. See attached maps.</p> <p>The proposed development would require the following during the planning process:</p> <ul style="list-style-type: none"> <li>• Due to the site’s location in the vulnerable areas, Section 59 Notices under the <i>Clean Water Act</i> are required (see Fact Sheet 6) for <b>all</b></li> </ul>

		<p><b>applications</b> under the <i>Planning Act</i> or <i>Ontario Building Code</i>. The first Notice would be provided with the Zoning Amendment.</p> <ul style="list-style-type: none"><li>● Completion of the Drinking Water Threats Screening Form. This form is an important tool that the Risk Management office uses to determine how Source Protection Plan policies may affect the property.<ul style="list-style-type: none"><li>○ Depending on answers to the screening form, a Chemical Management Plan or Risk Management Plan may be required for winter maintenance activities and fuel, chemical and / or waste handling and storage. The current proposal does not indicate new construction, however if it were to occur in the future, we will request that a condition be required for any temporary fuel storage during construction. Please confirm in the screening form if there will be any waste handling and storage, fuel, and/ or chemicals stored and used on the property. Please also specifically discuss winter maintenance activities that are occurring on the property.</li></ul></li><li>● Confirmation of stormwater management design for the property and whether an Environmental Compliance Approval (ECA) is required.</li><li>● Confirmation of sewage works capacity for the property and whether an Environmental Compliance Approval (ECA) is required. If capacity is in excess of 10,000L per day, Ministry approval is required.</li><li>● Please discuss if any Permits to Take Water are required or are currently subject to the property. If water takings exceed 50,000L per day, Ministry approval is required.</li><li>● Details on any excavation, deep cussions or piers, geothermal, existing wells and other potential transport pathways proposed.</li></ul>
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UNIVERSITY OF  
**PUSLINCH**

GRCA		See letter attached
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## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
Joanna Salsberg, B.A., M.PL.  
TEL: (519) 837-2600 ext. 2380  
EMAIL: joannasal@wellington.ca

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

October 14<sup>th</sup>, 2022

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Dear Ms. Lynne Banks:

**Re: Pre-consultation Request – 1873 Townline Road**

---

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, we have reviewed the following submitted items:

- Pre-Consultation Proposal Letter
- Conceptual Plan

Based on our review of the above information, and in our capacity as the Township's Planning consultants, we offer the following planning comments for consideration:

**Proposal:**

- The property has an active consent application (B101-21) with a condition of approval that requires zoning compliance conformity.
- The proposal is to re-zone a portion of the property to include a site specific provision permitting the existing use of outdoor storage of recreational vehicles including trailers, boats, and campers.
- The site specific zone is proposed to be established where the outdoor storage of recreational vehicles currently exists on-site which covers approximately 2.44 ha (ac)

**Provincial Policy Statement**

- Section 1.1.5 contains policies regarding development within rural lands.
- Section 2.1.4 directs that development and site alteration shall not be permitted within provincially significant wetlands.
- Section 2.1.5 directs that development shall not be permitted within significant woodlands and areas of natural and scientific interest unless it can be demonstrated that there will be no negative impacts to the feature and its ecological functions.

**Growth Plan**

- Section 2.9 is to be reviewed and consistency demonstrated.
- Section 4.2.4 requires that any development or site alteration be located a minimum of 30 m from the outside boundary of all wetlands.

**County of Wellington Official Plan:**

- The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands within the County of Wellington Official Plan.



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Joanna Salsberg, B.A., M.P.L.

TEL: (519) 837-2600 ext. 2380

EMAIL: joannasal@wellington.ca

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

- The proposed location of the site specific zone includes lands within both the Secondary Agricultural Designation and the Greenlands System. Features that appear to be within the proposed site specific zone include the Environmentally Sensitive Area (ESA), wetlands of Provincial and local significance, an Area of Natural and Scientific Interest (ANSI (Life Science)), slope valley hazards, and significant woodland. Other features on the subject lands outside of the site specific location include flood plain and a watercourse.
- Section 6.5.3 directs that the permitted uses in Secondary Agricultural Areas include: 'a) all uses allowed in the Prime Agricultural Area; b) small scale commercial, industrial and institutional uses; c) public service facilities.
- Section 6.5.4 provides that small scale commercial, industrial and institutional uses *may* be permitted provided certain criteria can be met including:
  - 'a) appropriate sewage and water systems can be established;
  - b) the proposed use is compatible with surrounding uses;
  - c) the use requires a non-urban location due to:
    - market requirements;
    - land requirements;
    - compatibility issues.
  - d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
  - e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.'
- Section 4.7 Urban Area Protection prohibits new development adjacent to existing urban centres such as the City of Cambridge.
- Part 5 of the Official Plan contains policies regarding the Greenlands System which will need to be reviewed and demonstration of consistency with these policies is required. Its important to highlight:
  - The Official Plan does not permit development or site alteration, which includes a change of use, with Provincially Significant Wetlands.
  - In regards to hazard features, the Official Plan identifies development shall be directed away from areas subject to flood or erosion hazards that could be unsafe for development or site alteration. Grand River Conservation Authority regulates this property and their comments should be considered.
  - Section 5.5 provides policy on Greenlands features will be protected from development or site alteration that would have a negative impact on the natural features or their ecological functions.
- The subject lands are identified as being part of a Wellhead Protection Area B with a vulnerability score of 4, 6 and 8. The subject lands are also identified as an Issues Contributing Area. Comments from Source Water Protection staff are required.

### **Township Zoning By-law:**

- The subject property is zoned Agricultural (A) Zone, Natural Environment (NE) Zone, and Environmental Protection Zone Overlay.
- A portion of the proposed area for the site specific zone is located within the NE Zone and the EP Overlay.
- When preparing a zoning amendment application, a detailed review of the zoning by-law will be required to demonstrate compliance as part of the required Planning Justification Report.



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
Joanna Salsberg, B.A., M.PL.  
TEL: (519) 837-2600 ext. 2380  
EMAIL: joannasal@wellington.ca

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

- Permitted uses within the A Zone, NE Zone, and the EP Overlay do not include the storage of recreational vehicles as a permitted use.
- Section 13.2 for the EP Overlay requires that development within an ANSI, Stream or Valley, significant woodland or ESA will not be allowed unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the feature or its ecological functions.
- Compliance with Minimum Distance Separation (MDS I) Formula must be reviewed in a submitted Planning Justification Report. It is noted that MDS I compliance is required as a condition of consent application B101-21 (Condition 8) and relief may be addressed through the removal of the livestock barn or prohibition of livestock within the barn.
- Section 4.22 contains policy requirements for outdoor storage uses and areas including minimum setbacks from surrounding lot lines, limits the outdoor storage area, screening requirements, height restrictions, and surfacing requirements.

### **Submission Requirements a Zoning By-law Amendment:**

Included below is a preliminary list of potential supporting studies that are required for a Zoning Amendment application. The list of studies/assessments identifies minimum requirements.

- Planning justification report, including a draft amending By-law and details of the operation.
- Environmental Impact Study
- Updated site plan
- All of the studies, plans and submission requirements as identified by the other commenting agencies and Township Consultants.

All studies/assessments are required to meet (at a minimum) the requirements set out in Section 4.6 *Impact Assessment* of the Official Plan. All studies/assessments are to be completed and signed by a qualified professional.

**If a zoning amendment is successful, Site Plan approval would be required. An additional pre-consultation meeting will be required to outline specific requirements of this application.**

### **Additional Planning Comments:**

- Planning staff are concerned that this proposal does not meet the intent of the Official Plan, including the criteria for small-scale commercial/industrial uses. Planning staff would recommend that the use cease to address zoning compliance as planning staff may not be in a position to support this application.
- There are concerns regarding the proposed location in proximity to environmental features. Planning staff would not be supportive of a site specific provision to be located within a Provincially Significant Wetland as the PPS and the County of Wellington Official Plan does not permit development (including a change of land use) within a Provincially Significant Wetland. Further, the Growth Plan requires a minimum 30 m vegetative buffer from key hydrologic features. The comments of the Grand River Conservation Authority should also be considered.
- There are concerns regarding the compatibility of the use in close proximity to rural residential uses within the surrounding area including the proposed severed lot through consent application B101-21. Information regarding the operation (hours, what's being stored, for how long, number of employed etc.) has not been provided as part of this pre-consultation submission.



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT

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ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

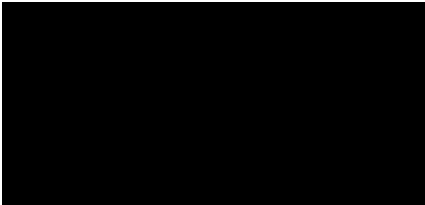
N1H 3T9

- Aerial photography identifies that over the years that tree removal has taken place on-site. At this time, we are not aware of any tree removal permits being issued by the County. Compensation will be required to be considered as part of the Environmental Impact Study, if this application is pursued.
- Regarding the other features on the property, a requirement for an Environmental Impact Study for any application submission is applicable showing no negative impact on the Greenlands System features on-site.
- Comments from the Region of Waterloo are required to determine the need for any potential study requirements such as a Traffic Impact Study.

These comments have been prepared without the benefit of reviewing detailed comments from other consultants or agencies and are based on a conceptual proposal. These comments may change as the development progresses and as more details are provided.

I trust these comments will be of assistance. If you have questions, please contact the County of Wellington Planning and Development Department.

Yours truly,





October 14, 2022  
Our File: 122006-019

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Pre-Consultation  
Proposed Addition of Industrial Building  
1873 Townline Road, Township of Puslinch

Dear Ms. Banks,

Following our review of pre-consultation submission documents received on September 21, 2022, we are providing pre-consultation comments related to a future zoning bylaw amendment application to allow existing outdoor storage of recreational vehicles on a 2.44 ha portion of the subject lands at 1873 Townline Road in the Township of Puslinch.

In support of the identification of the engineering requirements for the future zoning bylaw amendment application, the following documents and drawings were received and reviewed:

- Pre-Consultation Request Letter, prepared by MHBC, dated September 20, 2022.
- Concept Plan, prepared by MHBC, dated September 14, 2022.

We understand that there is no development proposed as part of this application. No additional sewage or water systems are required. There is no proposed regrading or resurfacing. Storage of recreational vehicles is located on grassed and gravel surfaces.

As such, we provide the following requirements for a zoning bylaw amendment application:

- **Site Plan**, generally showing existing and proposed aboveground and underground infrastructure, including but not limited to, buildings, storage areas, parking areas, driveways, entrances, lighting, fencing, potable water well, septic system, and fire route.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Andrea Reed, P. Eng.  
Project Engineer





Environmental Assessments & Approvals

October 7, 2022

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Jeff Bunn, Deputy Clerk

Re: **Pre-consultation Ecology Peer Review for Zoning Conformity at 1873  
Townline Road, Cambridge, Ontario  
File #D11/PRE/1873Townline**

Dear Mr. Bunn:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this pre-consultation peer review letter for the Township of Puslinch (Township) pertaining to the property at the address above. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following documents from the Township:

- 1) "Pre-Consultation Request – Without Prejudice" letter from MHBC (dated September 20, 2022); and,
- 2) Concept Plan prepared by MHBC (dated September 14, 2022);

The documents reviewed relate to a severance application for the property that has been approved with conditions. In particular, as per the Pre-Consultation Request letter, "Condition #3 of the severance requires that the owner achieve zoning conformity for the existing outdoor storage use located on the retained lands." It has been proposed that the approximate 2.4 hectare (ha) portion of the property currently used for outdoor recreational vehicle storage be re-zoned to conform with zoning policies.

Based on correspondence with the Township, the scope of Azimuth's review was to:

- Complete an ecology peer review of the information provided in the context of the pre-consultation stage of the re-zoning process; and,
- Provide a peer review letter to the Township.



Based on MHBC's letter, the ~17.4ha property is currently designated as Secondary Agricultural, Greenlands and Core Greenlands in the Wellington County (County) Official Plan (OP; 2022). The existing outdoor recreational vehicle storage use meets County OP land use criteria. However, the Township's Zoning By-law No. 023-18 zones the property as Agricultural and Natural Environment with an Environmental Protection overlay. Consequently, conformity with Township zoning is required. The Concept Plan shows the location of the property and ~2.4ha area for rezoning (Appendix A).

The property is in Ecoregion 6E and is adjacent to natural heritage features to the north and east (e.g. woodlands, wetlands). Lands to the south are a combination of residential lots and natural heritage features (e.g. woodlands, wetlands). Land use to the west is comprised of residential and commercial (Appendix B). Provincial background mapping from the Natural Heritage Information Centre (NHIC) shows woodlands and a Provincially Significant Wetland (PSW) occupying the eastern two-thirds of the property (Puslinch Lake Irish Creek PSW Complex) that extend beyond property limits, as noted above (Appendix A). The area of woodlands and PSW is also mapped as an Area of Natural and Scientific Interest (ANSI; Puslinch Lake and Wetlands). There may be mapped drainage features within 120 metres (m) of the eastern property that appear to be at least 200m away from the outdoor recreational vehicle storage area (VuMap, Appendix B). The property is mapped entirely within the Natural Heritage System of the Growth Plan for the Greater Golden Horseshoe [Ministry of Municipal Affairs and Housing (MMAH), 2020)]. Natural heritage planning policies of the Growth Plan Area (MMAH, 2020) should be considered (Appendix B).

A Species at Risk (SAR) background search of grid square 17NJ5806 in NHIC indicates records for the following Threatened or Endangered species: American Chestnut (*Castanea dentata*, Endangered); Eastern Meadowlark (*Sturnella magna*, Threatened) and Blanding's Turtle (*Chelydra serpentina*, Threatened) (Appendix A). Records also exist for Eastern Ribbonsnake (*Thamnophis sauritus*, Special Concern) and Snapping Turtle (*Chelydra serpentina*, Special Concern). Given the habitat types present in the area east of Townline Road (based on aerial imagery), these SAR have the potential to occur on and/or adjacent to the property. Habitat of Threatened or Endangered species, and the species themselves, are protected under Sections 9 and 10 of Ontario's *Endangered Species Act, 2007* (ESA). Special Concern species do not receive protection under Ontario's *Endangered Species Act, 2007* (ESA), but are considered under provincial Significant Wildlife Habitat guidelines. Other potential environmental constraints that may be associated with the property and/or adjacent lands may include Butternut (*Juglans cinerea*, Endangered), Black Ash (*Fraxinus nigra*, Endangered), SAR bats and bat habitat, and other SAR birds.



Based on the information provided and background mapping, Azimuth is providing the following recommendations to the Township regarding natural heritage features and functions related to the re-zoning. The outdoor recreational vehicle storage area on the property is pre-existing. Historical imagery from Google Earth Pro suggests the specific land use has occurred since at least 2005. As such, it is expected that continuing to use the area for outdoor recreational vehicle storage will not result in new or cumulative impacts to natural heritage features and functions providing expansion to the existing disturbance area footprint does not occur. In this case, a typical approach for new development or site alteration would involve the following recommendations:

- Re-zoning consider the option of reducing the size of the storage area (to the extent possible – see comment below regarding the existing path to the lake) to accommodate a buffer between the storage area and natural heritage features east of the storage area and their ecological functions. This option would be consistent with provincial buffer policies/principles regarding PSWs, woodlands and habitat for SAR (*e.g.* Natural Heritage Reference Manual – OMNR, 2010);
- An Edge Management Plan be developed to restore a buffer to the features and help mitigate potential for future impacts. An Edge Management Plan should be reviewed by a professional ecologist; and,
- The reduced-size outdoor storage area (*i.e.* reduced to accommodate a buffer) be defined (*e.g.* fenced) so that encroachment into adjacent natural heritage features or functions (*e.g.* PSW, woodland, ANSI, potential habitat of Endangered or Threatened species, Significant Wildlife Habitat) does not occur.

It is recognized that the existing development footprint currently occurs within the above recommended buffer. Azimuth highlights this typical approach to assist the Township in their decision-making process pertaining to contemplation of re-zoning the property. Should the Township opt for buffer accommodation, allowances for the existing path that extends down to the lake (Appendix A) may be appropriate under the circumstances.

If the property owner wishes to remove trees/vegetation in the defined outdoor storage area, removals should be completed outside of the migratory breeding bird window (*i.e.* removals can occur September 1-March 31 of a given year) to avoid potential impacts to migratory breeding birds and possible contravention of the *Migratory Birds Convention Act, 1994* and/or Ontario's *Fish and Wildlife Conservation Act, 1997*. If removals cannot be completed outside the migratory breeding bird window, the area(s) for tree/vegetation removal should be surveyed by a professional ecologist with experience in breeding birds in the region.



We trust this pre-consultation ecology review is helpful. Azimuth would be pleased to attend a pre-consultation meeting (in-person or virtual), as required by the Township. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.



Terrestrial Ecologist

Attach:  
Appendix A - Concept Plan  
Appendix B – Background Mapping



Figure:  
Concept Plan

**LEGEND**

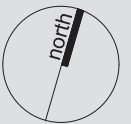
- Subject Lands (±17.4 ha)
- Lands proposed for outdoor storage of recreational trailers, boats, and campers (±2.44 ha)
- Severed Lands (0.46 ha)
- Remaining Lands (to remain as agricultural/open space) (± 17 ha)

**DATE:** September 14, 2022

**SCALE:** 1:3,000

**FILE:** 22269A

**DRAWN:** JB



K:\22269A - 1873 Townline Road Cambridge\CPI\Concept Plan\_14Sept2022.dwg

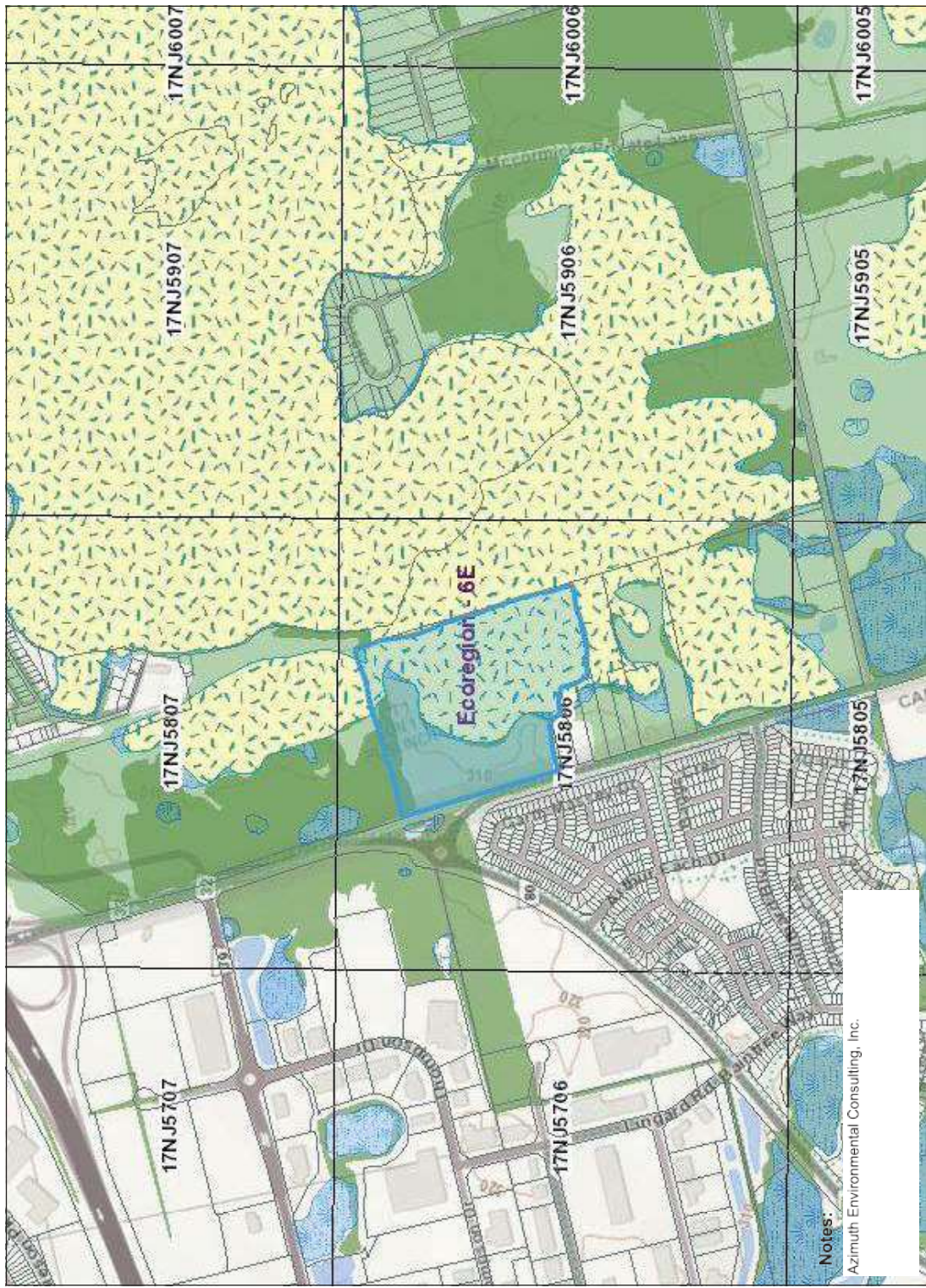
1873 Townline Road  
Township of Puslinch

Source: City of Cambridge Imagery, 2021



Ministry of Natural Resources and Forestry  
Make-a-Map: Natural Heritage Areas

21-130 - 18/3 Iownline Kd. Cambridge Ecology Peer  
Review #9  
Map created 9/28/2022



Notes:  
Azimuth Environmental Consulting, Inc.



0.7 Kilometres Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.  
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Legend

- Assessment Parcel
- NHIC 1 Km Grid
- Ecoregion
- Greenbelt Area Boundary
- ORM Boundary
- NEP Boundary
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System



## NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
957220	NATURAL AREA	Puslinch Lake Bog and Wetlands					17NJ5806	
957220	NATURAL AREA	Puslinch Lake Conservation Area					17NJ5806	
957220	NATURAL AREA	Puslinch Lake Irish Creek Wetland Complex					17NJ5806	
957220	NATURAL AREA	Puslinch Crown Game Preserve					17NJ5806	
957220	SPECIES	Eastern Milksnake	Lampropeltis triangulum		NAR	SC	17NJ5806	
957220	SPECIES	Midland Painted Turtle	Chrysemys picta marginata			SC	17NJ5806	
957220	SPECIES	Eastern Ribbonsnake	Thamnophis sauritus		SC	SC	17NJ5806	
957220	SPECIES	American Chestnut	Castanea dentata		END	END	17NJ5806	
957220	SPECIES	Eastern Meadowlark	Sturnella magna		THR	THR	17NJ5806	
957220	SPECIES	Western Chorus Frog - Great Lakes - St. Lawrence - Canadian Shield populati	Pseudacris maculata pop. 1		NAR	THR	17NJ5806	
957220	SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NJ5806	
957220	SPECIES	Blanding's Turtle	Emydoidea blandingii		THR	END	17NJ5806	

# 21-130 - 1873 Townline Rd. Cambridge Peer Review #9



Azimuth Environmental Consulting, Inc.





## Applying for planning and building permits

As of July 2016, the Clean Water Act and all Source Protection Plans across Ontario are in effect. This means all planning and building permit applications regarding land within a vulnerable area (refer to Fact Sheet 1) will need to be screened by the municipality to ensure the project is not a threat to drinking water quality or quantity.

## The purpose of screening

Planning and building permit applications submitted to municipalities within Wellington County require Source Water screening to assess any risks from the proposed activity. If a property is not within a vulnerable area or if the activity does not trigger a Prohibition or Risk Management Plan policy, your application will proceed as normal.

## The screening process

**Step 1:** Once an application is received by the building or planning department, municipal staff will determine whether or not the property is located within a vulnerable area. If it is not located within a vulnerable area, no further action is required and the application proceeds. If it is located within a vulnerable area, the applicant must fill out a Drinking Water Source Protection Screening Form



for municipal staff to review before the application can be deemed complete.

**Step 2:** If source protection screening is required, municipal staff will review the completed screening Form and a copy of the application may be forwarded to the Risk Management Official for further review.

**Step 3:** Review of application by the Risk Management Official (see step three of flow chart for further information).

**Step 4:** Negotiation of Risk Management Plan, if required

To find out if your property falls within a vulnerable area, visit [wellingtonwater.ca](http://wellingtonwater.ca) or get in touch with your municipality or Risk Management Official.

## DEFINITIONS: Risk Management Plan

A risk management plan is a tool introduced by the *Clean Water Act* that requires an agreement be reached between a Risk Management Official (RMO) and the person engaged in the threat activity. This agreement creates a plan to manage the risk activity and is negotiated unless agreement cannot be reached. Once a plan is agreed to or established, these plans are legally binding.

# FACT SHEET 6 PLANNING & DEVELOPMENT



## Source Water Protection REVIEW PROCESS for Planning and Building Applications

### STEP 1

**Application is received and reviewed by municipality**

Does the property fall within a Vulnerable Area?



**NO.** Application proceeds through regular municipal process.

**YES.** The property is within a vulnerable area. Proceed to Step 2.

### STEP 2

**Applicant fills out Source Protection Screening form**

Does the application require further review? \*



**NO.** Application proceeds through regular municipal process.

**YES.** Municipality submits a Screening Form to the Risk Management Official (RMO) for review. Proceed to Step 3.

\* Application is not deemed complete until Screening Form is received and notice issued, if applicable.

### STEP 3

**Application forwarded to Risk Management Official for review**

RMO determines whether a notice or Risk Management Plan is required.



**Notice not required.** Application proceeds through regular municipal process.

**Notice to proceed issued.** Application proceeds.



**RMP Required.** Proceed to Step 4.

**Notice of prohibition.** Application does not proceed. Consult RMO.



### STEP 4

**Negotiation of Risk Management Plan (RMP)**



**RMO and applicant reach agreement and RMP issued.** Application proceeds.

**RMO and applicant do not reach an agreement.** Application does not proceed until RMP is issued.



### For more information, contact:

Wellington Source Water Protection  
7444 Wellington Road 21, Elora, ON • Tel: 1-844-383-9800  
Email: [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)  
Web: [wellingtonwater.ca](http://wellingtonwater.ca) • or your local municipal office



Our water. My responsibility.





# Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: \_\_\_\_\_

File Number: \_\_\_\_\_

Submission Date: \_\_\_\_\_

WHPA, IPZ, ICA: \_\_\_\_\_

Vulnerability Score: \_\_\_\_\_

Find out if you live in a vulnerable drinking water area at [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 6.

Please note that you may still need to contact the applicable Conservation Authority, as this is not considered correspondence on their behalf.

### 1. Property Information

Municipal Address of Subject Property: \_\_\_\_\_

Assessment Roll Number of Subject Property: \_\_\_\_\_

Property Owner: \_\_\_\_\_

### 2. Proposal (Please check all that apply to this application):

Building	
<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure
<input type="checkbox"/>	New Septic System
<input type="checkbox"/>	Replacement Septic System
<input type="checkbox"/>	Geothermal System (Transport Pathway)
<input type="checkbox"/>	Change of Use

Planning	
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment
<input type="checkbox"/>	Consent Application
<input type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Site Plan Application

**Brief Description of the Proposed Use of Land, Proposed Buildings or Structures. If constructing a geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop.**

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### 3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

#### 3.1 Fuel Handling and Storage greater than 250 litres

	Existing	Proposed	Greater than 2,500L	Underground Storage Tank	Aboveground Storage Tank	Inside Home	Outside Home
Liquid Fuel (i.e. gasoline or diesel)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
Fuel oil (home heating)	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	<input type="radio"/>
Waste oil (heating)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

#### 3.2 Chemical Handling and Storage

	Yes	If Yes, please indicate the type(s) of chemicals if known:		If Yes, please estimate the total amount
		3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents	3.2.2 Organic Solvents	
Paints and other coatings (including stains, enamels, lacquers, rust paint)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Dry cleaning chemicals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Solvent based degreasers or liquids for washing metal parts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

#### 3.3 Road Salt Application and/or Outdoor Storage

	Covered	Uncovered	Estimated Volume Stored on Property (m <sup>3</sup> )	Estimated Application Area (m <sup>2</sup> ) including private roads, parking lots, and sidewalks
Road Salt Storage	<input type="radio"/>	<input type="radio"/>		
Road salt application (private roads, parking lots, sidewalks, etc.)				

### 3.4 Snow Storage (see guide)

	Above Grade	Below Grade (buried)	Approximate Storage Area greater than:		
			0.01 ha (double driveway)	0.5 ha (1 soccer field)	1 ha (2 soccer fields)
Snow Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3.5 Waste Storage or Disposal (see guide)

	Yes
<b>3.5.1</b> Storage and/or application of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)	<input type="radio"/>
<b>3.5.2</b> Storage and/or disposal of oils (does not include restaurant oil or grease); hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste	<input type="radio"/>

### 3.6 Storm Water Management/Industrial Sewage

	Yes
Stormwater management facility (treatment, retention, infiltration, recharge or control of stormwater)	<input type="radio"/>
Car or truck washing facility	<input type="radio"/>
Oil and Water Separator	<input type="radio"/>
Sediment control (i.e. Stormceptor)	<input type="radio"/>

### 3.7 Septic Systems

	Existing	Proposed	
		New	Replacement
Septic system for residential or small-scale commercial/industrial/institutional use (Ontario Building Code)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3.8 Water Taking

	Proposed	Existing	If Existing, please provide the following:			
			Drilled	Dug	Well Not In Use*	Approx. Construction Date
<b>3.8.1</b> Private Well ( <i>*Please note that if there is an existing well that is not in use, Section 3.9 must also be checked</i> )	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
<b>3.8.2</b> Greater than 50,000 litres per day of water being used (note a Permit to Take Water may be required)	<input type="radio"/>	<input type="radio"/>				

**3.9 Transport Pathway (see guide)**

	Yes
Creation of aggregate pits, geothermal systems, non-residential or large residential caissons/building piers, or utilities/excavation within fractured bedrock and underground parking garages	<input type="radio"/>
Existing private well not in use	<input type="radio"/>

**3.10 Recharge Reduction**

	Yes
Creation of impervious surfaces (including large roofed areas, pavement, etc.) – <b>only applies within Town of Erin</b>	<input type="radio"/>

**3.11 Agricultural**

	Application	Storage	Product Name(s)
<b>3.11.1</b> Fertilizers	<input type="radio"/>	<input type="radio"/>	
<b>3.11.2</b> Pesticides	<input type="radio"/>	<input type="radio"/>	
<b>3.11.3</b> Agricultural source material (i.e. manure)	<input type="radio"/>	<input type="radio"/>	
<b>3.11.4</b> Non-agricultural source material (i.e. biosolids, commercial food wastes, etc.)	<input type="radio"/>	<input type="radio"/>	

	Yes	Estimated Number of Animals	Type of Animals
<b>3.11.5</b> Grazing and Pasturing of livestock	<input type="radio"/>		
<b>3.11.6</b> Outdoor Confinement Yard	<input type="radio"/>		
<b>3.11.7</b> Nutrient Management Plan or Strategy, NASM Plan applies to or is registered for the property	<input type="radio"/>		
Environmental Farm Plan	<input type="radio"/>		

**3.12 None of the above are applicable**

Check off this box only if none of the above sections have been checked	<input type="radio"/>
---	-----------------------

#### 4. Declaration (Owner or Applicant) or Person Engaged in Activity

##### Owner

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

##### Applicant or Authorized Agent

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.**

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.

## Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act*, 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to [www.wellingtonwater.ca](http://www.wellingtonwater.ca) or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Drinking Water Source Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

### Section 1 – Property Information:

Please fill out the municipal address and property owner for the subject property.

### Section 2 – Proposal:

Please check all that apply to the application and provide a brief explanation of the proposed development and/or construction details if construction a geothermal (such as depth, vertical r horizontal, closed loop or open loop).

### Section 3 – Potential Threat Activities Associated with Proposed Application:

Within this section please fill out all that apply to your application. If there is a circle provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

#### 3.1 Liquid Fuel Handling and Storage:

Fill out this section if on the property there is liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

#### 3.2 Chemical Handling and Storage:

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form.

##### 3.2.1 Known DNAPLs:

Fill out this section only if applicant is aware of a Dense Non-Aqueous Phase Liquid (DNAPLS) on the property. DNAPLs are chemicals that are denser than water and therefore have the ability to contaminate the groundwater easily. The specific DNAPLs that pose a potential threat are poly-aromatic hydrocarbons (PAHs), 1, 4-dioxane, trichloroethylene, tetrachloroethylene or perchloroethylene (PCE or PERC) and Vinyl Chloride.

- **Vinyl Chloride:** Used to make polyvinyl chloride (PVC) pipes, wire coatings, vehicle upholstery and plastic kitchen ware
- **PAHs:** Used in wood preservatives, pharmaceuticals, dyes and asphalt products.



- **1,4-dioxane:** Used as a degreasing solvent or solvent stabilizer in various manufacturing processes.
- **Tetrachloroethylene** (PCE or PERC): Used in dry cleaning, metal cleaning and as an intermediate in manufacturing processes.
- **Trichloroethylene** (TCE): Mainly used for degreasing of metal parts in the automotive and metal industries and also found in some household products such as adhesives, paint removers, paints, rug cleaning fluids, and metal cleaners.

### 3.2.2 Known Organic Solvents:

Fill out this section if the applicant is aware of Organic Solvents on the property. Organic Solvents are liquid organic compounds with the ability to dissolve solid, gases or liquids and therefore have the ability to contaminate drinking water sources. Organic Solvents that are of potential concern include Carbon Tetrachloride, Chloroform, Dichloromethane and Pentachlorophenol (PCP).

- **Carbon Tetrachloride:** Once used widely in fire extinguishers, as a cleaning agent, in the manufacture of refrigerants as well as an industrial solvent and metal degreasing agent is a banned substance in Ontario since 1999. The only permitted uses of the chemical are in research laboratories or in the manufacturing process where the product is converted to an alternative product which does not contain a class of ozone-depleting substances.
- **Chloroform:** commonly used in a laboratory setting, and in the production of pharmaceuticals, dyes and pesticides.
- **Dichloromethane** (also known as methylene chloride): used as a solvent in paint strippers and removers. It is used as a process solvent in the manufacture of drugs, pharmaceuticals and film coatings. It is also used as a metal cleaning and finishing solvent in electronics manufacturing, aerosol propellant and as an agent in urethane foam blowing.
- **Pentachlorophenol** (PCP): used as an herbicide, insecticide, fungicide, algacide and disinfectant, and as an ingredient in antifouling paint. Its use has significantly declined due to its high toxicity. Today it is used industrially as a wood preservative and is not manufactured in Canada.

### 3.3 Road Salt Application, Handling and Storage:

Fill out this section if there will be road salt storage on the property or road salt application on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m<sup>3</sup> for volume and m<sup>2</sup> for area.

### 3.4 Snow Storage:

Fill out this section if there will be snow storage (above or below grade) on the property and indicate whether the storage will be greater than 0.01 hectare (0.03 acre or 10 metres by 10 metres), greater than 0.5 hectares (1.24 acres or 50 metres by 50 metres), or greater than 1 hectare (2.5 acres or 100 metres by 100 metres). For reference, 0.01 hectare is roughly the size of a double driveway, 0.5 hectares is roughly the size of one soccer field, and 1 hectare is roughly the size of two soccer fields.

### 3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

Fill out this section only if application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

### **3.5.2 Waste Storage or Disposal - Storage and/or Disposal of Hazardous Waste:**

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring registration with the Ontario Hazardous Waste Information Network (HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

### **3.6 Storm Water Management/Industrial Sewage:**

Fill out this section if one of the listed storm water management or industrial sewage activities is planned or present. For reference, a storm water management facility may include a retention or detention pond (wet or dry), catch basins, sediment control, recharge systems (such as infiltration galleries), swales and ditches.

### **3.7 Septic Systems:**

Fill out this section if the property will be serviced by a septic system. Please indicate whether the septic system is existing or proposed. If the existing or proposed septic system has a design capacity of less than 10,000 litres, it is regulated under the Ontario Building Code (OBC). A building permit, obtained through the municipality, is required by the OBC for installation of a new septic system and for the repair/replacement of an existing system. If the existing or proposed septic system has a design capacity of greater than 10,000 litres a day, a provincial Environmental Compliance Approval may be required under the Ontario Water Resources Act. Please contact the local Ontario Ministry of the Environment and Climate Change office for more information.

#### **3.8.1 Water Taking - Private well installed:**

Fill out this section if there is an existing well present or a new well being installed on the property. This includes private drinking water wells, environmental test wells, geotechnical wells, irrigation wells, etc. Please indicate whether the well is proposed or existing, and fill out the rest of the section (dug or drilled as well as the approximate construction date) for existing wells only.

#### **3.8.2 Water Taking - Greater than 50,000 litres per day**

Fill out this section if more than 50,000 litres per day is being withdrawn from a well or a water body (1 gal = 3.785 gal).

### **3.9 Transport Pathway**

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

Please check the first circle if your application will be installing a vertical geothermal system, installation of caissons or building piers for a non-residential application or for a large residential application, aggregate project, or installation of utilities or excavation within fractured bedrock. A road occupancy permit application could indicate when fracture bedrock excavation occurs. If geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop in the space provided in Part 2 (on the first page of this document). A large residential application includes multi-story, multi-unit residential developments.

Please check the second circle if there is an existing private well that is not in use. Private wells include environmental and / or geotechnical monitoring wells and domestic wells. If you filled out Section 3.8.1 as private well not in use, Section 3.9 should also be completed.

### **3.10 Recharge Reduction:**

Fill out this section if there is going to be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within current building envelope then it is not an increase. Please note this box only applies within the Town of Erin.

### **3.11.1 Fertilizers and/or 3.11.2 Pesticides:**

Fill out this if there is storage or use of fertilizer or pesticides for agricultural or commercial use. Do not fill out this section if used only for personal use.

### **3.11.3 Agricultural - Application, handling and storage of agricultural (i.e. manure) and/or 3.11.4 non-agricultural source material (bio solids):**

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

### **3.11.5 Agricultural - Grazing and pasturing of livestock:**

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

### **3.11.6 Outdoor Confinement Yard:**

Fill out this section if there are any livestock including cows, horses, sheep, goats and other animals housed in an outdoor confinement yard on the property. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

### **3.11.7 Prescribed Instruments**

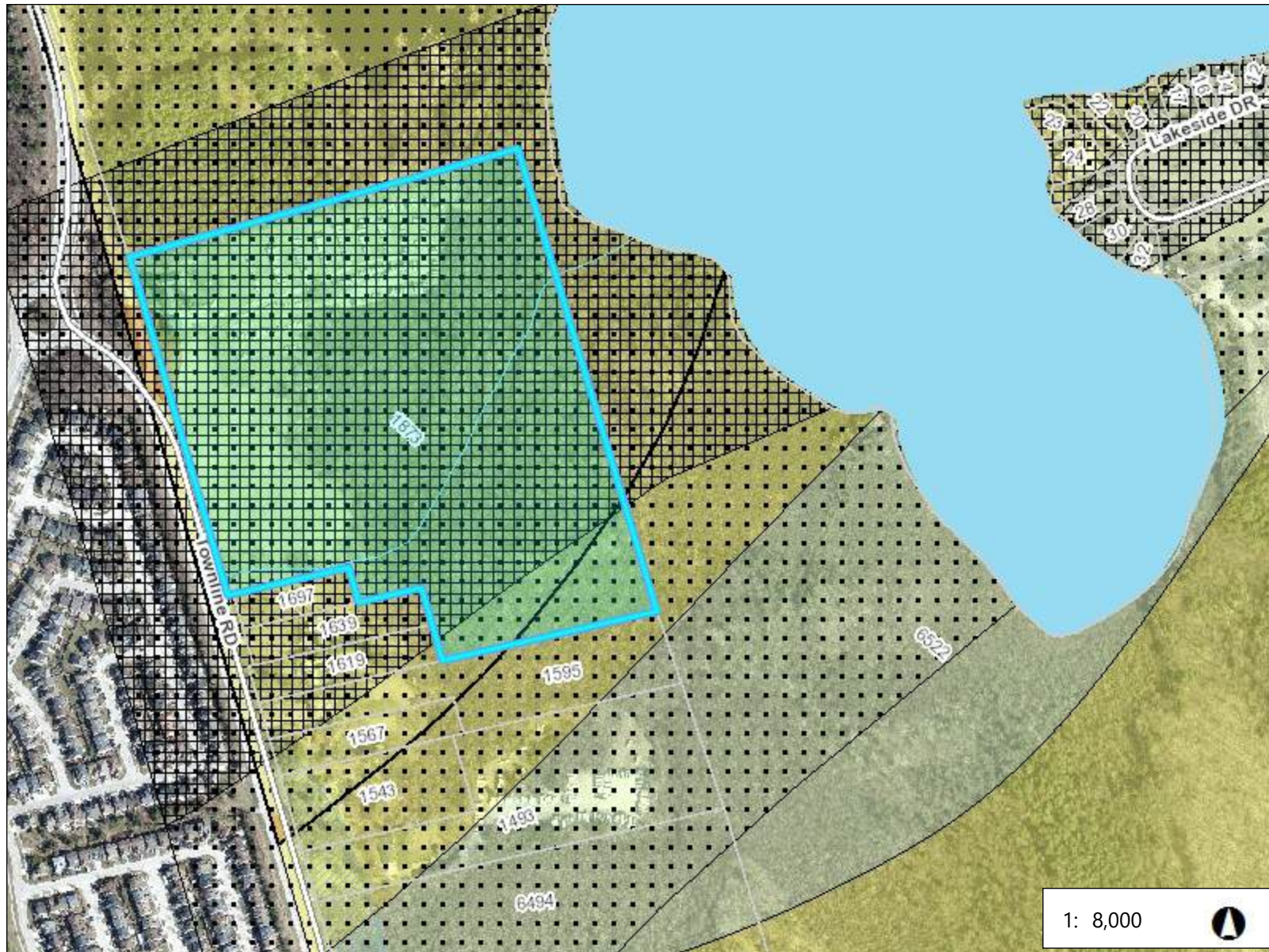
Fill out this section if there are any provincially prescribed instruments that apply to or are registered for the property. This includes Nutrient Management Strategies, Nutrient Management Plans and Non-Agricultural Source Material Plans.

### **3.12 None of the above are applicable:**

Check that none of the above sections in Part 3 are applicable to the application. This section should only be checked if none of the other sections have been checked.

## **Section 4 - Declaration:**

Either the owner or the applicant must sign and date the form.



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Well Locations
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

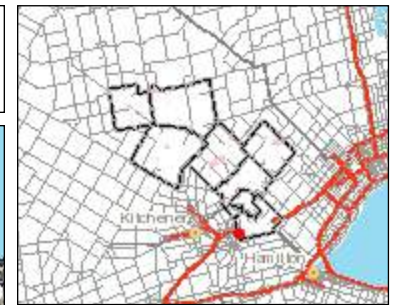
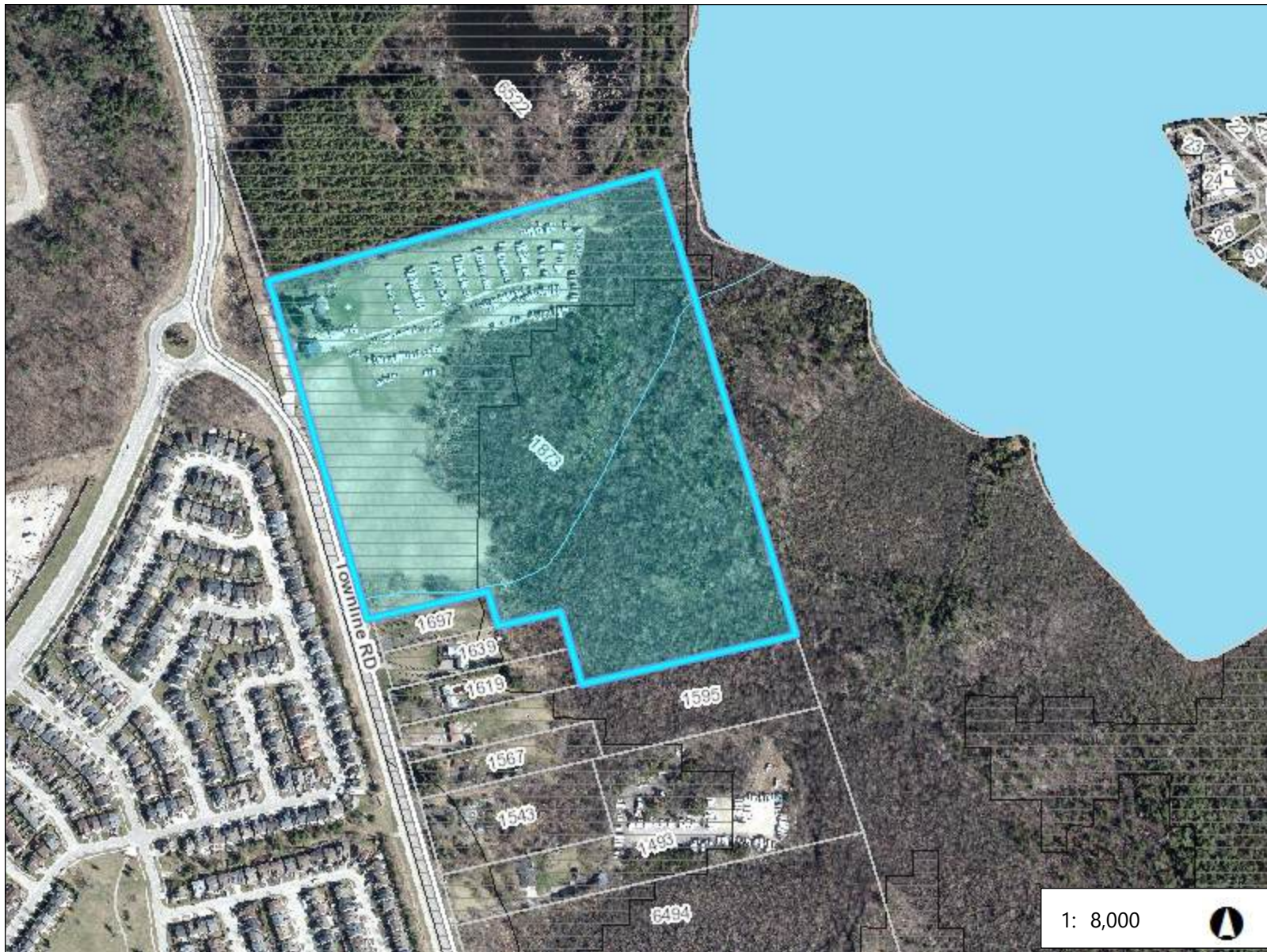
1: 8,000



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Notes



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Well Locations
- WHPA Q1\_Q2\_Boundary
- WHPA Q1\_Q2**
  - Approved
  - Draft
- SGRA
- RoadsLookup

1: 8,000

0.4 0 0.20 0.4 Kilometers



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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



September 29, 2022

Via email

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re:** Pre-Consultation – Proposed Zoning By-law Amendment  
1873 Townline Road, Puslinch  
R. Dan Quinnell & Gerritje Quinnell

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Pre-Consultation Request for Zoning By-law Amendment at 1873 Townline Road in the Township of Puslinch.

#### **GRCA Comments**

The property contains the following features of interest to the GRCA: the Puslinch Lake Irish Creek Provincially Significant Wetland Complex, floodplain, slope valley, and the regulated allowance to these features (see attached resource mapping). Information currently available at this office suggests that part of the property proposed for site-specific regulation includes a portion of the Puslinch Lake Irish Creek Provincially Significant Wetland Complex. The GRCA would not be supportive of a site-specific regulation for these lands as the Provincial Policy Statement (PPS, 2020) does not permit development (including a change in land use) within a Provincially Significant Wetland in Ontario Ecoregion 6E.

The GRCA would request the following information in support of the proposed Zoning By-law Amendment:

1. A wetland boundary delineation performed by a qualified professional and subsequent verification by the GRCA.
2. An Environmental Impact Study (EIS) demonstrating no negative or adverse hydrological or ecological impacts on the wetland resulting from the proposed land use. The EIS should follow GRCA guidelines and submission standards for wetlands (GRCA, 2005).
3. An EIS Terms of Reference (TOR) circulated to the GRCA for review and approval prior to undertaking the EIS.
4. If earthworks are proposed, please circulate grading and stormwater management plans (as applicable) to GRCA for review and approval.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township of Puslinch consider the applicable policies in their review of this application.

Should you have any questions, please contact me at 519-621-2236 ext. 2236 or [clorenz@grandriver.ca](mailto:clorenz@grandriver.ca).

Sincerely,



Chris Lorenz, M.Sc.  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Copy: County of Wellington (via email)



1873 Townline Rd, Puslinch - 2020



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



NAD 1983 UTM Zone 17N

Scale: 3,153



GRCA





### Comment Summary – Zoning By-law Amendment Application – Quinnell

Consultant	Comments
GM BluePlan - Engineers	Since there is no development proposed on the subject property, we find the Concept Plan prepared by MHBC satisfactory from an engineering perspective and do not have any comments.
County of Wellington Planning	See letter attached
Ecologist	See letter attached
Township Hydrogeologist	Given that there are no proposed changes to grading, water supply or septic systems, we do not have any comments regarding this application from a hydrogeological perspective.
Township of Puslinch Fire Department	Puslinch Fire and Rescue Services have no concern with the zoning bylaw amendment providing adequate access is maintained to the storage area for the response of emergency vehicles.
Township of Puslinch Building Department	<a href="#">My comments remain the same as previously noted</a>
Township of Puslinch Public Works	No comments received
Township of Puslinch By-law	The subject property has been inspected by the previous By-law Officer on January 10, 2022. Without the benefit of a Site Visit myself, I will be relying on the previous officer's inspection



notes and photos taken during the site inspection. By-law would like to make the following comments:

**Required**

- Black Portable sign located at the entrance to the property and a white sign located above the barn structure door both advertising “Dan’s RV Storage”(photo attached). In accordance with Section 3.7 of the Township of Puslinch Sign By-law 9/91, Portable signs are prohibited. The Black portable sign would have to be removed. The Sign By-law does allow a maximum of one sign, used for identification or advertisement, may be erected remote from a place of business provided such business is located within the Township. Subject to success in the Zoning Amendment, the applicant may be able to obtain a sign permit for a permanent advertisement sign. Please review the Township of Puslinch Sign By-law 9/91, for Sign Regulations. Please note that Townline Rd is under the jurisdiction of the Region of Waterloo, an additional permit and/or approval may also be required by the Region of Waterloo before approval is given by the Township of Puslinch.

**Pre-cautionary**

Aside from the Zoning By-law, It is recommended that the Applicant review the rest of the By-laws to ensure that the property remains in compliance. This includes but is not limited to the Noise By-law 5001-05, Property Standards By-law 10/20,



Sign By-law 9/91, Site Alteration By-law 31/12 and Fortification By-law 54/12. A directory of Township of Puslinch By-laws for reference purposes can be found at the following link: <https://puslinch.ca/government/by-laws/>.

Please see the below list of concerns from a pre-cautionary perspective for the applicant to be aware of:

- If the applicant is successful in a Zoning Amendment and becomes authorized to conduct and operate an RV Storage yard, Section 4.1 (e) of the Property Standards By-law 2020-010 states that wrecked, dismantled, derelict, inoperative, discarded, unused or unlicensed vehicles or trailers are not permitted to be stored on the property. If the applicant would like to store these types of vehicles or trailers, there must be an arrangement in place to prevent an unsafe condition or unsightly condition and be screened from the view of an adjacent property.
- If the applicant is successful in a Zoning Amendment and becomes authorized to conduct and operate an RV Storage yard, the overall maintenance of the Storage yard, such as waste, must be kept and in compliance with the standards prescribed by the Property Standards By-law 2020-010.
- It does not appear the Applicant is proposing a fence around the perimeter of the RV Storage yard. If the Applicant would like to in the future, it is highly



	<p>recommended that the Applicant consult with the Township of Puslinch Fortification By-law 54/12 prior.</p> <ul style="list-style-type: none"><li>• I defer comments regarding the Zoning By-law to the County of Wellington.</li></ul>
Source Water	See letter attached
GRCA	See letter attached



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT  
MEAGAN FERRIS, RPP MCIP MANAGER OF PLANNING AND ENVIRONMENT  
TEL: (519) 837-2600 EXT. 2120  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

July 27<sup>th</sup>, 2023

Courtenay Hoytfox  
CAO (Acting)  
Township of Puslinch  
7404 Wellington County Rd 34  
Puslinch, On  
N0B 2J0

Dear Ms. Hoytfox:

**Re: ZONING BY-LAW AMMENDMENT – Initial Comments  
1873 Townline Road – Dan and Gerritje Quinnell  
Township of Puslinch**

---

Please find the preliminary Planning comments below in reference to the above noted Zoning By-law amendment based on our *preliminary* review of the documents below. These comments are provided based on an initial review of the following (below) submitted items as they relate specifically to planning.

### **Reports Submitted:**

- Cover Letter prepared by MHBC dated July 17<sup>th</sup>, 2023
- Conceptual Plan prepared by MHBC dated October 2022
- Planning Justification Report prepared by MHBC dated July 2023

### **Planning Comments:**

#### **General**

1. As part of the planning pre-consultation notes, it was noted that an Environmental Impact Study would be required by the County to address provincial and County policies regarding impacts to the features that are abutting the subject lands. This was also a request of the GRCA. This study has not been submitted. Comments from the Township Ecologist, including suggested submission requirements also do not appear to have been addressed.

The applicant's planner has identified that because the use is existing and this study is not required, this is part due to comments prepared by the Township's Environmental Consultant. There have also been encroachments into the natural features and it was anticipated from the County that an environmental review would still take place and rehabilitation would be considered. Development has taken place *within* a Provincially Significant Wetland which is not permitted by Provincial or County Policy.

2. It is understood that this portion of Townline Road is within the jurisdiction of the Region of Waterloo. They will need to be circulated on this development proposal. It is also recommended that if deemed complete that the County of Wellington Roads Department also be formally circulated.
3. It is noted that the subject lands has been through the consent process and a conditional consent has been granted on site via application B101-21. Compatibility of this use in relation to the new lot will need to be considered.

4. It is noted that the Planning Justification report has not considered the Provincial Growth Plan as part of its review. This policy document is still in force and effect. A 30 m setback from the wetland is required under current policies.

#### **Official Plan**

5. The subject property is located within the Rural System on lands that are designated as Secondary Agricultural and Core Greenlands and Greenlands System. The features on site are: Provincially Significant Wetlands, Slope Valley (GRCA regulated), Significant Woodlands, Floodplain (GRCA) Wetlands Environmentally Sensitive Area, and Life Science Area of Natural and Scientific Interest. Based on aerial photos, historical, incremental encroachment into these areas has occurred.

Although development is existing, it appears development has taken place within a Provincially Significant Wetland which is not permitted within the County Official Plan. The Official Plan defined “development to includes a change in use that requires approval under the Planning Act, such as the subject application.

6. Within the Secondary Agricultural Area, “small-scale” uses may be considered subject to Section 6.5.5 of the Official Plan. The criteria to be met includes: appropriate servicing; land use compatibility; need for a non-urban use including market requirements, land requirements and compatibility issues, the use shall not hinder agriculture or mineral aggregate operations, and the use will need to be small scale. There are concerns from staff that the overall area and associated land use compatibility are not adequately addressed.

#### **Zoning**

7. The subject lands are zoned as Agriculture (A) Zone, Natural Environment (NE) Zone, and Environmental Protection Overlay. The uses is proposed in both Zones.
8. This use does not meet the provisions for a Home Occupation which has triggered the need to legalize the use through the subject amendment. Historical development/encroachment has occurred within the Natural Environment (NE) Zone and Environmental Protection Overlay
9. *Proposed Zoning* - The Zoning By-law amendment request seeks to establish permissions for the use; however, provisions related to area/scale, setbacks from natural features etc. have not been proposed.

These comments are intended to provide initial feedback to the applicant and Township on the initial Zoning By-law submission. As more information is provided and detailed review of the application is completed more comments may arise. I trust these initial comments will be of assistance.

Regards,

“  


Meagan Ferris, RPP MCIP  
Manager of Planning and Environment

July 20, 2023

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario, NOB 2J0

Attention: Justine Brotherston, Deputy Clerk

Re: **Ecology Peer Review of Zoning By-law Amendment Application Materials  
for 1873 Townline Road, Cambridge, Ontario  
File #DII/PRE/1873Townline**

Dear Ms. Brotherston:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this peer review letter for the Township of Puslinch (Township) pertaining to 1873 Townline Road in Cambridge, Ontario. Azimuth previously provided peer review services during the pre-consultation stage of the application. The ecology peer review scope was to review documents comprising the Zoning By-law Amendment (ZBA) Application for the above property to confirm application completeness from a natural heritage perspective. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following ZBA Application documents on behalf of the Township:

- 1) A ZBA Application Form (dated July 13, 2023) and cover letter (dated July 17, 2023);
- 2) A pre-consultation comment summary;
- 3) A Planning Justification Report prepared by MHBC (dated July 2023);
- 4) A Drinking Water Source Protection Screening Form (dated July 11, 2023); and,
- 5) Revised Concept Plan prepared by MHBC (dated October 24, 2022);

It has been proposed that the approximate 2.4 hectare (ha) portion of the property currently used for outdoor recreational vehicle storage be re-zoned to conform with Township zoning policies.

It is recognized that the outdoor recreational vehicle storage area on the property is pre-existing, and that no new development or site alteration is proposed. It is also recognized



that the storage area is outside of the Puslinch Lake Irish Creek Provincially Significant Wetland (PSW) Complex/woodland limit mapped by the Grand River Conservation Authority (GRCA), and will remain outside of the PSW/woodland (including the southwestern portion of the limit surveyed by J.D. Barnes in 2022). Azimuth is in agreement with MHBC's Planning Justification Report recommendation that an Environmental Impact Study is not applicable in this case.

The PSW/woodland limit is also mapped as an Area of Natural and Scientific Interest (ANSI) and may provide habitat function for Species at Risk. Consistent with provincial policies and principles regarding protection of natural heritage features and functions, Township planning staff may still wish to request (as part of the re-zoning) that the applicant adjust the size of the storage area shown on the revised Concept Plan along the western and southern perimeter to accommodate a native species planted buffer for the PSW/woodland. The revised Concept Plan shows the western and southern limits of the storage area abut against the PSW/woodland edge. Accommodating an approximate 5 metre (m) buffer along the existing feature edge would help protect the feature moving forward and provide some enhancement of the feature edge. Based on the revised Concept Plan showing the 2022 survey (*i.e.* green dashed "Wetland Limit"), this surveyed length section of the larger PSW limit may already have a suitable naturally vegetated buffer.

Inclusion of an Edge Management Plan for the specified buffer area as part of the ZBA Application is encouraged. In addition, the revised Concept Plan is recommended to show that the entire storage area perimeter will be fenced (excluding the recommended buffer width) as part of re-zoning to avoid accidental encroachment into the adjacent PSW/woodland and potential SAR habitat. Accommodation for the existing path down to the lake could be achieved by including a gate at the path access point.





Once the recommended feature buffer and fencing have been addressed, the ZBA Application materials will be considered complete from an ecology perspective. We trust this document review is helpful. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

[REDACTED]  
Dr. Scott Tardf (th.t). Biology)  
Terrestrial Ecologist /

Cc:Lynne Banks, Development and Legislative Coordinator

July 27, 2023

**Memorandum**

To: Lynne Banks- Development and Legislative Coordinator, Township of Puslinch

Cc: Meagan Ferris- Manager of Planning and Environment, Wellington County

From: Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

**RE:1873 Townline Road, Township of Puslinch-ZoningBy-law Amendment**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application.

Based on our review of the submitted documents, WSWP have no objections to this proposal subject to the following requirements and conditions:

1. Pursuant to the *Clean Water Act*, a Notice is required for this application. Please see attached.
2. That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
  - a. A Salt Management Plan to manage winter maintenance activities;
  - b. A liquid fuel handling / storage and spill response procedure;

**Further information**

Given the sites location in the vulnerable areas (see attached mapping) further information is required pertaining to winter maintenance activities and fuel handling and storage.

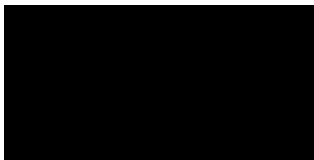
Regarding fuel, it is assumed that there will be fuel contained in the recreational vehicles and boats on site. Given that there is potential for a spill, a liquid fuel handling / storage and spill response procedure is requested.



The site is located in an Issue Contributing Area (ICA) for both Chloride and Sodium. Typically, a Risk Management Plan is required for the management of winter maintenance activities, for sites within these areas however, given the nature of this development, a Salt Management Plan is being requested. Please see the attached guidance measures and contact the undersigned if questions arise.

For more information, please contact the undersigned.

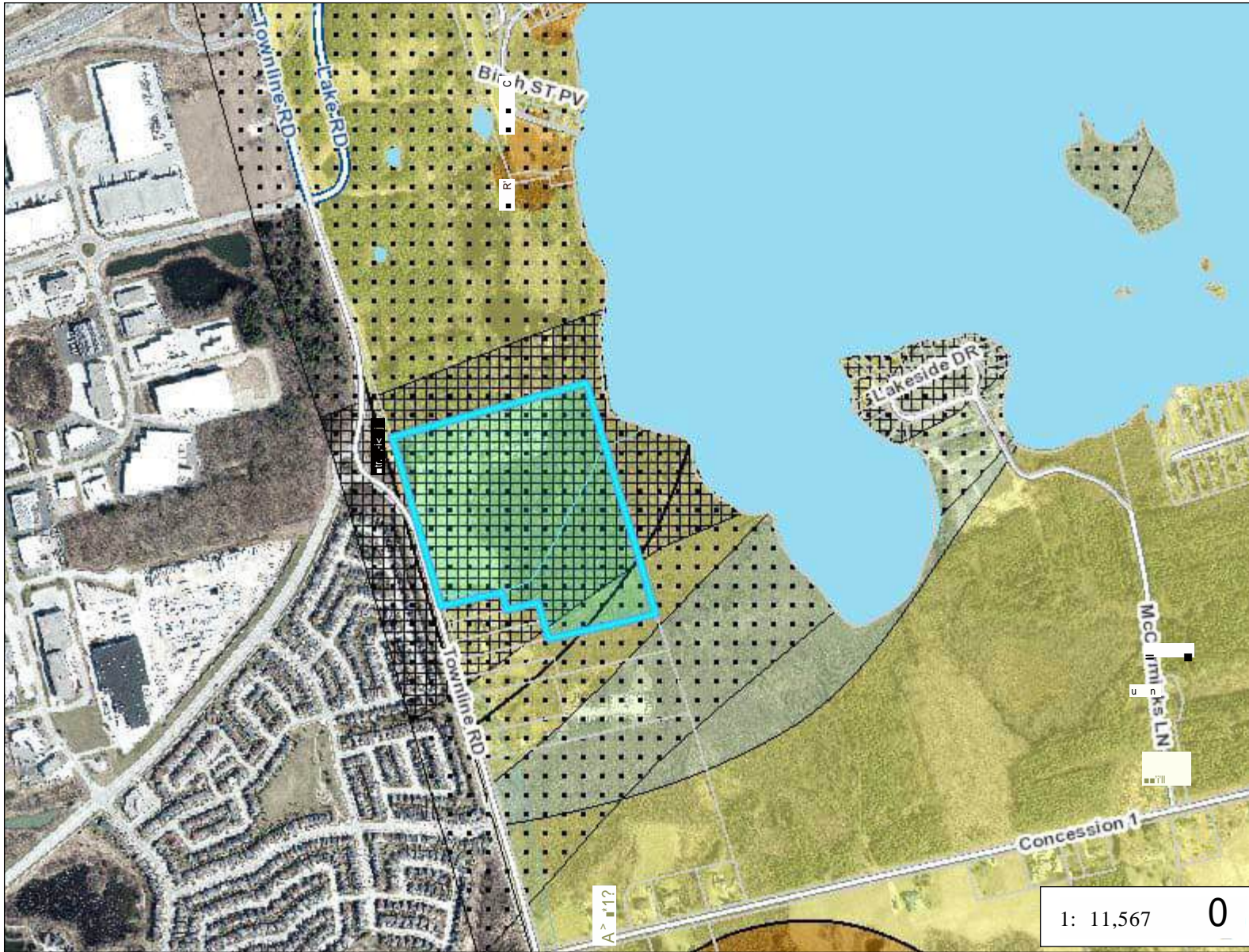
Sincerely,



2023/07/27

David Walker, Source Protection Coordinator  
519-846-9691 ext 236  
[dwalker@centrewellington.ca](mailto:dwalker@centrewellington.ca)

Attachments: WHPA Maps  
WMMP Measures



0.6 0 0.29 0.6 Kilometers


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022



1: 5,784 

0.3 0 0.15 0.3 Kilometers

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

## Winter Maintenance (Management Plan) Measures

1. If the property ownership changes, the responsible party shall provide written notice to the Risk Management Official (RMO) within 30 days of the ownership transfer.
2. The owner shall inform the RMO in writing of the name and contact information for the person responsible for the maintenance of the property (e.g. operations manager, building manager, superintendant, contractor) within 30 days of the person being hired.
3. Introductory training sessions for new employees/contractors shall include an overview of Source Water Protection, why it is important, the location of the local drinking water source and vulnerable areas, and information about activities or products at the facility that may pose a significant threat to the drinking water source. The measures in the winter maintenance chemical management plan will be reviewed and staff responsibilities will be explained.
4. Employees/contractors responsible for spill response shall be trained to understand the contents of the Spill Response Plan and know the location and proper use of spill response supplies and personal protective equipment. Employee training shall be refreshed periodically as set out in the Spill Response Plan.
5. Employees shall be trained whenever new equipment is installed, new procedures are implemented, or new products are introduced. They should be familiar with the hazards associated with the material they are using and be aware of potential sources of contamination.
6. Monthly inspections of all winter maintenance chemical storage areas shall be conducted on the schedule set out in this plan. A checklist log shall be maintained that includes the following:
  - the date and person(s) responsible for the inspections
  - condition of all items inspected
  - condition of leak detection and spills prevention systems (valves, overflow protection, secondary containment, etc.) where applicable.
7. Checklist logs from periodic inspections shall be kept on site and made available to the RMO/RMI upon request.
8. All records required as part of this winter maintenance chemical management plan shall be kept on site for a period of five (5) years from date of creation and made available to Risk Management Official and/or Risk Management Inspector (RMO/RMI) upon request.

9. Records of employee training regarding the winter maintenance chemical management plan and Spill Response Plan shall be maintained and provided to the RMO/RMI upon request.
10. An up-to-date Safety Data Sheet (SDS) and/or Safety Data Sheet (SDS), available from the product's supplier, should be available on-site for each product stored.
11. The responsible party shall maintain and implement the spill prevention and response plan.
12. The facility shall have a Spill Prevention and Response Plan that specifies
  - a) the contents and location of the on-site spill response kit(s),
  - b) the specific procedures to be followed by the operator and/or staff in the event of any spill, reportable and non-reportable
  - c) Definition of reportable & non-reportable spills
  - d) contact information and protocol for reporting a reportable spill events to the SAC as well as the RMO/RMI,
  - e) procedures and forms for recording and reporting details about a reportable and non-reportable spill event,
  - f) the frequency of spill response training to be completed by staff,
  - g) procedure for receiving reportable and non-reportable spill events and recommending corrective actions to prevent a spill reoccurrence. The corrective actions and record of reportable and/or non-reportable spills shall be maintained.
13. The facility shall have a site plan that includes the locations of winter maintenance chemical storage and handling areas (including loading/unloading), location of spill kits/spill containment trays, location of drains within the building, direction of flow of the drains (using arrows), location of on-site well and septic system and any ditches or depressions present where drainage may flow. The site plan should also indicate the floor covering (ie concrete) and the outside covering (ie asphalt and gravel). This site plan should be posted in an accessible location with the spill response procedure and emergency contact numbers.
14. Spill response procedures, including the Spills Action Centre number (1-800-268-6060), shall be posted in an easy to find and read location for staff to use in the event of a spill.
15. Absorbent and/or containment materials, as specified in the Spill Response Plan for the facility, shall be on hand at all times for responding to spills of any reasonable size. The property shall have a Winter Maintenance Site Map that outlines the locations of:
  - winter maintenance chemical application areas
  - product storage areas
  - snow storage areas
  - drains, downspouts, and potential migratory pathways (i.e. wells, ditches,

depressions, storm sewers, etc.)

- areas to be closed off during winter maintenance season

A copy of the Winter Maintenance Site Map shall be posted in an accessible location with the spill prevention and response plan and, once completed, shall form part of this winter maintenance chemical management plan. The Winter Maintenance Site Map shall be reviewed annually and updated whenever any of the information pertaining to the content of the Winter Maintenance Site Map has changed. The Winter Maintenance Site Map shall include a version number and date. The Winter Maintenance Site Map shall be submitted to the Risk Management Official within sixty (60) days of the first date of occupancy. Subsequent updates of the Winter Maintenance Site Map shall be maintained on site and made available upon request.

16. Roof gutters and downspouts shall be directed away from or under paved or impermeable areas. If runoff to paved surfaces cannot be mitigated in this manner, directing roof runoff directly into storm sewers shall be considered.
17. All pavement on the subject property shall be maintained to prevent areas of ponding water, and allow for complete snow removal. Newly paved areas on the subject property shall be graded to prevent ponding.
18. Low traffic, under used, or high risk areas, walkways, and entrances shall be closed during the winter maintenance season. Examples include, but are not limited to, overflow parking areas, seasonal walkways, or redundant stairways.
19. Remove areas of drifting snow to ensure that reapplication of winter maintenance chemicals does not become necessary.
20. Clean up excess applied winter maintenance chemical prior to each precipitation event and at the end of the winter maintenance season.
21. Prepare and implement a winter maintenance strategy for temperatures below -10°C, when salt is less effective.
22. The owner shall notify the RMO of whether winter maintenance is to be dealt with in-house, or if a contractor will be hired within 30 days of date of signing the contract, if applicable. If a contract is to be negotiated with a contractor, clauses 3.2 and 3.3 will be required.
23. When a new winter maintenance contract is negotiated, a written agreement stating that the contractor understands, and will implement, the terms of the winter maintenance chemical management plan will be signed by the contractor and property owner/manager at the time of contractor hire. A copy of the agreement shall be made available upon request by RMO/RMI.



24. New winter maintenance contracts shall ensure that payment for road salt application services on the subject property is not based upon on the total amount of salt used. To encourage contractors to use less salt, the basis of payment for new contracts can be unit price per event or lump sum per season.
25. Any person responsible for winter maintenance chemical application to the parking lot shall complete the Smart About Salt™ training or equivalent and renew every 5 years. In addition, winter maintenance contractors will be required to maintain Smart About Salt™ certification or equivalent. In lieu of Smart About Salt™ training or certification, the responsible party is required to obtain agreement in writing from the RMO on an equivalent training or certification.
26. All onsite staff applying winter maintenance chemicals to areas other than the parking lot shall be provided with annual orientation training based on practices outlined in Transportation Association of Canada's entitled: Syntheses of Best Practices Road Salt Management (specifically Chapter 10 - Salt Use on Private Roads, Parking Lots and Walkways).  
  
<https://www.tac-atc.ca/sites/tac-atc.ca/files/site/doc/resources/roadsalt-10.pdf>
27. Snow shall be cleared prior to winter maintenance chemical application in order to maximize the effectiveness and minimize the quantity of product that needs to be applied.
28. The required and recommended measures outlined in Smart About Salt™ training and certification or equivalent shall be completed for the site. This includes, but is not limited to:
  - Weather and site condition logs
  - Application records
  - Inspection and training records
  - Spreader calibration logs
29. Product application practices and rates shall be adjusted to suit current and forecasted conditions for each product application event. The amount of residual road salt on the impervious areas will be assessed prior to product application and removed where excessive application has occurred.
30. Use an alternative to dry sodium chloride (rock salt) when current and forecasted temperatures is lower than -10 degrees Celsius (alternatives include Magnesium Chloride, Calcium Chloride, Calcium Magnesium Acetate, Potassium Acetate, plant-based additives, or abrasives).
31. Product application practices shall be annually reviewed to identify potential reductions in material use.

32. An accurate inventory shall be maintained that identifies all winter maintenance products stored onsite, including:
  - Amount
  - State (dry/solid or liquid)
  - Storage locations
  - Amount/state of product retained after the winter maintenance season
  - This inventory shall be updated on an annual basis.
33. Winter maintenance chemical containers shall be stored in a location that minimizes risk of spills due to collisions with vehicles, equipment, or other hazards and located away from floor drains, cracks, catch basins, ditches or any other potential pathways to groundwater or surface water.
34. Winter maintenance chemical storage containers shall be inspected at the beginning of the winter maintenance season and then on the schedule laid out in this plan. If a container is damaged in such a way as to cause a spill, it shall be replaced immediately.
35. The measures related to containers shall also apply to winter maintenance chemical storage in a shed, lean to, tarp structure and/or covered piles.
36. Uncovered, outside storage of winter maintenance chemicals is prohibited.
37. Snow storage areas shall not be located on top of catch basins, in ditches, etc. so as to not obstruct drainage at the site.
38. Snow storage area(s) shall be located on the low side of paved areas to alleviate the formation of ice as a result of meltwater, if possible.
39. Where possible, snow storage area shall be located directly up-gradient and in the immediate vicinity of a catch basin to minimize the area subject to meltwater runoff.
40. Litter, debris, salt and sediment from snow storage areas and site shall be collected and disposed of at the end of every winter maintenance season to prevent these materials from being released into the environment through precipitation, runoff, and snowmelt.
41. Snow shall not be stored in areas where it will impede the operations associated with Emergency Services (i.e. in front of fire hydrants, in fire lanes, etc.).
42. Record and retain documentation related to winter maintenance chemical and snow management by contractor and/or property management office for the calendar year, plus an additional five years, including:
  - Weather and site condition logs
  - Application records
  - Inspection and training records

- Spreader calibration logs, if applicable

43. Records of employee training regarding the winter maintenance chemical management plan, including winter maintenance chemical best management practices, and Spill Response Plan shall be maintained.

44. Inspections of all winter maintenance chemical storage areas shall be conducted monthly during the winter maintenance season. A checklist log shall be maintained that includes the following:

- Date and person(s) responsible for the inspections
- Condition of all items inspected
- Condition of secondary containment, traffic calming measures where applicable.



July 26, 2023  
Via email

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re:** Zoning By-law Amendment Application  
1873 Townline Road, Puslinch  
Applicant: Robert and Gerritje Quinnell  
Agent: MHBC Planning c/o Dave Aston

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for a proposed Zoning By-law Amendment to permit recreational vehicle storage on a portion of the subject property.

### **Recommendation**

The GRCA recommends deferral of this application until the applicant has had the opportunity to address GRCA comments below. The GRCA requests that a scoped Environmental Impact Study (EIS) be submitted in support of the proposed Zoning By-law Amendment application.

### **Documents Reviewed by Staff**

Staff have reviewed the following documents submitted with this application:

- Concept Plan, prepared by MHBC, dated October 24, 2022
- Planning Justification Report, prepared by MHBC, dated July 2023

The GRCA issued comments for this file as part of a pre-consultation request from the Township of Puslinch on September 29, 2022. These comments have been enclosed below.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that the majority of the subject property is regulated by the GRCA due to the presence of the following regulated features:

- Puslinch Lake Irish Creek Provincially Significant Wetland (PSW) Complex,
- Floodplain,
- Slope Valley, and
- The regulated allowance to these features

GRCA resource mapping has been enclosed below. Proposed future development within these regulated features will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

It is understood that the proposed site-specific zoning regulation to permit recreational trailer storage is adjacent to, and includes, land identified as Provincially Significant Wetland (PSW). It is further understood that grading and stormwater management will not be required to support trailer storage on the site.

To support the proposed Zoning By-law Amendment, the GRCA requests the following information:

1. A scoped Environmental Impact Study (EIS) demonstrating no negative or adverse impact on the wetland resulting from the proposed land use. A wetland boundary delineation, performed by a qualified professional and subsequently verified by the GRCA onsite, will be required as part of the EIS. The EIS should follow GRCA guidelines and submission standards for wetlands (GRCA, 2005) and include appropriate wetland setbacks with justification provided. It is recommended that Terms of Reference (TOR) for the EIS be prepared and circulated to the GRCA for review and comment prior to undertaking the EIS.

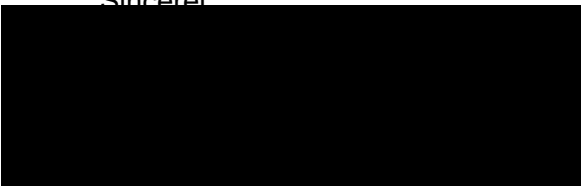
Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor Zoning By-law Amendment and the applicant will be invoiced in the amount of \$465 for the GRCA's review of this application.

**For municipal consideration**

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2236 or by email at [clorenz@grandriver.ca](mailto:clorenz@grandriver.ca).

Sincerely,



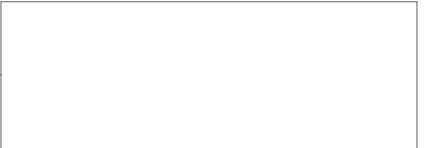
Chris Lorenz, M.Sc.  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping  
GRCA Pre-Consultation Comments

Copy: County or Wellington (via email)  
Robert and Gerritje Quinnell (via email)  
MHBC Planning c/o Dave Aston (via email)



1873 Townline Rd, Puslinch - 2020



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





September 29, 2022

Via email

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re:** Pre-Consultation – Proposed Zoning By-law Amendment  
1873 Townline Road, Puslinch  
R. Dan Quinnell & Gerritje Quinnell

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Pre-Consultation Request for Zoning By-law Amendment at 1873 Townline Road in the Township of Puslinch.

#### **GRCA Comments**

The property contains the following features of interest to the GRCA: the Puslinch Lake Irish Creek Provincially Significant Wetland Complex, floodplain, slope valley, and the regulated allowance to these features (see attached resource mapping). Information currently available at this office suggests that part of the property proposed for site-specific regulation includes a portion of the Puslinch Lake Irish Creek Provincially Significant Wetland Complex. The GRCA would not be supportive of a site-specific regulation for these lands as the Provincial Policy Statement (PPS, 2020) does not permit development (including a change in land use) within a Provincially Significant Wetland in Ontario Ecoregion 6E.

The GRCA would request the following information in support of the proposed Zoning By-law Amendment:

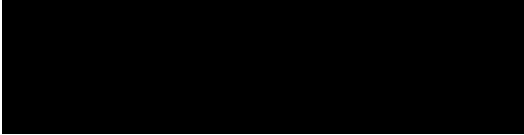
1. A wetland boundary delineation performed by a qualified professional and subsequent verification by the GRCA.
2. An Environmental Impact Study (EIS) demonstrating no negative or adverse hydrological or ecological impacts on the wetland resulting from the proposed land use. The EIS should follow GRCA guidelines and submission standards for wetlands (GRCA, 2005).
3. An EIS Terms of Reference (TOR) circulated to the GRCA for review and approval prior to undertaking the EIS.
4. If earthworks are proposed, please circulate grading and stormwater management plans (as applicable) to GRCA for review and approval.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township of Puslinch consider the applicable policies in their review of this application.



Should you have any questions, please contact me at 519-621-2236 ext. 2236 or [clorenz@grandriver.ca](mailto:clorenz@grandriver.ca).

Sincerely,



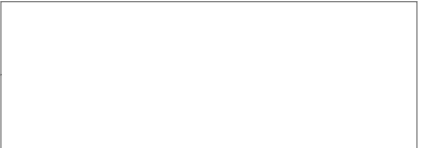
Chris Lorenz, M.Sc.  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Copy: County of Wellington (via email)



1873 Townline Rd, Puslinch - 2020

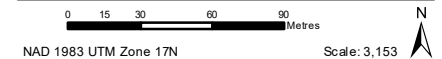


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
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  - Oversteep
  - Steep
- Slope Erosion (GRCA)
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  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
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**Comments – Zoning By-law Amendment Application – Quinnell**

**Updated with all comments received to date**

<b>Consultant</b>	<b>Comments</b>
GM BluePlan - Engineers	No comments to be addressed from the 1 <sup>st</sup> submission
County of Wellington Planning	See email attached
Ecologist	<p>1. See letter attached</p> <p>2. The outstanding items below to be addressed as part of the zoning application:</p> <ul style="list-style-type: none"> <li>- Clarify the inter-post spacing;</li> <li>- Install demarcation posts at suitable spacing around the entire current perimeter of the outdoor storage area to also protect the other natural heritage features (e.g. woodlands, ANSI, potential habitat for Species at Risk and Significant Wildlife Habitat) in addition to the wetland feature; and,</li> <li>- Should the Township wish for the Edge Management Plan to be reviewed by a professional ecologist, Azimuth would be pleased to provide this additional peer review service under a separate scope.</li> </ul>
Township Hydrogeologist	No comments to be addressed from the 1 <sup>st</sup> submission
Township of Puslinch Fire Department	No comments to be addressed from the 1 <sup>st</sup> submission



Township of Puslinch Building Department	Comments remain the same as previously noted
Township of Puslinch By-law	<p>The subject property has been inspected by the previous By-law Officer on January 10, 2022. Without the benefit of a Site Visit myself, I will be relying on the previous officer's inspection notes and photos taken during the site inspection. By-law would like to make the following comments:</p> <p><b><u>Required</u></b></p> <ul style="list-style-type: none"><li>• Black Portable sign located at the entrance to the property and a white sign located above the barn structure door both advertising "Dan's RV Storage"(photo attached). In accordance with Section 3.7 of the Township of Puslinch Sign By-law 9/91, Portable signs are prohibited. The Black portable sign would have to be removed. The Sign By-law does allow a maximum of one sign, used for identification or advertisement, may be erected remote from a place of business provided such business is located within the Township. Subject to success in the Zoning Amendment, the applicant may be able to obtain a sign permit for a permanent advertisement sign. Please review the Township of Puslinch Sign By-law 9/91, for Sign Regulations. Please note that Townline Rd is under the jurisdiction of the Region of Waterloo, an additional permit and/or approval may also be required by the Region of Waterloo before approval is given by the Township of Puslinch.</li></ul>



### **Pre-cautionary**

Aside from the Zoning By-law, It is recommended that the Applicant review the rest of the By-laws to ensure that the property remains in compliance. This includes but is not limited to the Noise By-law 5001-05, Property Standards By-law 10/20, Sign By-law 9/91, Site Alteration By-law 31/12 and Fortification By-law 54/12. A directory of Township of Puslinch By-laws for reference purposes can be found at the following link: <https://puslinch.ca/government/by-laws/>.

Please see the below list of concerns from a pre-cautionary perspective for the applicant to be aware of:

- If the applicant is successful in a Zoning Amendment and becomes authorized to conduct and operate an RV Storage yard, Section 4.1 (e) of the Property Standards By-law 2020-010 states that wrecked, dismantled, derelict, inoperative, discarded, unused or unlicensed vehicles or trailers are not permitted to be stored on the property. If the applicant would like to store these types of vehicles or trailers, there must be an arrangement in place to prevent an unsafe condition or unsightly condition and be screened from the view of an adjacent property.
- If the applicant is successful in a Zoning Amendment and becomes authorized to conduct and operate an RV Storage yard, the overall maintenance of the Storage yard, such as waste, must be kept and in compliance



	<p>with the standards prescribed by the Property Standards By-law 2020-010.</p> <ul style="list-style-type: none"><li>• It does not appear the Applicant is proposing a fence around the perimeter of the RV Storage yard. If the Applicant would like to in the future, it is highly recommended that the Applicant consult with the Township of Puslinch Fortification By-law 54/12 prior.</li><li>• I defer comments regarding the Zoning By-law to the County of Wellington.</li></ul>
Source Water	See letter attached
GRCA	See letter attached
Region of Waterloo	No objection

**From:** [Meagan Ferris](#)  
**To:** [Lynne Banks](#)  
**Subject:** FW: 1873 Towlne Rd - Quinnell  
**Date:** Friday, March 15, 2024 3:45:21 PM  
**Attachments:** [image001.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[22269A 1873 Towlne Road - Comment Summary Submission Nov 9 2023.pdf](#)  
[DOCS ADMIN-#4626673-v1-Region of Waterloo Comments - 1873 Towlne Road Puslinch.PDF](#)  
[FW 1873 Towlne Rd - Zoning By-law Amendment Application.msg](#)

**Importance:** High  
**Sensitivity:** Confidential

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Hi Lynne:

I've reviewed this file and my understanding was that there was two primary outstanding items to resolve – (i) a response to Azimuths comments and (ii) comments from the Region of Waterloo. The latter has been provided!

Based on the November 9<sup>th</sup> comment summary received from MHBC, the applicant responded to Azimuth, this was responded to by Azimuth and a follow up to Azimuth was provided by the application (attached in the email). The applicant has committed to providing a signage location and also an edge management plan; however these have not been provided. I am assuming the signage location can easily be addressed once deemed complete as can the edge management plan; however, the edge management plan may take a bit a time to review if not submitted and reviewed once the application is deemed complete. If so, we could propose it as part of a holding provision applicable to the site.

From the planning perspective, the applicant has not resolved our concerns regarding the use and scale, as the County and the applicant have different opinions. As this is unresolvable, this will need to be considered by Council when the Public Meeting report and when I provide my recommendation report.

*Review of comment summary letter provided to the Township:*

- GM Blue Plan asked for a site plan – the Applicant said they *could* provide one in their Nov 9<sup>th</sup> submission letter, but I don't believe it has been provided. MHBC also noted a site plan isn't normally required, which is accurate, but having it may be helpful.

Suggestion:

- I would suggest asking the applicant for an update on when they plan to submit the site plan and items identified in their email dated November 28<sup>th</sup>.
- Township needs to be satisfied all other commentators comments are addressed. I don't appear to have a copy of the "initial comments" package as part of the 2<sup>nd</sup> phase pre-consultation in our files.

What's the next steps and can we set up timelines for PDAC and reports?

Have a great weekend!



Environmental Assessments & Approvals

July 20, 2023

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario, NOB 2J0

Attention: Justine Brotherston, Deputy Clerk

Re: **Ecology Peer Review of Zoning By-law Amendment Application Materials  
for 1873 Townline Road, Cambridge, Ontario  
File #DII/PRE/1873Townline**

Dear Ms. Brotherston:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this peer review letter for the Township of Puslinch (Township) pertaining to 1873 Townline Road in Cambridge, Ontario. Azimuth previously provided peer review services during the pre-consultation stage of the application. The ecology peer review scope was to review documents comprising the Zoning By-law Amendment (ZBA) Application for the above property to confirm application completeness from a natural heritage perspective. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following ZBA Application documents on behalf of the Township:

- 1) A ZBA Application Form (dated July 13, 2023) and cover letter (dated July 17, 2023);
- 2) A pre-consultation comment summary;
- 3) A Planning Justification Report prepared by MHBC (dated July 2023);
- 4) A Drinking Water Source Protection Screening Form (dated July 11, 2023); and,
- 5) Revised Concept Plan prepared by MHBC (dated October 24, 2022);

It has been proposed that the approximate 2.4 hectare (ha) portion of the property currently used for outdoor recreational vehicle storage be re-zoned to conform with Township zoning policies.

It is recognized that the outdoor recreational vehicle storage area on the property is pre-existing, and that no new development or site alteration is proposed. It is also recognized





that the storage area is outside of the Puslinch Lake Irish Creek Provincially Significant Wetland (PSW) Complex/woodland limit mapped by the Grand River Conservation Authority (GRCA), and will remain outside of the PSW/woodland (including the southwestern portion of the limit surveyed by J.D. Barnes in 2022). Azimuth is in agreement with MHBC's Planning Justification Report recommendation that an Environmental Impact Study is not applicable in this case.


The PSW/woodland limit is also mapped as an Area of Natural and Scientific Interest (ANSI) and may provide habitat function for Species at Risk. Consistent with provincial policies and principles regarding protection of natural heritage features and functions, Township planning staff may still wish to request (as part of the re-zoning) that the applicant adjust the size of the storage area shown on the revised Concept Plan along the western and southern perimeter to accommodate a native species planted buffer for the PSW/woodland. The revised Concept Plan shows the western and southern limits of the storage area abut against the PSW/woodland edge. Accommodating an approximate 5 metre (m) buffer along the existing feature edge would help protect the feature moving forward and provide some enhancement of the feature edge. Based on the revised Concept Plan showing the 2022 survey (*i.e.* green dashed "Wetland Limit"), this surveyed length section of the larger PSW limit may already have a suitable naturally vegetated buffer.

Inclusion of an Edge Management Plan for the specified buffer area as part of the ZBA Application is encouraged. In addition, the revised Concept Plan is recommended to show that the entire storage area perimeter will be fenced (excluding the recommended buffer width) as part of re-zoning to avoid accidental encroachment into the adjacent PSW/woodland and potential SAR habitat. Accommodation for the existing path down to the lake could be achieved by including a gate at the path access point.



Once the recommended feature buffer and fencing have been addressed, the ZBA Application materials will be considered complete from an ecology perspective. We trust this document review is helpful. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tardf (th.t). Biology)  
Terrestrial Ecologist /

Cc:Lynne Banks, Development and Legislative Coordinator

July 27, 2023

**Memorandum**

To: Lynne Banks- Development and Legislative Coordinator, Township of Puslinch

Cc: Meagan Ferris- Manager of Planning and Environment, Wellington County

From: Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

**RE:1873 Townline Road, Township of Puslinch-ZoningBy-law Amendment**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application.

Based on our review of the submitted documents, WSWP have no objections to this proposal subject to the following requirements and conditions:

1. Pursuant to the *Clean Water Act*, a Notice is required for this application. Please see attached.
2. That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
  - a. A Salt Management Plan to manage winter maintenance activities;
  - b. A liquid fuel handling / storage and spill response procedure;

**Further information**

Given the sites location in the vulnerable areas (see attached mapping) further information is required pertaining to winter maintenance activities and fuel handling and storage.

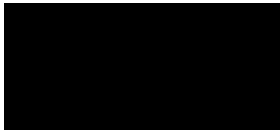
Regarding fuel, it is assumed that there will be fuel contained in the recreational vehicles and boats on site. Given that there is potential for a spill, a liquid fuel handling / storage and spill response procedure is requested.



The site is located in an Issue Contributing Area (ICA) for both Chloride and Sodium. Typically, a Risk Management Plan is required for the management of winter maintenance activities, for sites within these areas however, given the nature of this development, a Salt Management Plan is being requested. Please see the attached guidance measures and contact the undersigned if questions arise.

For more information, please contact the undersigned.

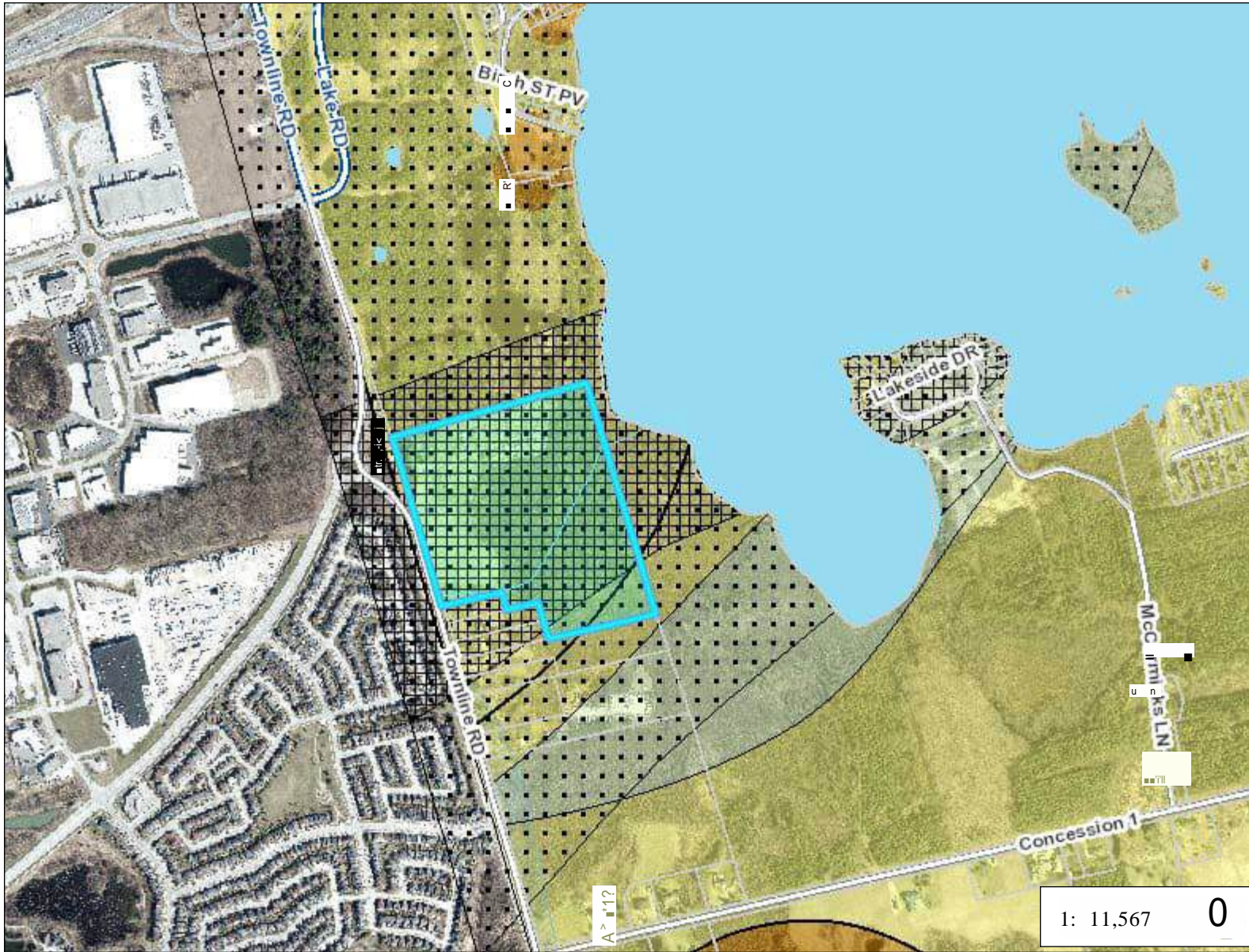
Sincerely,



2023/07/27

Danielle Walker, Source Protection Coordinator  
519-846-9691 ext 236  
[dwalker@centrewellington.ca](mailto:dwalker@centrewellington.ca)

Attachments: WHPA Maps  
WMMP Measures




0.6 0 0.29 0.6 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022



1: 5,784 

0.3 0 0.15 0.3 Kilometers

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

## Winter Maintenance (Management Plan) Measures

1. If the property ownership changes, the responsible party shall provide written notice to the Risk Management Official (RMO) within 30 days of the ownership transfer.
2. The owner shall inform the RMO in writing of the name and contact information for the person responsible for the maintenance of the property (e.g. operations manager, building manager, superintendant, contractor) within 30 days of the person being hired.
3. Introductory training sessions for new employees/contractors shall include an overview of Source Water Protection, why it is important, the location of the local drinking water source and vulnerable areas, and information about activities or products at the facility that may pose a significant threat to the drinking water source. The measures in the winter maintenance chemical management plan will be reviewed and staff responsibilities will be explained.
4. Employees/contractors responsible for spill response shall be trained to understand the contents of the Spill Response Plan and know the location and proper use of spill response supplies and personal protective equipment. Employee training shall be refreshed periodically as set out in the Spill Response Plan.
5. Employees shall be trained whenever new equipment is installed, new procedures are implemented, or new products are introduced. They should be familiar with the hazards associated with the material they are using and be aware of potential sources of contamination.
6. Monthly inspections of all winter maintenance chemical storage areas shall be conducted on the schedule set out in this plan. A checklist log shall be maintained that includes the following:
  - the date and person(s) responsible for the inspections
  - condition of all items inspected
  - condition of leak detection and spills prevention systems (valves, overfill protection, secondary containment, etc.) where applicable.
7. Checklist logs from periodic inspections shall be kept on site and made available to the RMO/RMI upon request.
8. All records required as part of this winter maintenance chemical management plan shall be kept on site for a period of five (5) years from date of creation and made available to Risk Management Official and/or Risk Management Inspector (RMO/RMI) upon request.

9. Records of employee training regarding the winter maintenance chemical management plan and Spill Response Plan shall be maintained and provided to the RMO/RMI upon request.
10. An up-to-date Safety Data Sheet (SDS) and/or Safety Data Sheet (SDS), available from the product's supplier, should be available on-site for each product stored.
11. The responsible party shall maintain and implement the spill prevention and response plan.
12. The facility shall have a Spill Prevention and Response Plan that specifies
  - a) the contents and location of the on-site spill response kit(s),
  - b) the specific procedures to be followed by the operator and/or staff in the event of any spill, reportable and non-reportable
  - c) Definition of reportable & non-reportable spills
  - d) contact information and protocol for reporting a reportable spill events to the SAC as well as the RMO/RMI,
  - e) procedures and forms for recording and reporting details about a reportable and non-reportable spill event,
  - f) the frequency of spill response training to be completed by staff,
  - g) procedure for receiving reportable and non-reportable spill events and recommending corrective actions to prevent a spill reoccurrence. The corrective actions and record of reportable and/or non-reportable spills shall be maintained.
13. The facility shall have a site plan that includes the locations of winter maintenance chemical storage and handling areas (including loading/unloading), location of spill kits/spill containment trays, location of drains within the building, direction of flow of the drains (using arrows), location of on-site well and septic system and any ditches or depressions present where drainage may flow. The site plan should also indicate the floor covering (ie concrete) and the outside covering (ie asphalt and gravel). This site plan should be posted in an accessible location with the spill response procedure and emergency contact numbers.
14. Spill response procedures, including the Spills Action Centre number (1-800-268-6060), shall be posted in an easy to find and read location for staff to use in the event of a spill.
15. Absorbent and/or containment materials, as specified in the Spill Response Plan for the facility, shall be on hand at all times for responding to spills of any reasonable size. The property shall have a Winter Maintenance Site Map that outlines the locations of:
  - winter maintenance chemical application areas
  - product storage areas
  - snow storage areas
  - drains, downspouts, and potential migratory pathways (i.e. wells, ditches,



depressions, storm sewers, etc.)

- areas to be closed off during winter maintenance season

A copy of the Winter Maintenance Site Map shall be posted in an accessible location with the spill prevention and response plan and, once completed, shall form part of this winter maintenance chemical management plan. The Winter Maintenance Site Map shall be reviewed annually and updated whenever any of the information pertaining to the content of the Winter Maintenance Site Map has changed. The Winter Maintenance Site Map shall include a version number and date. The Winter Maintenance Site Map shall be submitted to the Risk Management Official within sixty (60) days of the first date of occupancy. Subsequent updates of the Winter Maintenance Site Map shall be maintained on site and made available upon request.

16. Roof gutters and downspouts shall be directed away from or under paved or impermeable areas. If runoff to paved surfaces cannot be mitigated in this manner, directing roof runoff directly into storm sewers shall be considered.
17. All pavement on the subject property shall be maintained to prevent areas of ponding water, and allow for complete snow removal. Newly paved areas on the subject property shall be graded to prevent ponding.
18. Low traffic, under used, or high risk areas, walkways, and entrances shall be closed during the winter maintenance season. Examples include, but are not limited to, overflow parking areas, seasonal walkways, or redundant stairways.
19. Remove areas of drifting snow to ensure that reapplication of winter maintenance chemicals does not become necessary.
20. Clean up excess applied winter maintenance chemical prior to each precipitation event and at the end of the winter maintenance season.
21. Prepare and implement a winter maintenance strategy for temperatures below -10°C, when salt is less effective.
22. The owner shall notify the RMO of whether winter maintenance is to be dealt with in-house, or if a contractor will be hired within 30 days of date of signing the contract, if applicable. If a contract is to be negotiated with a contractor, clauses 3.2 and 3.3 will be required.
23. When a new winter maintenance contract is negotiated, a written agreement stating that the contractor understands, and will implement, the terms of the winter maintenance chemical management plan will be signed by the contractor and property owner/manager at the time of contractor hire. A copy of the agreement shall be made available upon request by RMO/RMI.

24. New winter maintenance contracts shall ensure that payment for road salt application services on the subject property is not based upon on the total amount of salt used. To encourage contractors to use less salt, the basis of payment for new contracts can be unit price per event or lump sum per season.
25. Any person responsible for winter maintenance chemical application to the parking lot shall complete the Smart About Salt™ training or equivalent and renew every 5 years. In addition, winter maintenance contractors will be required to maintain Smart About Salt™ certification or equivalent. In lieu of Smart About Salt™ training or certification, the responsible party is required to obtain agreement in writing from the RMO on an equivalent training or certification.
26. All onsite staff applying winter maintenance chemicals to areas other than the parking lot shall be provided with annual orientation training based on practices outlined in Transportation Association of Canada's entitled: Syntheses of Best Practices Road Salt Management (specifically Chapter 10 - Salt Use on Private Roads, Parking Lots and Walkways).  
  
<https://www.tac-atc.ca/sites/tac-atc.ca/files/site/doc/resources/roadsalt-10.pdf>
27. Snow shall be cleared prior to winter maintenance chemical application in order to maximize the effectiveness and minimize the quantity of product that needs to be applied.
28. The required and recommended measures outlined in Smart About Salt™ training and certification or equivalent shall be completed for the site. This includes, but is not limited to:
  - Weather and site condition logs
  - Application records
  - Inspection and training records
  - Spreader calibration logs
29. Product application practices and rates shall be adjusted to suit current and forecasted conditions for each product application event. The amount of residual road salt on the impervious areas will be assessed prior to product application and removed where excessive application has occurred.
30. Use an alternative to dry sodium chloride (rock salt) when current and forecasted temperatures is lower than -10 degrees Celsius (alternatives include Magnesium Chloride, Calcium Chloride, Calcium Magnesium Acetate, Potassium Acetate, plant-based additives, or abrasives).
31. Product application practices shall be annually reviewed to identify potential reductions in material use.

32. An accurate inventory shall be maintained that identifies all winter maintenance products stored onsite, including:
  - Amount
  - State (dry/solid or liquid)
  - Storage locations
  - Amount/state of product retained after the winter maintenance season
  - This inventory shall be updated on an annual basis.
33. Winter maintenance chemical containers shall be stored in a location that minimizes risk of spills due to collisions with vehicles, equipment, or other hazards and located away from floor drains, cracks, catch basins, ditches or any other potential pathways to groundwater or surface water.
34. Winter maintenance chemical storage containers shall be inspected at the beginning of the winter maintenance season and then on the schedule laid out in this plan. If a container is damaged in such a way as to cause a spill, it shall be replaced immediately.
35. The measures related to containers shall also apply to winter maintenance chemical storage in a shed, lean to, tarp structure and/or covered piles.
36. Uncovered, outside storage of winter maintenance chemicals is prohibited.
37. Snow storage areas shall not be located on top of catch basins, in ditches, etc. so as to not obstruct drainage at the site.
38. Snow storage area(s) shall be located on the low side of paved areas to alleviate the formation of ice as a result of meltwater, if possible.
39. Where possible, snow storage area shall be located directly up-gradient and in the immediate vicinity of a catch basin to minimize the area subject to meltwater runoff.
40. Litter, debris, salt and sediment from snow storage areas and site shall be collected and disposed of at the end of every winter maintenance season to prevent these materials from being released into the environment through precipitation, runoff, and snowmelt.
41. Snow shall not be stored in areas where it will impede the operations associated with Emergency Services (i.e. in front of fire hydrants, in fire lanes, etc.).
42. Record and retain documentation related to winter maintenance chemical and snow management by contractor and/or property management office for the calendar year, plus an additional five years, including:
  - Weather and site condition logs
  - Application records
  - Inspection and training records

- Spreader calibration logs, if applicable

43. Records of employee training regarding the winter maintenance chemical management plan, including winter maintenance chemical best management practices, and Spill Response Plan shall be maintained.

44. Inspections of all winter maintenance chemical storage areas shall be conducted monthly during the winter maintenance season. A checklist log shall be maintained that includes the following:

- Date and person(s) responsible for the inspections
- Condition of all items inspected
- Condition of secondary containment, traffic calming measures where applicable.

**From:** [Tyler Slaght](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Chris Lorenz](#)  
**Subject:** RE: 1873 Townline Rd - Zoning By-law Amendment Application  
**Date:** Thursday, January 11, 2024 12:41:48 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[1873 Townline Rd - Zoning By-law Amendment Application.msg](#)  
**Sensitivity:** Confidential

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Hi Lynne,

Please find attached an email that Dave Aston prepared following my conversation with him. My conversation with him took place after the agency discussion that included Megan Ferris from the County and I believe yourself? During this we identified that if the applicant met the recommendations of the Azimuth report then no further assessment was required.

We didn't hear back from anyone following the email from Dave. Please let me know if you have any questions.

Regards,

**Tyler Slaght, MCIP, RPP**  
Supervisor of Resource Planning  
Grand River Conservation Authority

400 Clyde Road, PO Box 729  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2229  
Cell: 226-755-2879  
Toll-free: 1-866-900-4722  
[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social](#)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Wednesday, January 10, 2024 10:43 AM  
**To:** Chris Lorenz <[clorenz@grandriver.ca](mailto:clorenz@grandriver.ca)>  
**Subject:** 1873 Townline Rd - Zoning By-law Amendment Application  
**Sensitivity:** Confidential

Hi Chris –

I am following up to see if the applicant for the above property is required to provide the scoped EIS that was subject to discussion between you and Dave Aston?

Thanks –

Lynne

[Lynne Banks](#)

Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)

**From:** [Dave Aston](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Tyler Slaght](#)  
**Subject:** 1873 Townline Rd - Zoning By-law Amendment Application  
**Date:** Wednesday, October 25, 2023 5:18:48 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)  
[GRCA Mapping\\_17Oct2023.pdf](#)

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Hi Lynne,

We have been in discussion with GRCA staff in relation to the comments on the Zoning By-law and the need for the EIS. We have completed a survey of the wetland limit (please see attached). The delineated wetland limit and the existing GRCA mapping is generally consistent.

We have provided the mapping and an analysis of GRCA policy and discussed with GRCA staff. In discussion with GRCA, they have requested that we consider the recommendations of the Azimuth letter in response to the review of the application. My understanding is an EIS may not be required, depending on the support for implementation of the recommendations.

Below is an excerpt from the Azimuth letter with regard to the proposed use:

A text on a page? ? Description automatically generated



The following is proposed to implement recommendations from the Azimuth comments:

- The Zoning By-law will ensure the wetland is zoned as Open Space
- A minimum 5m buffer will be established from the delineated wetland limit and be zoned Open Space (currently the trailer parking setback ranges from 1-3m and there is no delineation) – this is a net increase to the existing condition
- Edge management planning would include:
  - Demarcation posts (along the edge of wetland + 5m buffer) to clearly identify the limit of the wetland and buffer on the ground to avoid encroachment into the wetland and buffer
  - Installation of a site map/plan at the entrance that illustrates the property and

identifies the location of the wetland, to provide early awareness to those entering the site

- Provision of an information brochure to all users parking trailers on site to advise of the natural areas and best management practices for storing of trailers

We would appreciate your review and support of this approach and then we will coordinate with GRCA on any updated comments to move forward with the application. It is my understanding that other comments have been addressed or can be addressed through the Zoning By-law.

Please feel free to call with any questions.

**DAVID ASTON**, MSc, MCIP, RPP  
Vice President, Partner

**MHBC** Planning, Urban Design & Landscape Architecture  
540 Bingham Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9  
T 519 576 3650 X 709 | F 519 576 0121 | [daston@mhbcplan.com](mailto:daston@mhbcplan.com)

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50 Logo Email Signature



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## Zoning By-law Amendment Application – Quinnell

### Final review pre PIM

<b>Consultant</b>	<b>Comments</b>
NPG (Planning Consultants)	See letter attached
GEI - Engineers	No comments
County of Wellington Planning	See letter attached
Township Ecology Consultant	See letter attached
Township Hydrogeologist	No comments
Township of Puslinch Fire Department	No comments
Township Public Works	No comments
Township of Puslinch Building Department	Final draft of by-law document section 3, iv, h should be worded to include a "permeable" material, not "impervious"
Township of Puslinch By-law	No comments
Source Water	No further comments
GRCA	See letter attached



---

November 4, 2024

Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**  
**1873 Townline Road**  
**RE: Application for Zoning By-law Amendment**

---

NPG Planning Solutions Inc. (NPG) has been retained to provide comments pertaining to a Zoning By-law Amendment Application. The Applicant is proposing to rezone 2.45 hectares of the Subject Lands from Agricultural Zone and Natural Environment Zone to a Site-Specific Agricultural Zone and Site-Specific Natural Environment Zone to permit the existing outdoor storage of recreational trailers and to demarcate the extent of the existing wetland and their buffer.

We reviewed the following documents:

1. The Conceptual Site Plan, prepared by MHBC and dated September 5, 2024;
2. The Draft Zoning By-law and Schedule 'A' to the Draft Zoning By-law, prepared by MHBC and dated October 9, 2024;
3. Azimuth's letter dated October 25, 2024.

Comments:

1. It is our understanding that the 5m wetland buffer will be left in its natural state and may be planted with native species to serve an edge management function or the wetland. We recommend not including the 5m wetland buffer within the zone change area as its current Natural Environment Zone with Environmental Protection Area Overlay will ensure the buffer's intended function as "edge management" is protected.
2. With respect to the Conceptual Site Plan dated September 5, 2024 and the Draft Zoning By-law and Schedule 'A' to the Draft Zoning By-law dated October 9, 2024:
  - a. Section 4.22 (a) (ii) of the Township of Puslinch's Comprehensive Zoning By-law



NPG Planning Solutions  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
npgsolutions.ca

(905) 321 6743  
info@npgsolutions.ca

No. 023/18 requires outdoor storage area to be a minimum of 2 metres from any lot line. Section 4.22 (a) (iv) of the Zoning By-law No. 023/18 requires outdoor storage area to be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township. The Conceptual Site Plan illustrates the outdoor storage area immediately adjacent to the Severed Parcel. If the applicant wants to reduce the 2-metre setback and/or waive the screening requirement, the application will need to be amended. However, we have concerns with any setback distance of less than 2 metres from the easterly lot line of the Severed Parcel. We recommend the outdoor storage area to be at least 2 metres from this lot line and the section of the outdoor storage area along this lot line be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township.

- b. The applicant should revise the Conceptual Site Plan to align the westerly boundaries of the zone change area with the demarcation posts, to provide a 2-metre setback from the Severed Parcel and to indicate how the outdoor storage area is screened from the Severed Parcel. The 5m buffer is not to be included in the zone change area. The setback distances and maximum area of the outdoor storage area need to be shown on the revised Conceptual Site Plan.
- c. The Draft Zoning By-law should be updated if the revised Conceptual Site Plan leads to any changes.
- d. The applicant needs to provide spatial information of the surveyed wetland limit, extent of the zone change area, location of the demarcation posts as a shapefile or dwg file to assist the Township in preparing the zoning map and updating the County of Wellington's interactive mapping.

Sincerely,



---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
**NPG Planning Solutions Inc.**  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT  
Aldo Salis, BES, M. Sc., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

November 6<sup>th</sup> 2024

BY E-MAIL

Ms. Justine Brotherston  
Township of Puslinch  
7404 Wellington Rd 34  
Puslinch, Ontario N0B 2J0

Dear Ms. Brotherston,

**Re: Notice of Complete Application & Public Meeting Notice  
Proposed Zoning By-law Amendment D14/QUI  
Robert & Gerritje Quinnell  
Part Lot 1, Concession 1  
Township of Puslinch**

---

Thank you for circulating the Notice of Complete Application & Public Meeting for the above-noted application. We have reviewed the application and provide the following comments for the Township's consideration:

The intent of this application is to rezone a portion of the lands from Agricultural (A) and Natural Environment (NE) to Site Specific Agricultural (A-xx) and Site Specific Natural Environment (NE-xx) to permit outdoor storage of recreational trailers.

This application is related to consent application B101-21 which was conditionally approved on February 10<sup>th</sup>, 2022, and granted a change of conditions on February 8<sup>th</sup>, 2024. It is understood the zoning amendment application is to address Condition #7 of consent application B101-21.

Within the County of Wellington Official Plan, the subject lands are located within the Rural System on lands that are designated as Secondary Agricultural, Greenlands and Core Greenlands.

**Secondary Agricultural Area:**

Within the Secondary Agricultural designation, permitted uses may include small scale commercial, industrial, and institutional uses subject to the requirements of Section 6.5.5. of the Official Plan. The requirements of Section 6.5.5 are as follows:

- appropriate servicing;
- land use compatibility;
- need for a non-urban use including market requirements, land requirements and compatibility issues,
- the use shall not hinder agriculture or mineral aggregate operations; and
- the use will need to be small scale.



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
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ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

Through initial County Planning comments, concerns surrounding the scale and land use compatibility primarily with the newly proposed lot off the subject lands has been identified. With respects to scale, it is understood that of the 17.4 ha area of the subject site approximately 4.74 ha can be used for agricultural purposes. The subject proposal will utilize 2.45 ha of the farmable land for the use. County Planning staff continue to encourage consideration of limiting the location of the use by not allowing the use to continue directly behind the future residential lot (identified in the updated conceptual plan dated September 5<sup>th</sup>, 2024). This would assist in addressing concerns regarding scale and land use compatibility.

In reviewing the draft amending By-law, County Planning is generally supportive of clearly delineating the location, area and any setbacks for the use and staff further recommends that consideration be given limiting the proposed use to a seasonal time frame to reflect the nature of the use (i.e. October – April). This would also assist in addressing concerns regarding scale in the opinion of County Planning staff.

### **Greenland System**

As noted above, the subject lands include the Greenlands System designation within the County of Wellington Official Plan. Identified features include: Provincially Significant Wetlands (PSW), Slope Valley (GRCA regulated), Significant Woodlands, Flood Plain (GRCA), Wetlands, Environmentally Sensitive Area, and Life Science Area of Natural and Scientific Interest.

Through initial County Planning comments, concerns about the historical and incremental encroachment into the Greenlands System, including PSWs, have been identified. This has been flagged as a concern by the County; however, it is understood that comments from the Grand River Conservation Authority and the Township's Ecologist (Azimuth Environmental Consulting Inc.) have expressed no objections to the application and that following can address their ecological concerns–

- Azimuth Environmental Consulting Inc
  - 5 m minimum wetland buffer from the delineated wetland limit established through zoning
  - An edge management plan completed to their satisfaction
  - An entrance map, site brochure and related best management practices
  
- Grand River Conservation Authority (GRCA)
  - That the 5 m wetland buffer is included in the Natural Environment (NE) Zone
  - That the mention of gravel is removed from the proposed by-law regulations
  - GRCA requests the shapefiles for the surveyed wetland boundary

It is further understood that the Township's Ecologist and the GRCA have proposed alternatives to rehabilitation of the wetland feature to its previous state. It is also understood that the location of the wetland limit has been surveyed and added to the conceptual site plan (September 5, 2024).

Both the Township consulting Ecologist and Planning Consultant will need to be satisfied the subject proposal is in conformity with and consistent with the Provincial Planning Statement (2024) and the Official Plan. It is further noted that applying site plan approval to the subject land would also be a helpful tool to address delineation of the use on-site, if approved by Council.



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT  
Aldo Salis, BES, M. Sc., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

### **Minimums Distance Separation (MDS):**

Planning staff further note that there is a condition (#8) related to MDS for related consent application B101-21 for the livestock barn located on the land subject to the Zoning By-law Amendment (and identified as the proposed retained lands as it relates to consent application B101-21). County Planning recommends that the proposed amending by-law be updated to address MDS by identifying that the existing barns are not utilized for the keeping of animals. Inclusion within the subject proposed amending by-law would avoid a further *Planning Act* application.

### **Summary**

Although County Planning has identified some areas of concern, if approved by Township Council, it is recommended that:

- (i) all comments and requirements of the Township consulting Ecologist and the GRCA be addressed with respects to the natural features on-site;
- (ii) that the amending by-law propose to (a) limit the use by defining and setting parameters around the seasonal nature of the use and (b) scale back the location of the use so it is not located behind the proposed residential lot identified in the Conceptual Site Plan (dated September 5<sup>th</sup>, 2024); and
- (iii) that MDS be addressed through the proposed amending by-law.

If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

---

Joanna Henderson, RPP MCIP  
Planner  
County of Wellington



Environmental Assessments & Approvals

October 25, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for a Zoning Conformity Application (Third Resubmission Before Public Meeting) - 1873 Townline Road, Cambridge, Ontario (File #D11/PRE/1873Townline)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this ecology peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning Conformity Application for the above property. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth's pre-consultation ecology peer review (dated October 7, 2022) involved review of a "Pre-Consultation Request – Without Prejudice" letter from MHBC and a Conceptual Site Plan prepared by MHBC (dated September 14, 2022). The documents pertained to an application for zoning conformity for a 2.45 hectare (ha) portion of the property to accommodate an existing outdoor trailer storage area. During pre-consultation, Azimuth noted that continuing to use the area for outdoor recreational vehicle storage would not be expected to result in new or cumulative impacts to natural heritage features and functions, providing expansion to the existing disturbance area footprint did not occur. The following recommendations were made:

- Re-zoning should accommodate a minimum 5 metre (m) buffer between the existing storage area and adjacent natural heritage features and their ecological functions;
- An Edge Management Plan should be prepared to restore a buffer to the features and help mitigate potential for future impacts. An Edge Management Plan was recommended for review by a professional ecologist; and,
- The reduced-size outdoor storage area (*i.e.* reduced to accommodate a 5m buffer) should be demarcated so that encroachment into adjacent natural heritage features



and functions (*e.g.* PSW, woodland, ANSI, potential habitat of Endangered or Threatened species, Significant Wildlife Habitat) could not occur.

Azimuth's second submission peer review (dated July 20, 2023) re-iterated the recommendation to adjust the size of the storage area shown on the revised Conceptual Site Plan along the western and southern perimeter to accommodate a 5m wide native species planted buffer for the PSW/woodland. At that time, the revised Conceptual Site Plan showed the western and southern limits of the storage area abutting against the PSW/woodland edge (*i.e.* no buffer). It was noted, however, that the surveyed length of the PSW limit may already have a suitable naturally vegetated buffer. Demarcation of the wetland and its buffer was re-iterated.

The third peer review was email-based (dated August 20, 2024). This review was in response to an email request from the Township to review an updated Conceptual Site Plan to verify inter-demarcation post spacing. The purpose of this third review was also to comment on the suitability of installing demarcation posts around the entire perimeter of the outdoor storage area such that the PSW/woodland was protected. Azimuth's ecology peer review concluded that these two remaining natural heritage considerations had been addressed satisfactorily.

For this current fourth submission, Azimuth was invited by the Township to review the following three documents:

- 1) Updated Conceptual Site Plan (dated September 5, 2024);
- 2) A Comment/Response Matrix prepared by MHBC (dated November 9, 2023) in relation to Azimuth's pre-consultation comments; and,
- 3) A draft By-law document with appended Schedule A.

The updated Conceptual Site Plan aligns with Azimuth's previous recommendations. The Comment/Response Matrix noted that the Zoning By-law would include zoning the wetland as Open Space, and a minimum 5m wetland buffer would be established from the delineated wetland limit (also zoned Open Space). In regards to an Edge Management Plan, the applicant proposed that the Conceptual Site Plan would fill that function (*i.e.* the demarcation posts and 5m wetland buffer would serve as "edge management"). An entrance map and site brochure would identify for property users the location of the protected PSW/woodland and its 5m buffer, and advise users as to Best Management Practices for use of a storage area proximal to sensitive natural heritage features and functions. The draft By-law and Schedule A document confirms municipal zoning conformity of the property from "Agricultural (A) Zone" to "Agricultural (A-XX) Zone" (Part 1 on Schedule A), and zoning conformity of the property from "Natural

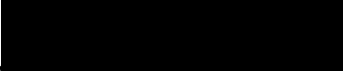




Environment (NE) Zone” to “Natural Environment (NE-XX) Zone” (Part 2 on Schedule A). As it pertains to this ecology review, regulations [Section iv (a, f-i)] of the Draft By-law are considered consistent with protection of the adjacent natural heritage features and functions.

It is our understanding the Township considers this file complete. The proposal is scheduled for a public meeting in November 2024. Azimuth has no further natural heritage comments on this file at this time. Ecology recommendations provided under prior correspondence have been met. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. [Redacted] (Terrestrial Ecology)  
Terrestrial Ecologist



November 4, 2024

via email

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re: Zoning By-law Amendment Application**  
**1873 Townline Road, Township of Puslinch, Wellington County**  
Owners: Robert and Gerritje Quinnell  
Agent: MHBC Planning c/o Dave Aston

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment application to amend a portion of the subject lands from the Agricultural (A) Zone to an Agricultural (A-XX) Zone with a site-specific use provision and amend a portion of the subject lands from the Natural Environment (NE) Zone to a Natural Environment (NE-XX) Zone with a site-specific use provision. We understand the purpose of the amendment is to permit recreational vehicle storage on a portion of the subject property.

**Recommendation:**

The GRCA has no objection to the proposed zoning by-law amendment application. We recommend that the 5m wetland buffer is included in the Natural Environment (NE) zone. We also recommend that the mention of gravel is removed from the proposed by-law regulations, as it is considered an impervious surface. GRCA also requests that the shapefiles for the surveyed wetland boundary are provided.

**Documents Reviewed by Staff:**

GRCA staff have reviewed the following documents submitted with the second submission of this zoning by-law amendment application:

- Conceptual Site Plan (Prepared by MHBC, dated September 5, 2024).
- Response to Request for Information for Complete Application (Prepared by MHBC Planning, dated November 9, 2023).
- Draft By-law (Township of Puslinch, dated October 9, 2024).
- Redlined Draft By-Law (Township of Puslinch, dated October 9, 2024).
- Draft By-law Schedule A (Township of Puslinch, dated October 9, 2024).
- Planning Addendum Letter (Prepared by MHBC, dated August 13, 2024).
- First submission Zoning By-law Amendment Application (Township of Puslinch, dated July 17, 2023).

The GRCA issued comments for this file as part of a pre-consultation request from the Township of Puslinch on September 29, 2022. GRCA staff also provided comments on the first submission of this zoning by-law amendment application, dated July 26, 2023, recommending

deferral to provide the applicant the opportunity to address GRCA comments and provide additional information.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that the majority of the subject property is regulated by the GRCA due to the presence of the following regulated features:

- Puslinch Lake Irish Creek Provincially Significant Wetland (PSW) Complex,
- Floodplain,
- Slope Valley, and
- The regulated allowances to these features.

GRCA resource mapping has been enclosed below. Any proposed future development or site alteration within the regulated areas on the subject property will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

Following our comments on the first submission of this application, GRCA staff had discussions with the applicant as well as Township of Puslinch and County of Wellington staff. GRCA noted that if the applicant met the recommendations of the Azimuth Environmental Consulting Inc. report then no further assessment (such as an Environmental Impact Study) would be required. On August 20, 2024, Azimuth Environmental Consulting Inc. identified that their comments had been addressed and there were no remaining comments from an ecology perspective.

The wetland boundary has been surveyed and it is our understanding that the proposed recreational vehicle storage is located outside of the wetland boundary and will not be permitted within the wetland or 5m setback. Additionally, no grading shall be permitted, and the outdoor storage area shall remain pervious material. As such, GRCA has no objection to the proposed zoning by-law amendment application. Please provide the GRCA with the shapefiles for the surveyed wetland boundary.

Please note that section “i” of the draft by-law (dated October 9, 2024) under Regulations which currently states that “no grading shall be permitted and the outdoor storage area shall remain pervious material, such as gravel” should be changed to remove the mention of gravel, as gravel is considered an impervious material by the GRCA. This change was noted in the redlined version of the draft by-law (also dated October 9, 2024) and should be reflected in the final version of the by-law.

We understand that the Natural Environment (NE) zone will remain in place for the surveyed wetland area. It is GRCA’s recommendation that the 5m wetland buffer, as identified by the demarcation posts on the Conceptual Site Plan (Prepared by MHBC, dated September 5, 2024) will also remain part of the standard Natural Environment (NE) zone, rather than being included in the proposed Natural Environment (NE-XX) Exception zone. Please clarify within which zone the 5m wetland buffer will be included.

**Plan Review Fee:**

Consistent with GRCA's approved fee schedule, this application is considered a minor Zoning By-law Amendment. We wish to acknowledge GRCA's previous receipt of payment in the amount of \$465.00 for our review of this application. As such, no further payment is due at this time.

Should you have any questions, please contact me at 519-621-2763, extension 2230 or by email at [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca).

Sincerely,



Jessica Conroy, MES Pl.  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy (via email): Meagan Ferris, County of Wellington  
Robert and Gerritje Quinnell (Owners)  
MHBC Planning c/o Dave Aston (Agent)



Subject Property

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2024.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:5,591

NAD83 UTM zone 17 (EPSG:26917)



**From:** [Scott Tarof](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Planning](#)  
**Subject:** RE: 1873 Townline Rd - Quinnell ZBA  
**Date:** Tuesday, August 20, 2024 1:26:27 PM  
**Attachments:** [image002.png](#)  
[image004.jpg](#)  
[image003.jpg](#)  
**Sensitivity:** Confidential

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Hi Lynne.

Azimuth has reviewed the updated Conceptual Site Plan (dated August 12, 2024), Concept Plan (dated August 12, 2024) and Planning Addendum Letter (dated August 13, 2024) related to the above application.

The remaining two natural heritage comments have been addressed. The application is considered complete from an ecology perspective.

Thank you.

Regards,



**Dr. Scott Tarof (Ph.D. Biology)**

Senior Terrestrial Ecologist  
Azimuth Environmental Consulting, Inc.  
642 Welham Road Barrie, ON L4N 9A1  
Office: 705-721-8451 x230  
Cell: 705-715-7105  
[www.azimuthenvironmental.com](http://www.azimuthenvironmental.com)

Providing services in hydrogeology, terrestrial and aquatic ecology, environmental engineering, and arborist assessments.

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**From:** Lynne Banks <lbanks@puslinch.ca>  
**Sent:** August 19, 2024 11:38 AM  
**To:** Scott Tarof <starof@azimuthenvironmental.com>  
**Cc:** Planning <planning@puslinch.ca>  
**Subject:** 1873 Townline Rd - Quinnell ZBA  
**Sensitivity:** Confidential

Hi Scott –

The planner for the above zoning amendment application has provided a conceptual site plan and concept plan (attached). You noted in your comments that you wanted:

1. clarification of the inter-post spacing and
2. installation of demarcation posts at suitable spacing around the entire perimeter of the

outdoor storage area to also protect the other natural heritage features (e.g. woodlands, ANSI, potential habitat for SAR and SWH) in addition to the wetland feature.

Can you please take a look at the attached plans and their addendum letter and let me know if you are satisfied that the application can be deemed complete from an ecology standpoint, and if not, please let me know of what you require further.

Thanks –

Lynne

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON NOB 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)

August 26, 2024  
Project No. 2402578/122006-019

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attn. Ms Lynne Banks

**Re: Pre-Consultation  
Proposed Addition of Industrial Building  
1873 Townline Road, Township of Puslinch**

Dear Ms. Banks:

Following our review of pre-consultation submission documents received on August 19, 2024, we are providing review comments related to a future zoning bylaw amendment application to allow existing outdoor storage of recreational vehicles on a 2.44 ha portion of the subject lands at 1873 Townline Road in the Township of Puslinch.

In support of the identification of the engineering requirements for the future zoning bylaw amendment application, the following documents and drawings were received and reviewed:

- Planning Addendum letter, prepared by MHBC, dated August 13, 2024.
- Concept Plan, prepared by MHBC, dated August 12, 2024.
- Conceptual Site plan, prepared by MHBC, dated August September 14, 2022.

We understand that there is no development proposed as part of this application. No additional sewage or water systems are required. There is no proposed regrading or resurfacing. Storage of recreational vehicles is located on grassed and gravel surfaces.

As such, we provide the following requirements for a zoning bylaw amendment application:

- **Site Plan**, generally showing existing and proposed aboveground and underground infrastructure, including but not limited to, buildings, storage areas, parking areas, driveways, entrances, lighting, fencing, potable water well, septic system, and fire route.

The submitted August 14, 2024, Conceptual Site Plan is acceptable for the Zoning Bylaw Amendment process.



A site plan including the potable water well, septic system, and fire route will need to be submitted during the site plan review process.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,



Steve Conway, CET, rcsi, PMP

**From:** [Jesse Auspitz](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Justine Brotherston](#); [Sarah Huether](#); [Planning](#)  
**Subject:** RE: 873 Townline Road - Quinnel - Addendum Letter & Draft By-law  
**Date:** Friday, September 6, 2024 1:54:35 PM  
**Attachments:** [image003.png](#)  
[image004.jpg](#)  
[image005.jpg](#)  
**Sensitivity:** Confidential

---

Thank you. I have reviewed this, and I am satisfied that necessary information has been provided for the purpose of considering the Zoning By-law Amendment Application complete.

Have an excellent weekend.

**Jesse Auspitz, MCIP, RPP**  
Principal Planner, Toronto  
M 905 226 0742 E [jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



#### **Our offices:**

**To our valued clients and industry partners:** We are now working in a hybrid office format at full capacity at each of our three office locations: Niagara Falls, Hamilton, and Toronto. Our landline (905) 321-6743 is available and all NPG team members are available via our individual cell phones. If you are having trouble reaching us, please email Dianne Rintjema @[drintjema@npgsolutions.ca](mailto:drintjema@npgsolutions.ca). Thank you for working with NPG.

#### **Summer Office Hours:**

Our offices hours are revised for the summer season: From June through to the end of September all NPG office locations will close at noon on Fridays. Thank you.

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** September 6, 2024 1:47 PM  
**To:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Cc:** Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Sarah Huether <[shuether@puslinch.ca](mailto:shuether@puslinch.ca)>; Planning <[planning@puslinch.ca](mailto:planning@puslinch.ca)>  
**Subject:** 873 Townline Road - Quinnel - Addendum Letter & Draft By-law  
**Sensitivity:** Confidential

Hi Jesse –

Further to the email from Melissa Visser at MHBC, once you have reviewed the plan would you please confirm if there is anything further required or if we can deem the application complete?

## Lynne Banks

---

**From:** KEN MEIHM [REDACTED]  
**Sent:** Sunday, November 3, 2024 11:25 AM  
**To:** Lynne Banks  
**Subject:** Quinnell Zoning

Good Morning,

I am writing this email in support of Dan Quinnell and his RV storage facility. I have been a customer several years and have many

trips out to his property, and have never seen storage of any hazardous materials on site. Only trailers and boats.

Thank you,  
Ken Meihm

**From:** [Vince Black](#)  
**To:** [Lynne Banks](#)  
**Subject:** Quinnell Zoning  
**Date:** Saturday, November 2, 2024 5:37:03 PM

---

To Whom It May Concern:

My son and I have been storing our trailers at the Quinnell property for at least 10 years.

We appreciate the organization of the site. Key features of the site include how safe and secure the site is. We have absolutely no concerns having our trailer at this site as Dan Quinnell lives on site. We have had no issues at the site ie vandalism, theft, etc.

The site is very well maintained which we also appreciate.

The location is extremely convenient for us as we live only 5 kms away from the site.

If you need any further information please do not hesitate to contact me.

Thank you!

Vince Black

Sent from my iPhone

**From:** [Phil Boyd](#)  
**To:** [Lynne Banks](#)  
**Subject:** DAN QUINNELL TRAILER STORAGE  
**Date:** Monday, November 4, 2024 2:41:48 PM  
**Attachments:** [image001.png](#)

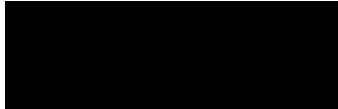
---

To Whom this may concern,

I wanted to send a quick email regarding Dan Quinnell. I have been storing my family trailer at Dan's for 8 years now. Dan has always maintained his property in immaculate condition and has everything set up to insure trailers are in a safe, well maintained area. It is very important for my family to know that we do not have to worry about it, and that it is taken care of between camping trips!

Thank you for your time.

**Phil Boyd**



**From:** [Gloria Ruby](#)  
**To:** [Lynne Banks](#)  
**Subject:** QUINNELL'S RE-ZONING  
**Date:** Tuesday, November 5, 2024 7:05:38 PM

---

To whom it may concern:

We are writing in support of the Quinnell re- zoning to keep the property as a storage area for trailers. We have been storing our trailer at Dan Quinnell's for many, many years and it would be devastating to us and to so many others to lose it.

We have had a long relationship with Dan and he is a really great person to deal with. The property is always clean and trimmed with easy accessibility. It is also safe and secure.

We are both seniors and have noticed that a majority of Dan's customers are also seniors, therefore, it is very important to us to have a local storage area that is secure and easily accessible with reasonable prices. We look forward to many more years of being able to store our trailer at Dan Quinnell's.

Yours sincerely,

Johnathan and Gloria Murphy

**From:** [Jamie Crocker](#)  
**To:** [Lynne Banks](#)  
**Subject:** Quinnell zoning  
**Date:** Friday, November 15, 2024 11:14:05 PM

---

I am writing this email on behalf of the Quinnell family to show my support for their zoning application to the Puslinch members . Have had several things stored on the property with no issues ever. The property is very well maintained.grass always cut and very well kept. no one enters the property after dark which makes it a lot safer for my property on site. Is my understanding that this property has been in this family for a long time and the land has been well worked and cared for over the years. The kids that are applying to my knowledge are MR.Quinnells family.I would assume his children grew up on this property and I'm sure they would like for their family to grow there also. Every grand parent would also love to have their grand kids close I'm sure it's something we all would hope for. Puslinch township is very beautiful I'm sure what they build or put there will not be an eye sore. Maybe one day I could move to puslinch.

Jamie Crocker



**Township of Puslinch**  
7404 Wellington Road 34,  
Puslinch, ON, N0B 2J0  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Zoning By-law Amendment Application

Date submitted: \_\_\_\_\_

### The Amendment:

Type of amendment:

Site specific:

Other (specify):

- A) To rezone the Retained Parcel to a Specialized Agricultural to prohibit livestock from being housed in the existing agricultural buildings.  
B) To permit the existing barn to have a maximum height of 9m.

The rest of the Retained Parcel will remain zoned Agricultural and Natural Environment where potential livestock can be housed in a new building, provided MDSII is met.

Purpose of and reasons for the proposed amendment(s):

Severance Application B17-23 was approved subject to conditions which created a rural residential parcel. The conditions of the severance included zoning compliance and MDS compliance. The existing barn on the Retained Parcel can not meet the MDS setback and the rezoning is required. This application is to satisfy conditions 5, 8 and 11. Please see the covering letter for more details on the zoning request.

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson

Address: 112 Carter Road, RR#2

City: Guelph, ON,

Postal Code: N1H 6H9

Email Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: \_\_\_\_\_



**Applicant (Agent) Name(s):** Jeff Buisman of Van Harten Surveying Inc.  
**Address:** 2106 Gordon Street  
**City:** Guelph, ON  
**Postal Code:** N1L 1G6  
**Email Address:** Jeff.Buisman@vanharten.com  
**Telephone Number:** 519-821-2763 x225  
**Fax:** \_\_\_\_\_

**Other Name(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**Postal Code:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

**None**

Send correspondence to: Owner:  Agent:  Other: \_\_\_\_\_

When did the current owner acquire the subject land? Date: January 1991

**4. What does the amendment cover?**

The "entire" property:   
A "portion" of the property:  **Retained Parcel**

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

Municipal address: 86 Farnham Road, Puslinch

Concession: \_\_\_\_\_ Lot: 5, West of Blind Line

Registered Plan Number: 131

Area: \_\_\_\_\_ ha      Depth: \_\_\_\_\_ m      Frontage: \_\_\_\_\_ m  
         \_\_\_\_\_ ac                                  \_\_\_\_\_ ft.                                  \_\_\_\_\_ ft.

**6. Provide a description of the area to be amended if only a “portion” of the property:**

**Retained**

**Parcel Area:** 32.6ha ha      Depth: 1331m m      Frontage: 276m / 286m m  
         \_\_\_\_\_ ac                                  \_\_\_\_\_ ft.                                  \_\_\_\_\_ ft.

**7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?**

Yes:  No:

**8. Is the subject land within an area of land designated under any provincial plan or plans?**

Greenbelt Plan:  Places to Grow:  Other: (specify): \_\_\_\_\_

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes:  No:

**9. County Official Plan**

What is the current County Official Plan designation of the subject property?

**Prime Agricultural and within Special Policy Area (PA7-4), Core Greenlands and Greenlands**

List land uses permitted by the current Official Plan designation:

**The permitted uses within Prime Agricultural areas include: agricultural uses, secondary uses including home businesses and farm businesses, existing uses, single detached homes, garden suites, forestry uses, group homes, kennels, etc. See Section 6.4.3 for the full list.**

How does the application conform to the Official Plan?

**The subject property is designated as Prime Agricultural and within Special Policy Area (PA7-4) which allows the parcel to follow the Secondary Agricultural Guidelines in the Official Plan. The criteria outlined in Section 10.4.4 of the Official Plan are met for the severance other than MDS to the existing barn and the Zoning Amendment is addressing this.**

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

**10. Zoning:**

What is the current zoning of the property? **Agricultural, Natural Environment and EP Overlay**

What uses are permitted? **Agricultural use, accessory apartment, animal clinic, bed and breakfast, dwelling, group home etc. See Section 11.2 for full list of Permitted Uses.**

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

## Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

<p><b>Agricultural</b></p>
----------------------------

12. How long has the "existing" use(s) continued on the subject land?

<p><b>Decades</b></p>
-----------------------

13. What is the "proposed" use(s) of the subject land?

<p><b>Agricultural</b></p>
----------------------------

14. Provide the following details for all buildings or structures on the subject land:

Building Details		Existing		Proposed	
Type of Building(s) or structures	Barn & Accessory Buildings			None	
Date of construction	Many years ago				
Building height	9m (barn) m	Please see sketch for more details			
Number of floors					
* Total floor area	1656m <sup>2</sup> (all accessory buildings) m <sup>2</sup>		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
<b>Distance from building structure to the:</b>					
Front lot line	42m (closest) m		ft	N/A m	ft
Side lot line	23m (closest) m		ft	m	ft
Other side lot line	m		ft	m	ft
Rear lot line	m		ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage	0.5%		N/A	
*Number of parking spaces				
*Number of loading spaces				

**Existing and Proposed Services:**

**15. What is the access to the subject property?**

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

**16. What is the name of the road or street that provides access to the subject property.**

**Corner Lot - Farnham Road and Carter Road with entrance from Farnham Road**

**17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.**

**N/A**

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

Water Supply	Existing		Proposed	
Municipal water		<input type="checkbox"/>		<input type="checkbox"/>

<b>Water Supply</b>	<b>Existing</b>	<b>Proposed</b>
Communal water		
Private well	<b>X</b>	<b>N/A</b>
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	<b>X</b>	
Other sewage disposal		

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes:  No:

**If yes, the following reports are required:**

Servicing options report

A hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

## Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B17-23	County of Wellington	Part Lot 5, Plan 181, WOBL	Rural Residential Severance	Approved subject to conditions
Site Plan Control							

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes:  No:

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

## Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Please see the Planning Report / Covering Letter, Draft Zoning By-law, Sourcewater Application, MDS Farm Data Sheets and Sketch attached with more details.

# Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);

The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;

The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;

- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

## Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

Signature of Owner(s)

Dec 14/23  
Date



**Affidavit**

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

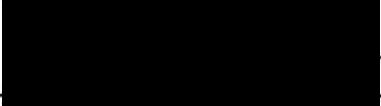
Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_\_



Signature of Owner or authorized solicitor or agent

Dec 22, 2023

Date



Signature of Commissioner

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying  
Expires May 11, 2024

Dec 22, 2023

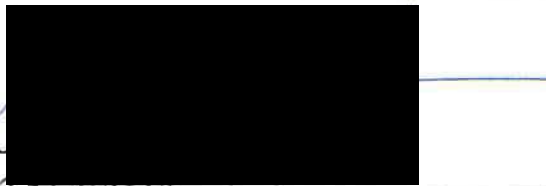
Date

**Agreement to Post Sign and Permit Site Visits**

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times:  Certain days as specified:  By appointment only:



Signature

Dec 14/23

Date

**For Administrative Purposes Only:**

Application fee of \$\_\_\_\_\_received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

**Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.**

**The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.**



September 14, 2023

30264-21

Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Pre-Consultation Meeting for Zoning By-law Amendment  
Severance Application B17-23  
86 Farnham Road  
Part of Lot 5, West of the Blind Line, Registered Plan 131  
PIN 71185-0135  
Township of Puslinch**

Severance Application B17-23 was approved subject to conditions. The severance is creating a new rural residential parcel along Farnham Road in Puslinch. The Severed Parcel will have a frontage of 50±m, depth of 85±m, for an area of 0.42±ha where a dwelling is proposed. The site has been evaluated and a safe entrance is possible. The Zoning requirements are met for this parcel.

The Retained Parcel – known as #86 Farnham Road (PIN 71185-0135) – is a corner lot with frontage of 276±m along Carter Road and a frontage of 286±m along Farnham Road, for an area of 32.6±ha where the existing dwelling, old bank barn and various accessory buildings will remain. The parcel will continue to be used for agricultural purposes (cash crop).

The subject property is zoned Agricultural and the Zoning requirements are met for the Retained Parcel in terms of Frontage and Lot Area.

A Zone Change Application is required as a condition of the approved severance (Conditions 5, 8 and 11) to prohibit livestock in the old barn / agricultural buildings in order to meet the Minimum Distance Separation (MDSI) requirements.

We evaluated the barn on the subject property and across the road at #83 Carter Road for Minimum Distance Separation (MDSI) and are of the opinion that MDS can be met to the barn at #83 Carter Road using Type B calculation; however it cannot be met to the old Barn on the Retained Parcel, even though it is used as work shop and storage and would require significant alterations to safely house livestock.



Please find the MDS Farm Data Sheets attached for the barns. The required distance to the barn at #83 Carter Road is 162m and the actual distance is 415m and therefore, MDS can be met.

After discussions with County and Township Staff, it is recommended that a Zone Change Application be applied for as a condition of the Severance to rezone the old barn / agricultural buildings on the Retained Parcel to prohibit livestock in order to meet MDS.

The suggested zone change request will be:

- A) To rezone the Retained Parcel (86 Farnham Road) to a Specialized Agricultural to prohibit livestock from the accessory buildings.

This is required in order to meet the zoning requirements in Section 4.16.1.a) of the Zoning By-law for Minimum Distance Separation.

We kindly request the following people be included in the Pre-Consultation meeting, along with myself:

- Tom Jefferson – tomjeffersont98@gmail.com
- Robert Jefferson – rwjeffers@hotmail.com

We look forward to the review meeting to discuss this property and continue to satisfy the conditions of the severance.

Please call me if you or the Planning Staff have any questions.

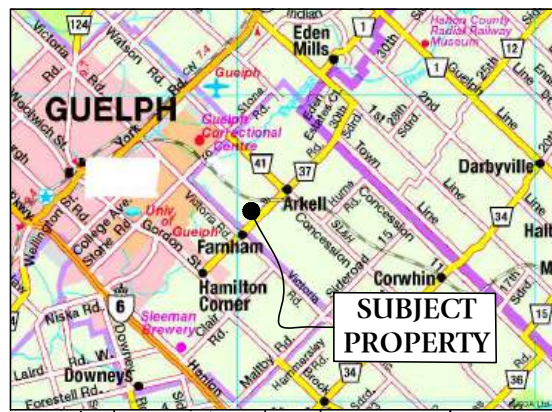
Very truly yours,  
Van Harten Surveying Inc.



**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Tom Jefferson  
cc Robert Jefferson

KEYMAP

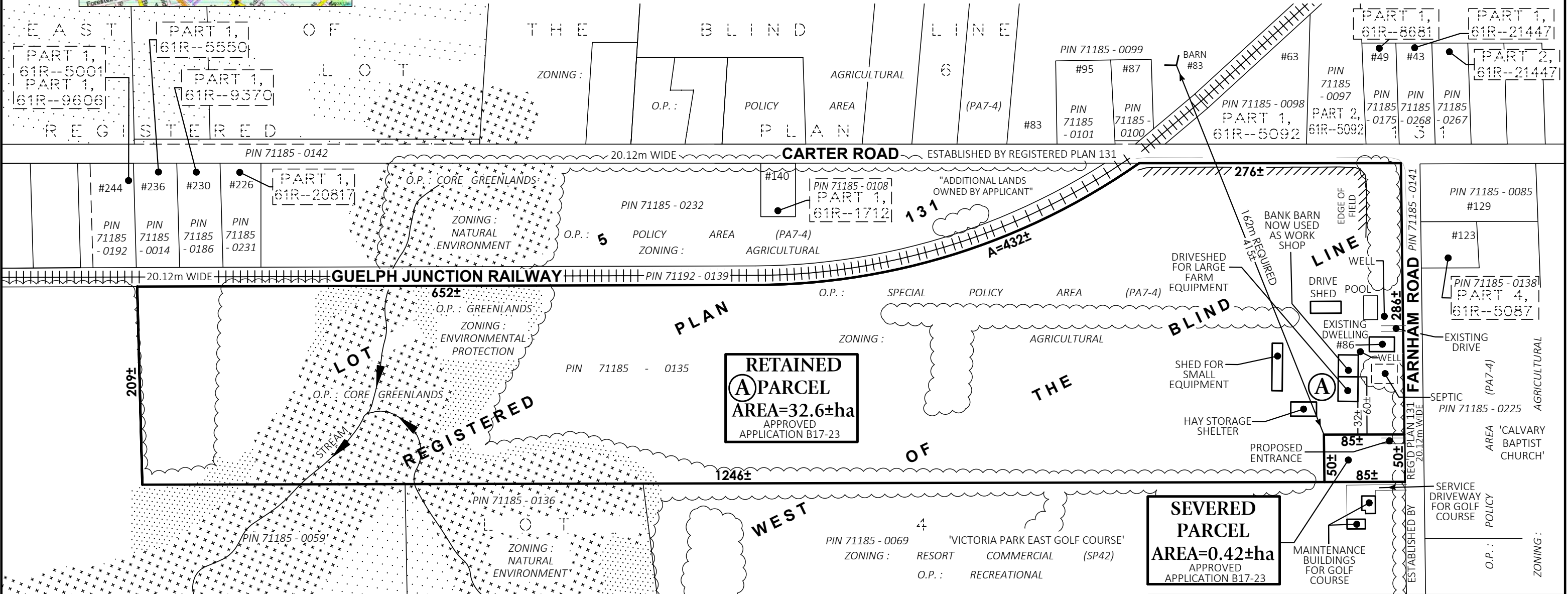


**ZONE CHANGE REQUEST:**

**A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE ACCESSORY BUILDINGS.

**ZONE CHANGE SKETCH**  
**PART OF LOT 5, WEST OF THE BLIND LINE,**  
**REGISTERED PLAN 131**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 4000  
 0 40 80 160 240 meters  
 VAN HARTEN SURVEYING INC.



**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4).
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. PROPERTY OWNERS: JEFFERSON FARMS LTD.
8. N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 15th DAY OF SEPTEMBER, 2023

JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30264-21
Sep 14, 2023-3:10:59 PM		
G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM.dwg		

**Mehul Safiwala**

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**From:** Township of Puslinch <services@puslinch.ca>  
**Sent:** Thursday, September 14, 2023 1:39 PM  
**To:** Lynne Banks  
**Subject:** New Entry: Development Review Meeting Request

**Property Owner's Name**

Thomas Jefferson

---

**Property Owner's Phone Number**

[REDACTED]

---

**Property Owner's Email Address**

[REDACTED]

---

**Property Roll Number**

230100000816800

---

**Property Address**

86 Farnham Road  
Puslinch, ON  
N0B 2J0

---

**Name of Agent**

---

Jeff Buisman

---

**Agent's Address**

2106 Gordon Street  
Guelph, ON  
N1L 1G6

---

**Agent's Phone Number**

+15198212763

---

**Agent's Email Address**

[jeff.buisman@vanharten.com](mailto:jeff.buisman@vanharten.com)

---

**Send correspondence to**

Agent

---

**Send invoices to**

Owner

---

**Type of Proposed Planning Application**

Zoning By-law Amendment

---

**Upload Map of Property or Detailed Physical Location**

 [SEV-PT-LOT-5-JEFFERSON-2-UTM.pdf](#)

---

**Description of proposed development/use**

After discussions with County and Township Staff, it is recommended that a Zone Change Application be applied for as a condition of the Severance to rezone the old barn / agricultural buildings on the Retained Parcel to prohibit livestock in order to meet MDS.

The suggested zone change request will be:

A) To rezone the Retained Parcel (86 Farnham Road) to a Specialized Agricultural to prohibit livestock from the accessory buildings.

Please see the covering letter with more details.

---

**Planning Justification Report**

 [23-Sept-14-Township-Zoning-Pre-Consult-Jefferson.pdf](#)

---

**Are there any additional questions, concerns, or comments to make staff aware of?**

Please see the covering letter for more details. Please advise if we missed any zoning requirements but from our review, everything else is met.

---

**Field ID #9**

I have read, understood and agree to the Terms and Conditions.



---

**Pre-consultation Process Request**

\$ 686.00

---

**Convenience Fee (1.75%)**

\$ 12.01

---

**Total**

\$ 698.01

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**Credit Card**



Sent from [Township of Puslinch](#)



### Comment Summary – 86 Farnham Road

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	We have no hydrogeological comments related to the zoning change.  The severed 0.42 ha parcel will be required to meet D-5-4 for Individual On-Site Sewage Systems for septic system design.
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	We have no concerns with this application.
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns or comments from building perspective on the proposed zoning amendment.
Township of Puslinch By-law Enforcement	No comments or concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	See letter attached



GRCA	GRCA has no objection to the proposed zoning by-law amendment to rezone the buildings on the retained parcel to prohibit livestock.
------	---



October 12<sup>th</sup>, 2023

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Dear Ms. Lynne Banks:

**Re: Pre-consultation Request – Thomas Jefferson  
86 Farnham Road**

---

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, we have reviewed the following submitted items:

- Covering letter prepared by Van Hartan, dated September 14, 2023
- Zone Change Sketch prepared by Van Hartan, dated September 15, 2023

Based on our review of the above information, and in our capacity as the Township's Planning consultants, we offer the following planning comments for consideration:

**Proposal:**

- The subject property requires a Zoning By-law Amendment application to fulfill conditions of severance application B17-23, which was conditionally granted by the County of Wellington Land Division Committee in May 2023.
- The subject lands have an existing dwelling, pool, old barn and four agricultural buildings.
- A Zoning By-law Amendment Application Zoning By-law Amendment application is required to prohibit livestock in the agricultural buildings to meet the Minimum Distance Separation (MDS) setback requirements and to address County policies.

**Provincial Policy (Provincial Policy Statement and Growth Plan)**

- **Provincial Policy Statement, 2022**  
Section 1.1.5.8 of the PPS state that "New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae."
- **The Minimum Distance Separation (MDS) Document – Publication 853**  
Guideline #9 of the MDS document states that "Where lot creation is proposed, including new lots for agricultural uses, an MDS I setback is required for both the severed and retained lot."

**County of Wellington Official Plan**

- The subject property is designated as Prime Agricultural, Core Greenlands and Greenlands. Identified features include Significant Wooded Areas, Flood, Provincially Significant Wetlands and GRCA regulated Flood Plain and Wetlands.



- The subject property is located within the former Policy Areas number 5 (PA7-4). This special policy area allows the uses permitted under Secondary Agriculture designation provided livestock operations in the area are not affected or have ceased.
  - Compliance for all the agricultural buildings/barn is required to ensure livestock operations in the area are not affected. The intent of the Zoning By-law amendment would be to prohibit the use of livestock within the agricultural structures on the retained lands to address the requirements of this special policy.
- The site is located within issue contributing area and WHPA B, Q1 and Q2 with vulnerability score of 10 and 8. Comments from Source Water Protection staff will need to be considered.
- Application B17-23 conditionally severed a 0.42 ha (1.04 ac) rural residential parcel and a 32.6 ha (80.6 ac) parcel would be retained with an existing dwelling, pool and four agricultural buildings.
- In addition to Policy Area PA7-4, Section 6.5.6 requires that the MDS I formula will be applied to new land uses. MDS I compliance for the new use will be reviewed. Further, MDS I compliance is required through condition 8 of consent application B17-23. Please resubmit MDS I forms with the Zoning Amendment Application.
- It is proposed that the Zoning By-law amendment will prohibit livestock within the structures on-site. This is an approach that would meet the intent of the Official Plan policies.

## **Township Zoning By-law**

- The subject property is zoned Agricultural (A), Natural Environmental (NE) with Environmental Protection Overlay. As per Section 11.2 Table 11.1 a single detached dwelling and agricultural use is permitted within A Zone.
- The application sketch submitted indicates the retained parcel has an existing single detached dwelling and four agricultural buildings (barn, drivesheds and sheds). As a Zoning By-law Amendment is required, there is some additional information required to confirm overall zoning compliance:
  - Section 4.4.2 Table 4.1 permits a maximum floor area of 1,400 m<sup>2</sup> plus 1% of the lot area for the lots greater than 4 ha. Please confirm the total floor area for all the buildings.
  - Section 11.3 table 11.2 permits a maximum lot coverage of 30% for all the buildings and structures within the A Zone. Confirmation that lot coverage requirements have been achieved is required.
  - Section 4.10 ii) permits non-habitable buildings and structures associated with agricultural use to exceed maximum height requirements of the applicable zone, provided that a minimum of 50% of the floor area of the building or structure is used for agricultural purposes and all other requirements of the zone are complied with.
  - Please clarify the height and setbacks of all the buildings/structures the lot line.



- **Minimum Distance Separation**

- Condition 5 of consent application B17-23 requires that MDS I compliance to be achieved for all the agricultural buildings on the retained parcel to ensure livestock operations in the area are not affected.
- Therefore, a Zoning By-law Amendment is required to prohibit livestock within all the agricultural buildings to ensure compliance with MDS I setback (condition no 5 and 8).
- Confirmation that the information previously provided by the consent application through the MDS I forms for 83 Carter Rd and 86 Farnham Road has not changed is required as a component of the application.

### **Submission requirements for Zoning Application**

Included below is a preliminary list of potential supporting studies that are required for any future application submissions. All studies/assessments are to be completed and signed by a qualified professional.

The list of studies/assessments identifies minimum requirements.

- Planning Justification Report including draft By-law;
- Confirmation/resubmission of MDS farm data sheets for 83 Carter Rd, 86 Farnham Rd
- Detailed conceptual site plan showing existing conditions including setbacks from the lot line;
- Source Water Protection Screening Form or Drinking Water Threats Screening Form; and
- Any other studies noted by the various consultants and commenting agencies.

### **Additional Planning Comments**

The Township will need to review if there are any outstanding items or compliance issues as part of the ZBA application. A detailed review of the Zoning By-law and demonstration of compliance will be required. A site statistics chart is to be included on the updated conceptual site plan to demonstrate compliance with zoning provisions.

These comments have been prepared without the benefit of reviewing detailed comments from other consultants or agencies and based on a conceptual proposal. These comments may change as the development progresses and as more details are provided.

We trust these comments will be of assistance if you have questions, please contact the County of Wellington Planning and Development Department.

Yours truly,



---

Asavari Jadhav  
Planner



October 10, 2023  
Our File: 123006-027

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Development Review Request  
Zoning By-law Amendment  
86 Farnham Road  
Township of Puslinch

Dear Ms. Banks,

Following our review of the pre-consultation request documents received on September 22, 2023, we are providing comments related to the Zoning By-law Amendment application required as part of Conditions of Approval for the Severance Application B17-23. It is our understanding that the retained parcel is required to be rezoned from Agricultural to Specialized Agricultural to prohibit livestock operations the old barn / agricultural buildings to meet Minimum Distance Separation requirements to accommodate the residential use for the severed parcel.

In support of the identification of the engineering requirements for the Zoning By-law Amendment application, the following documents and drawings were received and reviewed:

- Cover letter prepared by Van Harten Surveying Inc., dated September 14, 2023.
- Zone Change Sketch prepared by Van Harten Surveying Inc., dated September 14, 2023.
- Severance Application B17-23 Approval Conditions dated May 11, 2023.

We defer the review of the Minimum Distance Separation (MDS) calculations to the Township of Puslinch Building Department.

Based on our review of the above noted documents, we do not have any comments with respect to the Zoning By-law Amendment application.

If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING

Per:

A black rectangular redaction box covers the signature of Sergio Zaga. A blue pen stroke is visible at the bottom left of the redaction.

Sergio Zaga, M.Eng.  
Project Designer

A black rectangular redaction box covers the signature of Steve Conway. A blue pen stroke is visible at the bottom left of the redaction.

Steve Conway, C.E.T., rcsi, PMP  
Branch Manager, Senior Project Manager



Environmental Assessments & Approvals

October 2, 2023

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Justine Brotherston, Deputy Clerk

Re: **Pre-consultation Ecology Peer Review for a Zoning By-law Amendment Application – 86 Farnham Road, Township of Puslinch, Ontario N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN 71185-0135] (File #D00/JEF)**

Dear Ms. Brotherston:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this pre-consultation peer review letter for the Township of Puslinch (Township) pertaining to the retained lot located at the address above. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following documents on behalf of the Township:

- 1) The email "New Entry: Development Review Meeting Request" (September 14, 2023);
- 2) A Pre-consultation Meeting letter [September 14, 2023 from Van Harten Land Surveyors - Engineers (Van Harten)]; and,
- 3) Zone Change Sketch (September 14, 2023 from Van Harten).

The documents reviewed relate to a prior Severance Application (B17-23) and a current Zoning By-law Amendment Application from the applicant, Thomas Jefferson. It is understood that the Severance Application has been approved subject to conditions. The severance involves creating a new rural residential lot [50m x 85m; 0.42 hectares (ha)] fronting onto Farnham Road (Appendix A). A residential dwelling is proposed on the severed lot. The retained lot located at 86 Farnham Road ("retained lot") will be an estimated 32.6ha in size; an existing dwelling, barn and other agricultural/accessory buildings will remain (Appendix A). The retained lot will continue to be used for cash crop purposes.





As a condition of the severance, the applicant is required to re-zone the barn and agricultural/accessory buildings on the retained lot to “Specialized Agricultural” to prohibit their use for livestock in accordance with Minimum Distance Separation requirements between the agricultural buildings on the retained lot and a barn at 83 Carter Road.

Based on correspondence with the Township, the scope of Azimuth’s review was to:

- Complete a peer review of information provided from an ecology perspective at the pre-consultation stage of the re-zoning development application process;
- Provide a peer review letter to the Township regarding proposed re-zoning of the retained lot (86 Farnham Road) that gives professional direction and recommendations regarding natural heritage matters; and,
- Attend a pre-consultation meeting (virtually) scheduled for October 19, 2023.

Attending the retained lot was not part of the peer review scope. This letter does not pertain to the lot severance application specifically, or to any future construction (or possible demolition) of dwellings or other structures on either the severed or retained lot. Further, it is understood that the proposed re-zoning to “Specialized Agricultural” pertains only to the Agricultural portion of the retained lot.

## **1.0 BACKGROUND REVIEW**

As per the documents reviewed, the majority of the retained lot is zoned Agricultural, with the northwest portion zoned “OP Greenlands Zoning Environmental Protection”. As noted in the Van Harten Pre-consultation Meeting letter, the proposed use for the retained lot complies with municipal zoning requirements pertaining to frontage and lot area. Google Street View imagery from August 2019 shows the retained lot frontage as manicured lawn with mature landscape trees. At the landscape scale, the area is rural residential with agricultural land uses.

Provincial background mapping from the Natural Heritage Information Centre (NHIC) indicates the retained lot is in Ecoregion 6E. The rear (*i.e.* northwest third) of the retained lot is in the Natural Heritage System of the Growth Plan for the Greater Golden Horseshoe [Ministry of Municipal Affairs and Housing (MMAH), 2020a] (Appendix B). Mapping from NHIC and VuMap show wetlands, woodlands and a drainage feature (with flow ultimately northward) toward the rear of the retained lot. Based on NHIC, wetlands on and adjacent [*i.e.* within 120 metres (m) of the retained lot] are part of a Provincially Significant Wetland (PSW) (Appendix B). These natural heritage features are an estimated 800m northwest of the developed/occupied area of the retained lot fronting



onto Farnham Road. As per mapping from the Grand River Conservation Authority (GRCA), approximately the rear half the retained lot is part of the GRCA Regulation Limit (Appendix B). The GRCA Regulation Limit is approximately 460-780m northwest of the developed/occupied area of the retained lot.

A Species at Risk (SAR) background search of NHIC 1 kilometre (km) grid squares occupied by the retained lot (17NJ6520, 17NJ6521, 17NJ6620) indicates records for the following two (2) provincially Threatened species: Eastern Meadowlark (*Sturnella magna*) and Bobolink (*Dolichonyx oryzivorus*) (Appendix B). As per Google Street View imagery, lands comprising the retained lot's frontage appear as maintained lawn. While it is likely that the Eastern Meadowlark and Bobolink records are historic, the central and rear portions of the retained lot away from Farnham Road are obscured by mature trees. If land usage was converted to hayfield or pastureland, suitable habitat opportunities for grassland SAR birds may be present.

Records also exist for the following seven (7) Special Concern species: Grasshopper Sparrow (*Ammodramus savannarum*); Wood Thrush (*Hylocichla mustelina*); Eastern Wood-pewee (*Contopus virens*); Snapping Turtle (*Chelydra serpentina*); Eastern Ribbonsnake (*Thamnophis saurita*); Canada Warbler (*Cardellina canadensis*) and Barn Swallow (*Hirundo rustica*) (Appendix B). Given the limited view of the retained lot in Google Street View and other aerial imagery, it is conceivable that habitat may be present for Grasshopper Sparrow (and/or Barn Swallow - depending on condition of existing structures). Habitat for Wood Thrush, Eastern Wood-pewee, Snapping Turtle, Eastern Ribbonsnake and Canada Warbler may occur toward the rear of the retained lot and/or on adjacent lands (*i.e.* in association with the PSW and woodlands), but would be unlikely to be present within the retained lot frontage area based on background review.

Habitat of Threatened or Endangered species, and the species themselves, are protected under Sections 9 and 10 of Ontario's *Endangered Species Act, 2007* (ESA). Special Concern species do not receive protection under Ontario's ESA, but are considered under provincial Significant Wildlife Habitat Criteria Schedules. Other possible natural heritage constraints with potential to be associated with the retained lot and/or adjacent lands include Butternut (*Juglans cineria*) and/or Black Ash (*Fraxinus nigra*) trees, and possibly other SAR/SAR habitat (*e.g.* bat roosting habitat – trees, buildings/accessory structures).



## 2.0 RECOMMENDATIONS


Based on the background mapping and other information summarized, Azimuth is providing the following recommendations to the Township. Although Azimuth did not visit the retained lot, background information suggests natural heritage features and functions are present (*i.e.* PSW, woodlands, drainage feature; possible SAR/SAR habitat and/or Significant Wildlife Habitat including for Special Concern and Rare Wildlife Species). As per Ontario's Provincial Policy Statement (MMAH, 2020b), development or site alteration is not permitted in natural heritage features including (but not limited to) Significant Wildlife Habitat or on lands adjacent to Significant Wildlife Habitat unless it can be demonstrated through natural heritage field investigations that there will be no negative impacts to the natural heritage features and functions. Development in habitat of ESA-protected species may require authorizations issued under the ESA if SAR are present and the activity is deemed damaging or destructive to SAR habitat and/or poses a direct impact to the species.

Part of the retained lot is in the Natural Heritage System of the Growth Plan (MMAH, 2020a) and contains mapped natural heritage features and functions. The application pertains to a Township re-zoning exercise; no other development/re-development is understood to be proposed at this time. Re-zoning is technically considered "development". However, it is Azimuth's professional opinion that field investigations related to an Environmental Impact Study (EIS) or SAR Assessment (for example) should not be necessary to render an assessment of potential impacts to natural heritage features and functions as a result of the proposed lot re-zoning. It is recommended that the applicant's environmental consultant prepare a letter summarizing environmental sensitivities associated with the retained lot and adjacent lands, and that evaluates the extent to which the proposed re-zoning would be consistent with applicable natural heritage policies of the Growth Plan (MMAH, 2020a), Provincial Policy Statement (MMAH, 2020b), ESA and County Official Plan (*e.g.* Section 10.2.2 for the Greenland System). This recommendation does not pertain to future physical development or site alteration (*e.g.* structures, demolition, grading). Possible future physical development associated with the retained lot would be considered under separate cover.



Azimuth is providing this recommendation to assist the Township in their decision-making pertaining to the proposed re-zoning application. We trust this pre-consultation ecology peer review provides the Township with the natural heritage direction necessary for the retained lot. Azimuth will be pleased to attend the October 19, 2023 pre-consultation meeting (virtually), as requested by the Township. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Director (Env. Biology)  
Terrestrial Ecologist

Attach:  
Appendix A – Zone Change Sketch  
Appendix B – Background Mapping

**KEYMAP**



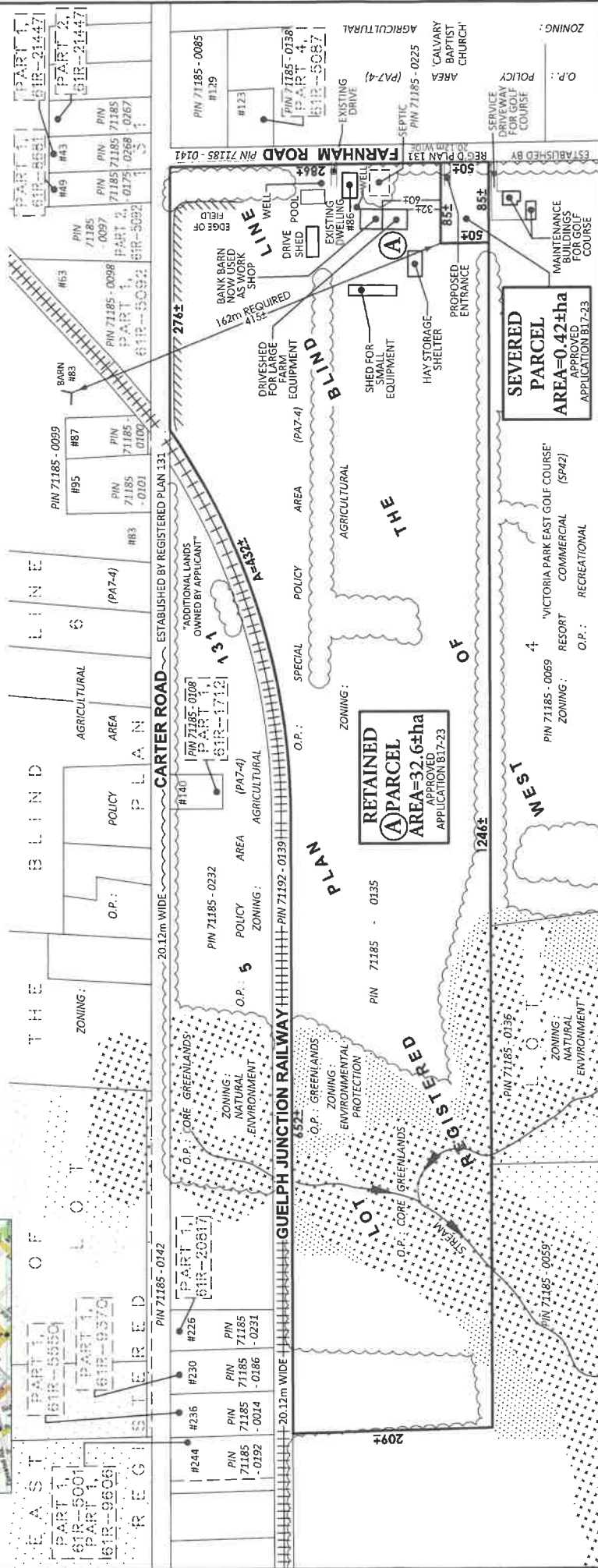
**ZONE CHANGE REQUEST:**  
 TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE ACCESSORY BUILDINGS.

**ZONE CHANGE SKETCH  
 PART OF LOT 5, WEST OF THE BLIND LINE,  
 REGISTERED PLAN 131  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON**

SCALE 1 : 4000

0 40 80 160 240 meters

VAN HARTEN SURVEYING INC.



**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Guelph Orangeville  
 Ph: 519-742-8371 Ph: 519-821-2763 Ph: 519-940-4110  
 www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 30264-21  
 Sep 14, 2023-3:10:59 PM  
 G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 JEFFERSON LUTM.dwg

THIS SKETCH WAS PREPARED ON THE 15th DAY OF SEPTEMBER, 2023

**JEFFREY E. BUJSMAN**  
 ONTARIO LAND SURVEYOR

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4).
  4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
  6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
  7. PROPERTY OWNERS: JEFFERSON FARMS LTD.
  8. N.T.S. DENOTES NOT TO SCALE.

O.P.: GREENLANDS  
 ZONING: ENVIRONMENTAL PROTECTION OVERLAY

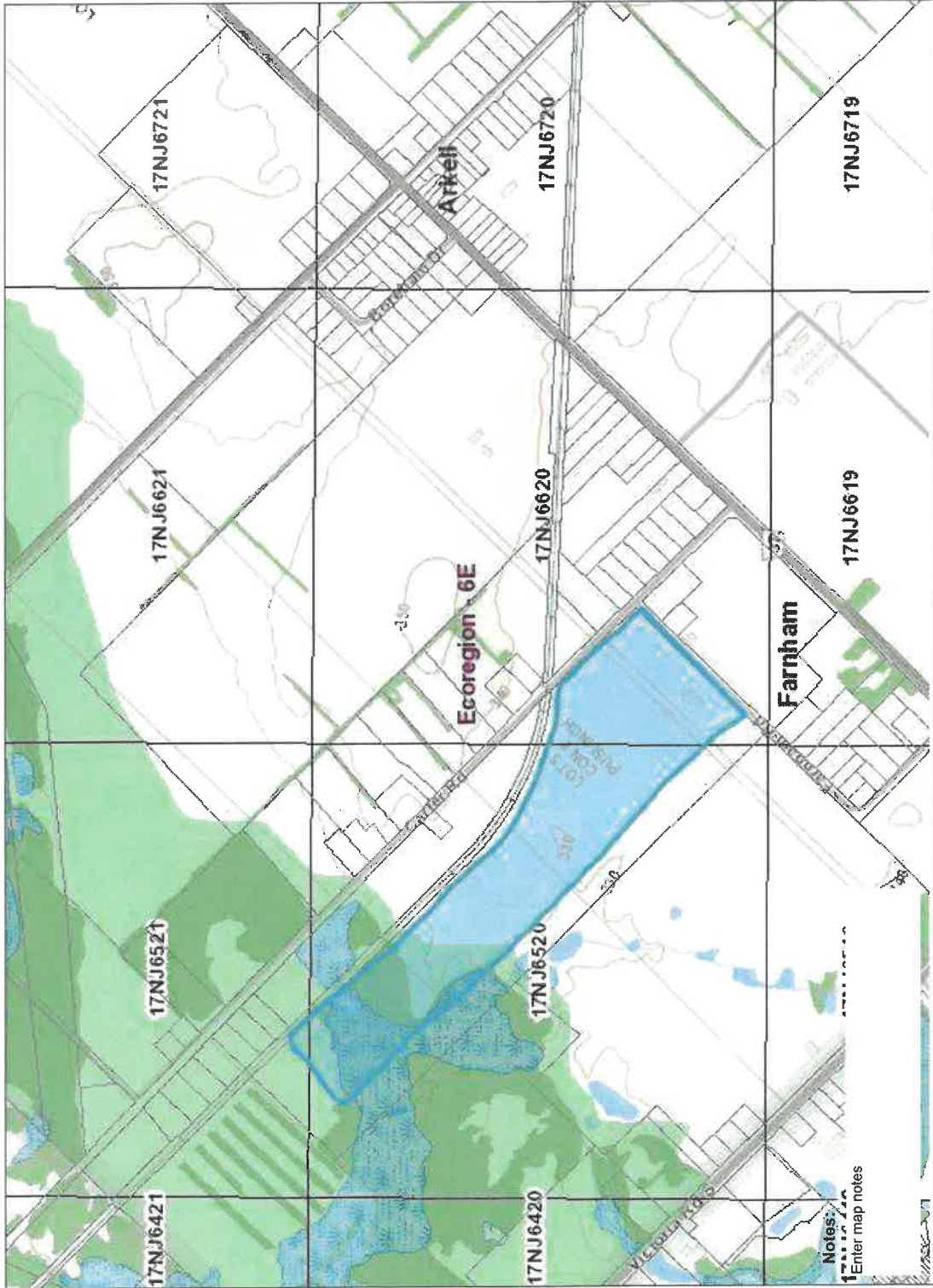
O.P.: CORE GREENLANDS  
 ZONING: NATURAL ENVIRONMENT



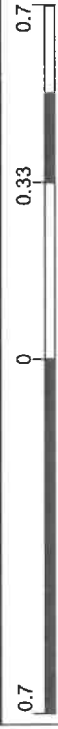
Ministry of Natural Resources and Forestry  
Make-a-Map: Natural Heritage Areas

21-130 #17 86 Farnham Road

Map created: 9/29/2023



Notes:  
1 Enter map notes



0.7 Kilometres Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.  
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Legend

- Assessment Parcel
- NHIC 1 Km Grid
- Ecoregion
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System



**NHIC Data**

To work further with this data select the content and copy it into your own word or excel documents.

<b>OGF ID</b>	<b>Element Type</b>	<b>Common Name</b>	<b>Scientific Name</b>	<b>SRank</b>	<b>SARO Status</b>	<b>COSEWIC Status</b>	<b>ATLAS NAD83 IDENT</b>	<b>COMMENTS</b>
967384	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17NJ6520	
967384	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17NJ6520	
967384	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17NJ6520	
967384	SPECIES	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP	17NJ6520	
967384	SPECIES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	17NJ6520	
967384	SPECIES	Eastern Ribbonsnake	<i>Thamnophis saurita</i>	S4	SC	SC	17NJ6520	
967384	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6520	
967384	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6520	
967385	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17NJ6521	
967385	SPECIES	Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4		SC	17NJ6521	
967385	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17NJ6521	
967385	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17NJ6521	
967385	SPECIES	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP	17NJ6521	
967385	SPECIES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	17NJ6521	
967385	SPECIES	Eastern Ribbonsnake	<i>Thamnophis saurita</i>	S4	SC	SC	17NJ6521	
967385	SPECIES	Eastern Milksnake	<i>Lampropeltis triangulum</i>	S4	NAR	SC	17NJ6521	
967385	SPECIES	American Bumble Bee	<i>Bombus pensylvanicus</i>	S3S4		SC	17NJ6521	
967385	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6521	
967385	SPECIES	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR	17NJ6521	
967385	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6521	

## NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
967394	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17NJ6620	
967394	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17NJ6620	
967394	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17NJ6620	
967394	SPECIES	Canada Warbler	<i>Cardellina canadensis</i>	S5B	SC	SC	17NJ6620	
967394	SPECIES	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP	17NJ6620	
967394	SPECIES	Eastern Ribbonsnake	<i>Thamnophis saurita</i>	S4	SC	SC	17NJ6620	
967394	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6620	
967394	SPECIES	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR	17NJ6620	
967394	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6620	



21-130 #17 86 Farnham Road, Puslinch



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FIRST BASE SOLUTIONS

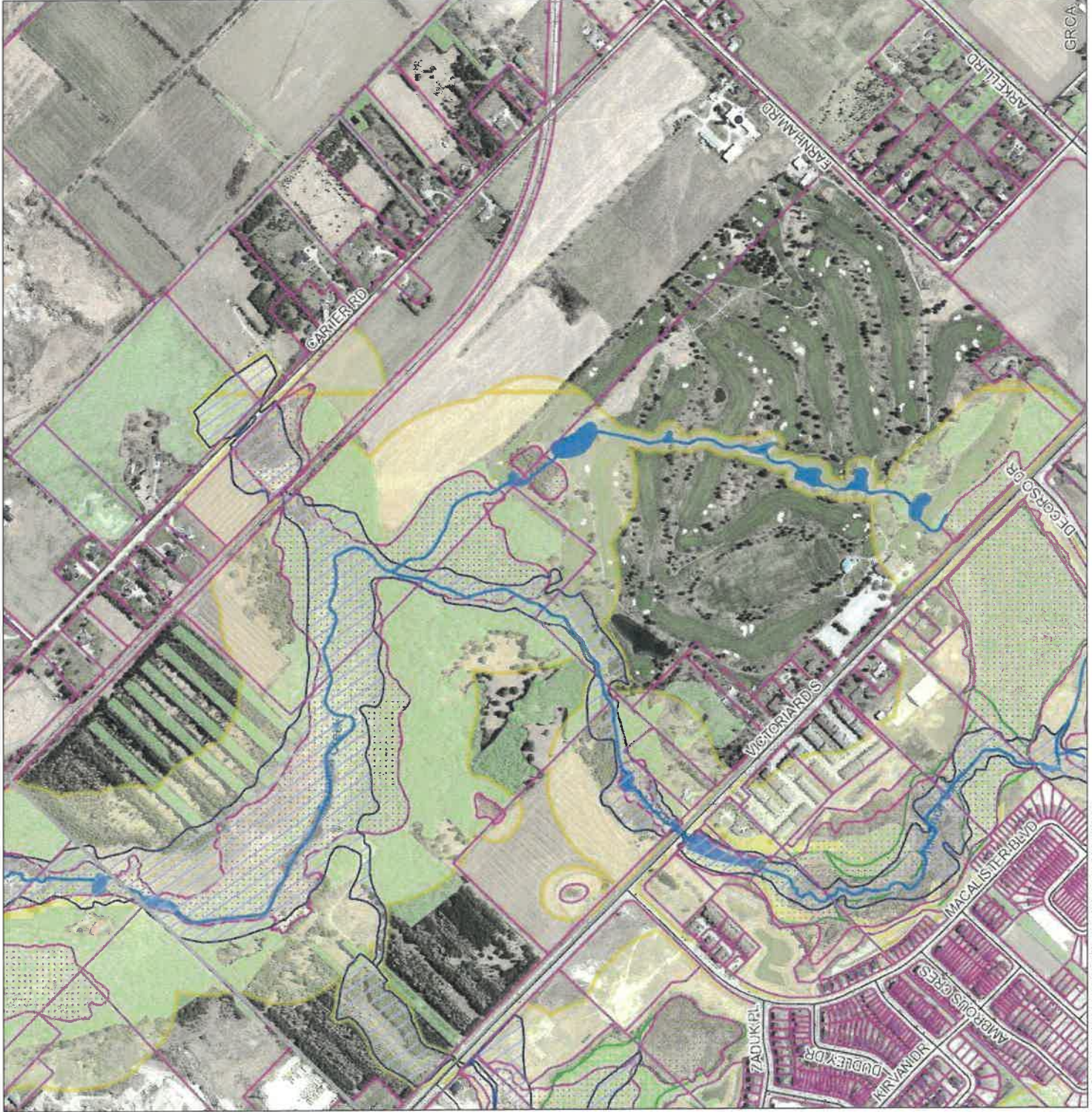
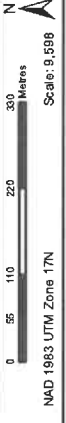


**Legend**

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supersedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Source-and-Citations.pdf>



## Pre-Consultation Form

### Section 1: Property and Application Information

Property Address: 86 Farnham Road, Puslinch

Application Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Official Plan Amendment            | <input type="checkbox"/> Plan of Subdivision |
| <input checked="" type="checkbox"/> Zoning By-law Amendment | <input type="checkbox"/> Plan of Condominium |
| <input type="checkbox"/> Minor Variance                     | Specify type: _____                          |
| <input type="checkbox"/> Consent                            | <input type="checkbox"/> Building permit     |
| <input type="checkbox"/> Site Plan                          |  |

### Section 2: Documentation to be provided by the Risk Management Office

	Current Application	Future Application (may apply)	Not Applicable
Section 59 Notice	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Risk Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Section 3: Documentation to be provided by the owner or their agents

	Current Application	Future Application (may apply)	Not Applicable
Appendix A: Contact & Proposal Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking Water Threats Disclosure Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liquid Fuel Handling/storage and Spill Response Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Winter Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical/ Waste Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydrogeological Assessment Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Balance Assessment Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recharge Infiltration Measures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Functional Service Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase 1 and/or Phase 2 Environmental Assessments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see Appendix B for required documentation descriptions.

#### Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA  A  B  C  D  Q      Score  2  4  6  8  10

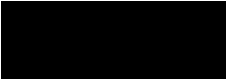
Issue Contributing Area (ICA):  None  Chloride  Trichloroethylene  Nitrate  Sodium

Significant Groundwater Recharge Area:  Yes  No

Highly Vulnerable Aquifer:  Yes  No

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

 October 12, 2023

Kim Funk, Source Protection Coordinator  
519-846-9691 ext. 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)

Attachment:    WHPA Map(s)

Resources:    [Appendix A: Contact & Proposal Information](#)  
[Appendix B: Source Water Protection required document descriptions](#)  
[Appendix C: Guidance documents](#)  
[Appendix D: Water Balance Terms of Reference](#)

*Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements.*

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

**Whereas** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

**Now Therefore** the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone as shown on Schedule "A" of this By-law;
3. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
  - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
    - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
    - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
    - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.
  - b) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Natural Environment (NE-xx) Zone on Schedule 'A':
    - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
    - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met.

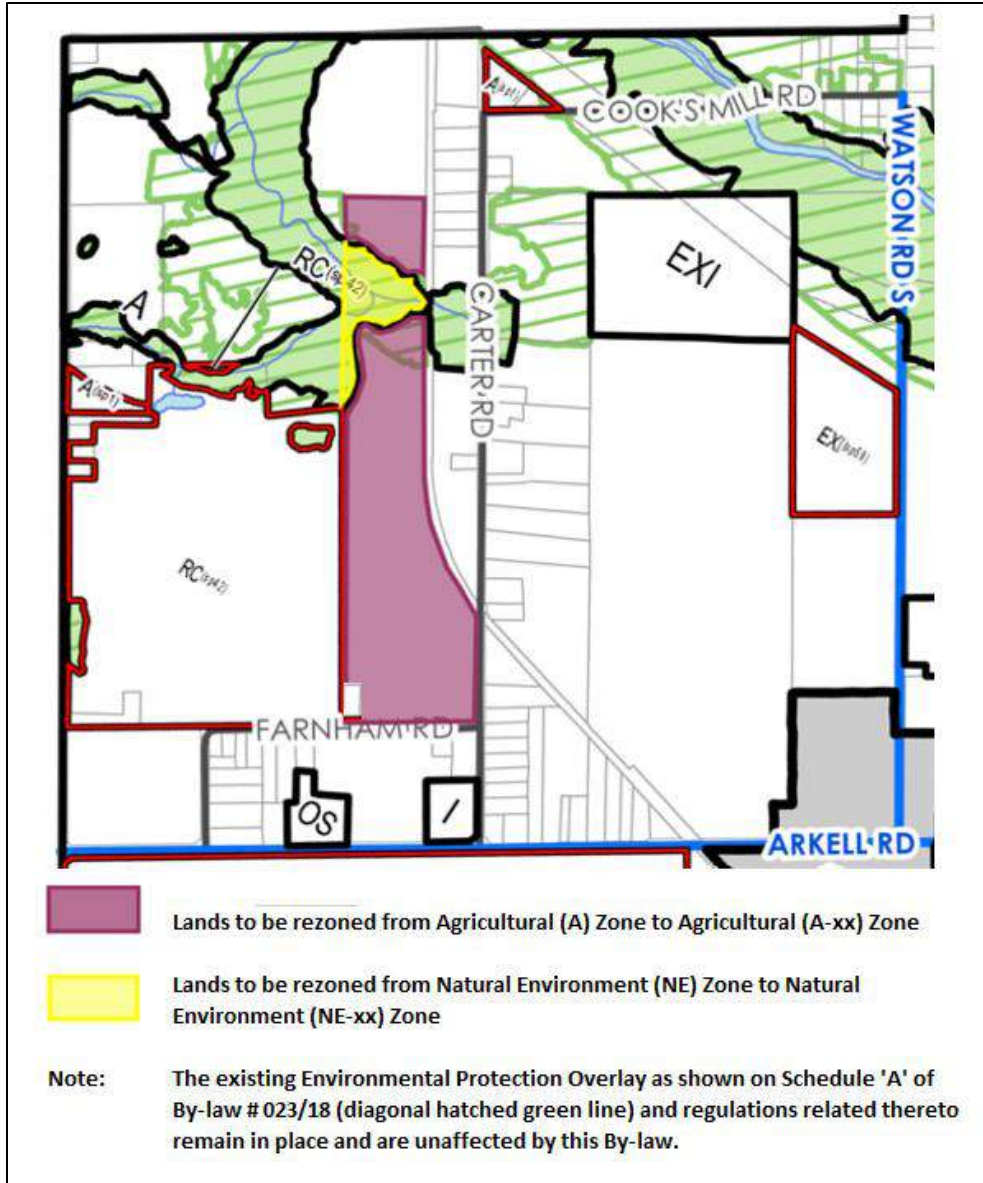
**By-law read a First, Second, and Third Time this \_\_\_\_\_ of \_\_\_\_\_, 2024**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this \_\_\_\_ of \_\_\_\_\_, 2024

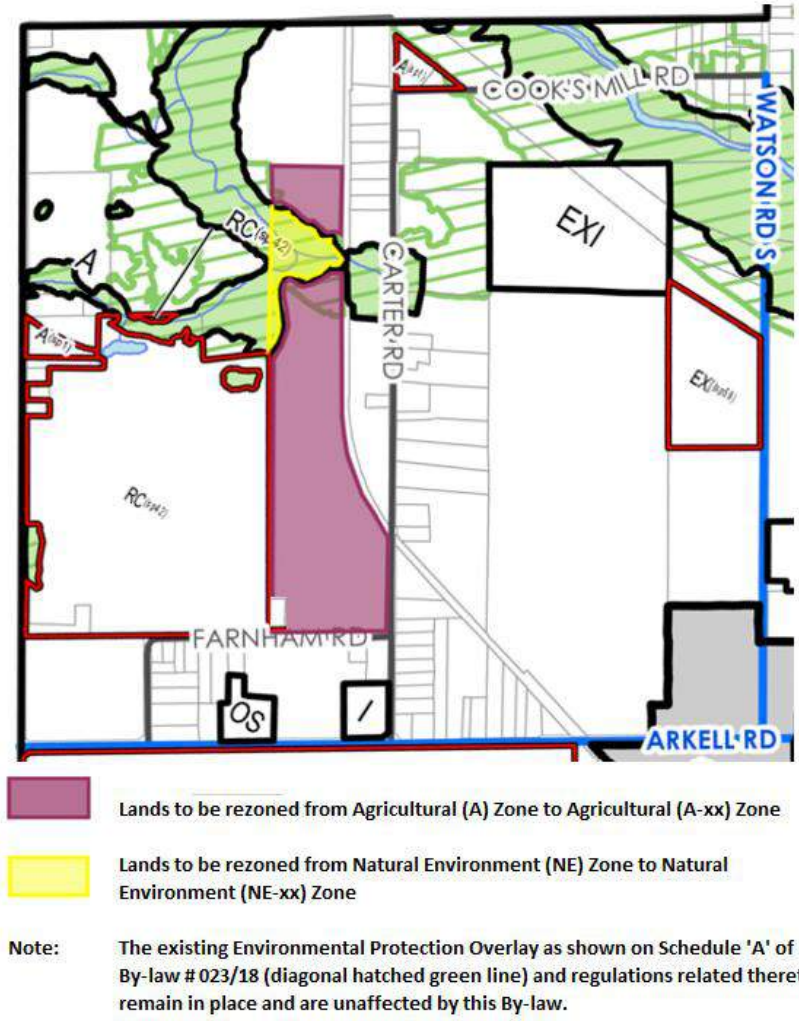
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

**Purpose of By-law # 2024-xx**

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone and from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone (as shown below).



**Effect of By-law # 2024-xx**

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.



# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

County of Wellington

### NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Jefferson Farms Ltd. c/o Tom Jefferson

### Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 86 Farnham Road Municipality Puslinch

Lot 5, WOBL Concession Plan 131 Division

Lot Size (where livestock facility is located) 32ha hectares  acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/23

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 435m<sup>2</sup> ft<sup>2</sup>/m<sup>2</sup>  ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
  - V2 Solid, outside, covered
  - V3 Solid, outside, no cover, ≥30% dry matter
  - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
  - V5 Liquid, inside, underneath slatted floor
  - V6 Liquid, outside, with a permanent, tight-fitting cover
  - L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
  - L2 Liquid, outside, with a permanent floating cover
  - M1 Liquid, outside, no cover, straight-walled storage
  - M2 Liquid, outside, roof, but with open sides
  - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		N/A
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	<b>N/A</b>	
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	<b>Please see note below.</b>	<b>Please see note below.</b>

**PLEASE NOTE: All buildings on the property have been gutted, are not capable of housing animals and are strictly used for storage. The buildings haven't had housed livestock in over 15 years and there are no intentions of housing any livestock in the future – Tom Jefferson**

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**

**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9  
 F 519.923.1694

**Linda Redmond, Senior Planner**

E lindar@wellington.ca  
 T 519.837.2600 x2380  
 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**

E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130



ATTN - JEFF BUISMAN  
 FROM - JEFFERSON FARMS  
**FARM DATA SHEET**

**Minimum Distance Separation I (MDSI)**

County of Wellington

**NOTE TO FARM OWNER(S)**

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Denna M Benn

**Contact Information**

Email [REDACTED] Telephone [REDACTED]

Civic Address 83 Carter St Municipality Paslinch

Lot 6 Concession 9 Division \_\_\_\_\_

Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 15.9 acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/23

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
  - V2 Solid, outside, covered
  - V3 Solid, outside, no cover, ≥30% dry matter
  - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
  - V5 Liquid, inside, underneath slatted floor
  - V6 Liquid, outside, with a permanent, tight-fitting cover
  - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
  - L2 Liquid, outside, with a permanent floating cover
  - M1 Liquid, outside, no cover, straight-walled storage
  - M2 Liquid, outside, roof, but with open sides
  - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		<del>V4</del>
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**

**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
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 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**

E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130



**Township of Puslinch**  
7404 Wellington Road 34,  
Puslinch, ON, N0B 2J0  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Zoning By-law Amendment Application

Date submitted: \_\_\_\_\_

### The Amendment:

#### Type of amendment:

Site specific:

Other (specify):

- A) To rezone the Retained Parcel to a Specialized Agricultural to prohibit livestock from being housed in the existing agricultural buildings.  
B) To permit the existing barn to have a maximum height of 9m.

The rest of the Retained Parcel will remain zoned Agricultural and Natural Environment where potential livestock can be housed in a new building, provided MDSII is met.

#### Purpose of and reasons for the proposed amendment(s):

Severance Application B17-23 was approved subject to conditions which created a rural residential parcel. The conditions of the severance included zoning compliance and MDS compliance. The existing barn on the Retained Parcel can not meet the MDS setback and the rezoning is required. This application is to satisfy conditions 5, 8 and 11. Please see the covering letter for more details on the zoning request.

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson

Address: 112 Carter Road, RR#2

City: Guelph, ON,

Postal Code: N1H 6H9

Email Address: ██

Telephone Number: ██████████

Fax: \_\_\_\_\_

**Applicant (Agent) Name(s):** Jeff Buisman of Van Harten Surveying Inc.  
Address: 2106 Gordon Street  
City: Guelph, ON  
Postal Code: N1L 1G6  
Email Address: Jeff.Buisman@vanharten.com  
Telephone Number: 519-821-2763 x225  
Fax: \_\_\_\_\_

**Other Name(s):** \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Fax: \_\_\_\_\_

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

**None**

Send correspondence to: Owner:  Agent:  Other: \_\_\_\_\_

When did the current owner acquire the subject land? Date: January 1991

**4. What does the amendment cover?**

The "entire" property:   
A "portion" of the property:  **Retained Parcel**

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

Municipal address: 86 Farnham Road, Puslinch

Concession: \_\_\_\_\_ Lot: 5, West of Blind Line

Registered Plan Number: 131

Area: \_\_\_\_\_ ha      Depth: \_\_\_\_\_ m      Frontage: \_\_\_\_\_ m  
\_\_\_\_\_ ac      \_\_\_\_\_ ft.      \_\_\_\_\_ ft.

**6. Provide a description of the area to be amended if only a “portion” of the property:**

**Retained**

**Parcel Area:** 32.6ha ha      Depth: 1331m m      Frontage: 276m / 286m m  
\_\_\_\_\_ ac      \_\_\_\_\_ ft.      \_\_\_\_\_ ft.

**7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?**

Yes:  No:

**8. Is the subject land within an area of land designated under any provincial plan or plans?**

Greenbelt Plan:  Places to Grow:  Other: (specify): \_\_\_\_\_

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes:  No:

**9. County Official Plan**

What is the current County Official Plan designation of the subject property?

**Prime Agricultural and within Special Policy Area (PA7-4), Core Greenlands and Greenlands**

List land uses permitted by the current Official Plan designation:

**The permitted uses within Prime Agricultural areas include: agricultural uses, secondary uses including home businesses and farm businesses, existing uses, single detached homes, garden suites, forestry uses, group homes, kennels, etc. See Section 6.4.3 for the full list.**

How does the application conform to the Official Plan?

**The subject property is designated as Prime Agricultural and within Special Policy Area (PA7-4) which allows the parcel to follow the Secondary Agricultural Guidelines in the Official Plan. The criteria outlined in Section 10.4.4 of the Official Plan are met for the severance other than MDS to the existing barn and the Zoning Amendment is addressing this.**

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

**10. Zoning:**

What is the current zoning of the property? **Agricultural, Natural Environment and EP Overlay**

What uses are permitted? **Agricultural use, accessory apartment, animal clinic, bed and breakfast, dwelling, group home etc. See Section 11.2 for full list of Permitted Uses.**

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

## Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Agricultural
--------------

12. How long has the "existing" use(s) continued on the subject land?

Decades
---------

13. What is the "proposed" use(s) of the subject land?

Agricultural
--------------

14. Provide the following details for all buildings or structures on the subject land:

Building Details		Existing		Proposed	
Type of Building(s) or structures	Barn & Accessory Buildings			None	
Date of construction	Many years ago				
Building height	9m (barn) m	Please see sketch for more details			
Number of floors					
* Total floor area	1656m <sup>2</sup> (all accessory buildings) m <sup>2</sup>		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
<b>Distance from building structure to the:</b>					
Front lot line	42m (closest) m		ft	N/A m	ft
Side lot line	23m (closest) m		ft	m	ft
Other side lot line	m		ft	m	ft
Rear lot line	m		ft	m	ft



Building Details	Existing		Proposed	
*Percentage lot coverage	0.5%		N/A	
*Number of parking spaces				
*Number of loading spaces				

**Existing and Proposed Services:**

**15. What is the access to the subject property?**

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

**16. What is the name of the road or street that provides access to the subject property.**

**Corner Lot - Farnham Road and Carter Road with entrance from Farnham Road**

**17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.**

**N/A**

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

Water Supply	Existing		Proposed	
Municipal water		<input type="checkbox"/>		<input type="checkbox"/>

<b>Water Supply</b>	<b>Existing</b>	<b>Proposed</b>
Communal water		
Private well	<b>X</b>	<b>N/A</b>
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	<b>X</b>	
Other sewage disposal		

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes:  No:

**If yes, the following reports are required:**

Servicing options report

A hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

## Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B17-23	County of Wellington	Part Lot 5, Plan 181, WOBL	Rural Residential Severance	Approved subject to conditions
Site Plan Control							

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes:  No:

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

## Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Please see the Planning Report / Covering Letter, Draft Zoning By-law, Sourcewater Application, MDS Farm Data Sheets and Sketch attached with more details.

# Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);

The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;

The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;

- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

## Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.



Signature of Owner(s)

Dec 14/23  
Date

**Affidavit**

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

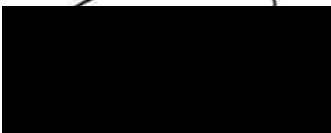
County/Region of Wellington this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_\_.



Signature of Owner or authorized solicitor or agent

Dec 22, 2023  
Date



Signature of Commissioner

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario  
for Van Harten Surveying  
Expires May 11, 2024

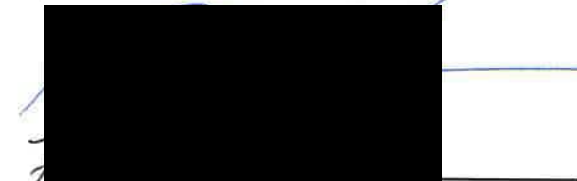
Dec 22, 2023  
Date

**Agreement to Post Sign and Permit Site Visits**

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times:  Certain days as specified:  By appointment only:



Signature

Dec 14/23  
Date

**For Administrative Purposes Only:**

Application fee of \$\_\_\_\_\_received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

**Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.**

**The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.**

## Appendix A: Contact & Proposal Information

Please complete and submit electronically with application

Site Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Phone number: [REDACTED] E-mail: [REDACTED]

Mailing address (if different from site address): \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Same as Owner

Phone number: \_\_\_\_\_ E-mail: jeff.buisman@vanharten.com

### Application Type:

Official Plan Amendment	Plan of Subdivision
Zoning By-law Amendment	Plan of Condominium
Minor Variance	Specify type: _____
Consent	Building permit
Site Plan	

### Brief description of the proposal:

**Severance Application B17-23 was approved subject to conditions to create a rural residential lot. The Retained Parcel contains a old barn (used for storage) and a number of other accessory buildings. The MDSI cannot be met from that barn to the Severance and a Zone Change is required to prohibit livestock in the barn. The uses of the Retained Parcel are not changing. Please see over Covering Letter and Sketch with more details.**

Will there be additional applications subject to this proposal? Yes If No Unknown

Yes, please **confirm** all forthcoming applications:

### Application Type:

Official Plan Amendment	Plan of Subdivision
Zoning By-law Amendment	Plan of Condominium
Minor Variance	Specify type: _____
Consent	Building permit
Site Plan	

### **Approved Severance Application B17-23 - approved subject to conditions**

Are there any Provincial Approvals subject to this proposal? Yes No

If yes, provide a brief description. Refer to [Appendix B](#) for further detail.

Will there be any Transport Pathways created in this proposal? Yes No

If yes, provide a brief description. Refer to [Appendix B](#) for further detail.

Are there any existing, unused, onsite wells that require decommissioning?  Yes  No  
If yes, please provide documentation once they have been properly decommissioned as per *O. Reg 903*. Refer to Appendix B for further detail.

**Declaration (Owner or Applicant) or Person Engaged in Activity:**

**Owner**

I, Jefferson Farms Ltd. c/o Tom Jefferson, declare that the information contained in this application and all attached

Dec 14/23  
Date

**Applicant or Authorized Agent**

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*. For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.**





December 22, 2023

30264-21

Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Scoped Planning Justification Report & Documents  
Zoning By-law Amendment Application for:  
Approved Severance Application B17-23  
86 Farnham Road  
Part of Lot 5, West of the Blind Line, Registered Plan 131  
PIN 71185-0135  
Township of Puslinch**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Sketch, completed application form, PIN Report and Map, the required deed, MDS Farm Data Sheets and Sourcewater Protection Form. Payment of the Township Application fee of \$2,577.00 will be made once the application has been deemed complete.

**Proposal:**

Thank you for meeting with us at the October 19, 2023 pre-consultation meeting at the Township office regarding the above noted zone change, and for your follow-up summary notes which included a request for some additional supporting information. This letter serves as the Scoped Planning Justification Report as was discussed and agreed to at our meeting, along with the additional information requested in your October 19, 2023 memo.

The purpose of the Zone Change is to address the conditions of recently approved Severance Application B17-23 to create a rural residential lot on this property. The severed lot is located at the south-west corner of the parcel, with frontage on Farnham Road (see attached concept sketch). The severance process confirmed that both the retained and severed parcels generally comply/conform with the Township Zoning By-law and the County Official Plan, with the exception of a potential future MDS conflict should buildings on the Retained Parcel be utilized for livestock purposes (they are not currently used for this purpose). Condition #8 of consent B17-23 approval states:

*THAT the Owner obtain zoning compliance for the multiple accessory buildings located on the retained lands to prohibit livestock, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*

The zone change will also satisfy Condition 5 which requests MDS Compliance with the County and Condition 11 which requests Zoning compliance with the Township and County.

Future MDS zoning compliance will be achieved/assured through a rezoning of the subject land (the retained parcel) to implement specialized regulations prohibiting existing accessory buildings from being used for a livestock facility, and that any new accessory buildings can only be used as a livestock facility provided MDSII requirements are met. These specialized regulations are set out in the attached Draft Zoning By-law. In checking the heights of existing buildings, it was determined that one building exceeds the permitted building height of 7.0 metres. Accordingly, a special provision has been added to the draft by-law to recognize/permit a 9.0 metre height for the existing bank barn.

As was discussed at the pre-consultation meeting, no physical changes to the Retained Parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.

Further materials you requested are also attached to this submission:

1. Zoning By-law Amendment Application Form
2. Draft Zoning By-law Amendment and Schedule "A"
3. Resubmission of MDS Farm Data Sheets for 83 Carter Road and 86 Farnham Road
4. Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request.
5. Source Water Protection Screening Form – Appendix 'A'
6. PIN Report, Map and Deed for the subject property.

Please review and advise whether the application can be deemed complete and payment for the application fee will be made promptly. We look forward to the review and having this application scheduled at the next available Public Meeting.



Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



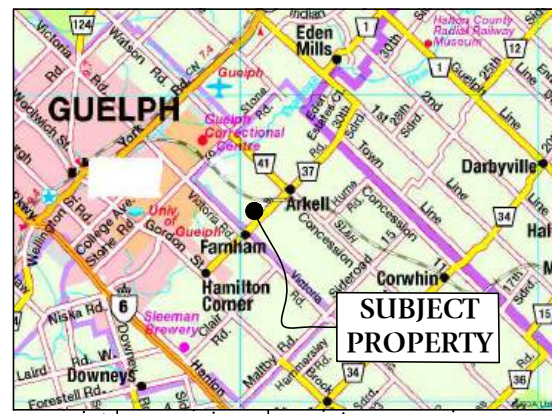
**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*



**Chris Corosky**, RPP  
*Planner*

cc Tom Jefferson  
cc Robert Jefferson  
cc Kim Funk, Source Water Protection via email: [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)

**KEYMAP**



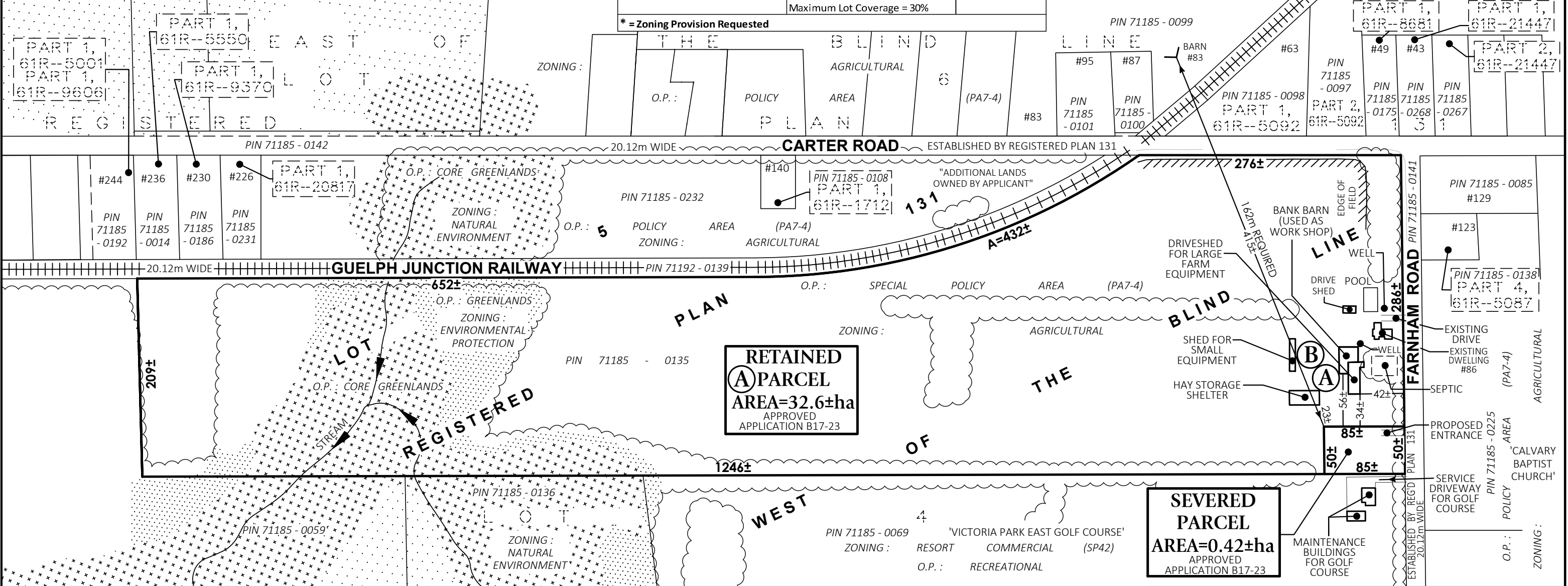
**ZONE CHANGE REQUEST:**

- (A)** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE EXISTING AGRICULTURAL BUILDINGS.
- (B)** TO PERMIT THE EXISTING BARN TO HAVE A MAXIMUM HEIGHT OF 9m.

ACCESSORY BUILDINGS		
BUILDING TYPE	BUILDING AREAS	BUILDING HEIGHT
Bank Barn (used as workshop)	435m <sup>2</sup>	9.0m *
Drive Shed (large farm equipment)	435m <sup>2</sup>	5.6m
Drive Shed	100m <sup>2</sup>	4.2m
Shed (small farm equipment)	208m <sup>2</sup>	3.6m
Hay Shelter	478m <sup>2</sup>	4.2m
Total Area = 1656m <sup>2</sup>		
Total Lot Coverage = 0.5%		
Maximum Accessory Building Areas = 1400m <sup>2</sup> plus 1% of Lot Area = 4660m <sup>2</sup>		Maximum Height = 7.0m
ZONING REGULATIONS		
Maximum Lot Coverage = 30%		

**ZONE CHANGE SKETCH**  
**PART OF LOT 5, WEST OF THE BLIND LINE,**  
**REGISTERED PLAN 131**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 4000  
 0 40 80 160 240 meters  
 VAN HARTEN SURVEYING INC.



**NOTES:**

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4), PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- PROPERTY OWNERS: JEFFERSON FARMS LTD.
- N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 22nd DAY OF DECEMBER, 2023

**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR

**SEVERED PARCEL**  
 AREA=0.42±ha  
 APPROVED APPLICATION B17-23

**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30264-21
Dec 22, 2023-2:43:07 PM		
G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM 2010.dwg		



### Comment Summary – 2<sup>nd</sup> Submission - 86 Farnham Road

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	<p>Our revised comments are as follows. These comments are applicable at the Site Plan Control level.</p> <ol style="list-style-type: none"><li data-bbox="953 824 1747 938">1. The severed parcel will be required to meet D-5-4 for Individual On-Site Sewage Systems for septic system design.</li><li data-bbox="953 976 1747 1235">2. The new water supply well must be installed in accordance with R.R.O. 1990, Regulation 903: Wells. The well must be installed within the upper bedrock or properly cased into the lower bedrock. Multiple aquifer penetrating wells (i.e., wells that are constructed with an open hole between two or more aquifers) are not permitted.</li></ol> <p>No other hydrogeological comments at this time.</p>
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	Please be advised that the department has no concerns with the application.



Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments received
Township of Puslinch By-law Enforcement	No comments received
Township of Puslinch Public Works – Mike Fowler	No comments received
Source Water	See letter attached
GRCA	GRCA has no objection to the proposed zoning by-law amendment to recognize the existing barn height and also prohibit livestock to be housed in the existing agricultural buildings.



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR OF PLANNING AND DEVELOPMENT  
TEL: (519) 837-2600 EXT. 2064  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

February 12, 2023

Courtenay Hoytfox  
CAO (Acting)  
Township of Puslinch  
7404 Wellington County Rd 34  
Puslinch, On  
NOB 2J0

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – 2<sup>nd</sup> Submission Comments  
Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson  
86 Farnham Rd  
Township of Puslinch**

---

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application (2nd Submission). These comments are provided based on a review of the following:

### **Reports Submitted:**

- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023
- Zoning By-law Amendment Application Form dated December 14, 2023
- Draft Zoning By-law Amendment and Schedule "A"
- Transfer/Deed of Land dated January 9, 1991.
- Resubmission of MDS Farm Data Sheets for
  - 83 Carter Road, dated December 14, 2023
  - 86 Farnham Road, dated December 14, 2023
- Service Ontario Property Index Map dated December 19, 2023.
- Service Ontario Parcel Register dated December 19, 2023.
- Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request, prepared by Van Harten Surveying Inc., dated December 22, 2023.
- Source Water Protection Screening Form – Appendix 'A' dated December 14, 2023

### **Proposed Use**

It is acknowledged that the application is proposing to rezone the subject property to prohibit livestock in the existing barns and agricultural buildings and to ensure that the compliance with MDS is achieved. This rezoning application will satisfy condition no. 5, 8 and 11 of the severance application B17/23, that was conditionally approved at the Land Division Committee meeting in May 2023.

A draft Site-specific Zoning By-law has been included as a part of the application to rezone the subject property from Agricultural(A) Zone to Agricultural Site Specific (A-xx) Zone and Natural Environment Zone to Natural Environment Site Specific (NE-xx) Zone. The intent of this application is to

prohibit livestock in the existing barns and agricultural buildings and to ensure that the compliance with MDS is achieved for existing accessory buildings at 83 Carter Rd and 86 Farnham Rd. The proposed application also address the exceed building height of 9 m for one of the existing accessory building (bank barn), where as a maximum height of 7 m is permitted on lots larger than 1 ha within A zone.

**Planning Comments:**

1. Based on a review of the additional information submitted, we acknowledge the following:
  - a. The applicant has provided a complete site plan and has confirmed that the retained portion of the subject property has an existing dwelling, a barn, two drive sheds and a hay shelter.
  - b. It is acknowledged that the proposed ZBA amendment application is to rezone the subject property to prohibit livestock within the multiple former livestock barns on the retained parcel. This rezoning application will address Condition no 8 and 5.
  - c. The applicant has confirmed the total area of all accessory structures to be 1,656 m<sup>2</sup> (17,825.04 ft<sup>2</sup>) and is in compliance with Section 4.4.2 Table 4.1 has been achieved.
  - d. Based on the areas provided within the site plan it appears that the area for accessory buildings have been provided. However, the area for the existing dwelling has not been provided. Compliance with Section 11.3 table 11.2 is required.
    - i. Please provide an updated site statistic chart within the site plan.
  - e. Further, it has been identified that the existing Bank barn that is currently used as workshop has a height of 9 m, whereas as per Section 4.4.2 Table 4.1 maximum permitted height is 7 m.
    - i. It is acknowledged that that relief for height has been requested within the application and included within the draft by-law to address Condition no 11.
  - f. It is acknowledged that the interior side yard setbacks have been provided for the existing barns on the site plan. Can you please provide an updated site plan showing the front yard setback and the exterior side yard setbacks for the barns and the existing dwelling.
  - g. It is acknowledged that the septic and required water servicing is existing and no new services are proposed.
  - h. It acknowledged that Farm Data Sheets for 83 Carter Road and 86 Farnham Road have been submitted as part of this application to ensure that the MDS I (Type B calculation) setbacks have been met for the severed parcel.
    - i. Based on the calculations it appears that the MDS I setback for the severed parcel from 83 Carter Road can be met.
    - ii. Further, based on the calculations it appears that the MDS I setback for the severed parcel from 86 Farnham Road cannot be met. The applicant has indicated that the existing barn does not house any livestock and is currently used as workshop. It is acknowledged that the draft by-law submitted will address reduced MDS I setback required to fulfill condition no 5. Please confirm the use of all the accessory buildings on the subject property.



## 2. Draft by-law

- a. Within the draft by-law submitted, it is noted that Section 3.a (ii) and 3.b (ii) states that “accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met”. Is there an intent to construct new accessory buildings in future to house livestock?
- b. The primary intent of this bylaw is to restrict livestock within the existing sheds and barns therefore, additional discussion may be required regarding updating the by-law.

### **Additional Comments/Clarification Items:**

Although it appears most of the comments previously made were responded to, we do ask that the following clarification be provided to assist in our reviewing, including overall compliance with other provisions of the Zoning By-law. Please provide additional details requested to ensure all the insufficiencies are covered within the proposed Zoning By-law amendment, prior to deeming the application complete, to avoid future applications and delays.

We trust that these comments are of assistance and request a response letter addressing all comments to be submitted prior to deeming this application complete.

Regards,



---

Asavari Jadhav  
Planner



February 5, 2024  
Our File: 123006-027

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Development Review Request  
Zoning By-law Amendment  
86 Farnham Road  
Township of Puslinch

Dear Ms. Banks,

Following our review of pre-consultation second submission documents received on January 9, 2024, we are providing comments related to the Zoning By-law Amendment required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

The first submission was received on September 22, 2023 per our review letter dated October 10, 2023.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying Inc., dated December 22, 2023.

We defer detailed review of the following to the Township of Puslinch:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023.
- Zoning By-law Amendment Application Form, dated December 14, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

We defer detailed review of the following to the County of Wellington:

- Source Water Protection Screening Form, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the Zoning By-law Amendment application.

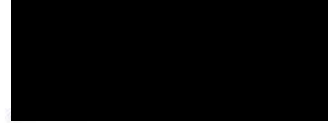


If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING  
Per:



Parth Lad, E.I.T.  
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP  
Construction Services Lead, Vice President



Environmental Assessments & Approvals

January 24, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application - 86 Farnham Road, Township of Puslinch, Ontario N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN 71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment for the property located at the address above. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Zoning By-law Amendment Application (December 22, 2023 from Van Harten Surveying Inc.); and,
- 3) Zone Change Sketch (December 22, 2023 from Van Harten Surveying Inc.).

**Proposed Zoning Amendment**

The Planning Justification Report states "As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review." Therefore, the zoning amendment will not result in impacts to natural heritage features or functions.



### **Future Development Considerations**

Azimuth recommends that, in the event of future development applications on the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario's *Endangered Species Act*, 2007. In the event of future development, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).


For information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with "Natural Environment", "Environmental Protection" and "Core Greenlands" boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.

### **Conclusions**

Based on our review of the documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions. Further natural heritage review for this application is not required at this time.

Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist

### **References**

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



01/25/2024

**Memorandum**

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Zach Prince – Senior Planner, Wellington County  
Emily Vandermeulen – Risk Management Inspector, Wellington Source Water Protection

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham RD, Township of Puslinch  
Zoning By-law Amendment**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

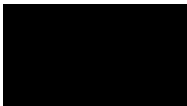
Pursuant to the *Clean Water Act*, Notices are required for all applications. A notice for the Zoning By-law Amendment will be provided once the formal application is submitted.

Further documentation is not required, and the applicant has provided the requested information for the Zoning By-law Amendment. Please note that additional documentation may be required for any future applications for either property outlined in the County of Wellington Severance B17-23 file, due to their location within a Wellhead Protection Area.

A Risk Management Plan is required for 86 Farnham Road. This will be drafted by our office and sent to the owner for review. The negotiation of the Risk Management Plan will not impact the Zoning By-law Amendment Application. Please contact our Risk Management Inspector to discuss the contents of the Risk Management Plan:

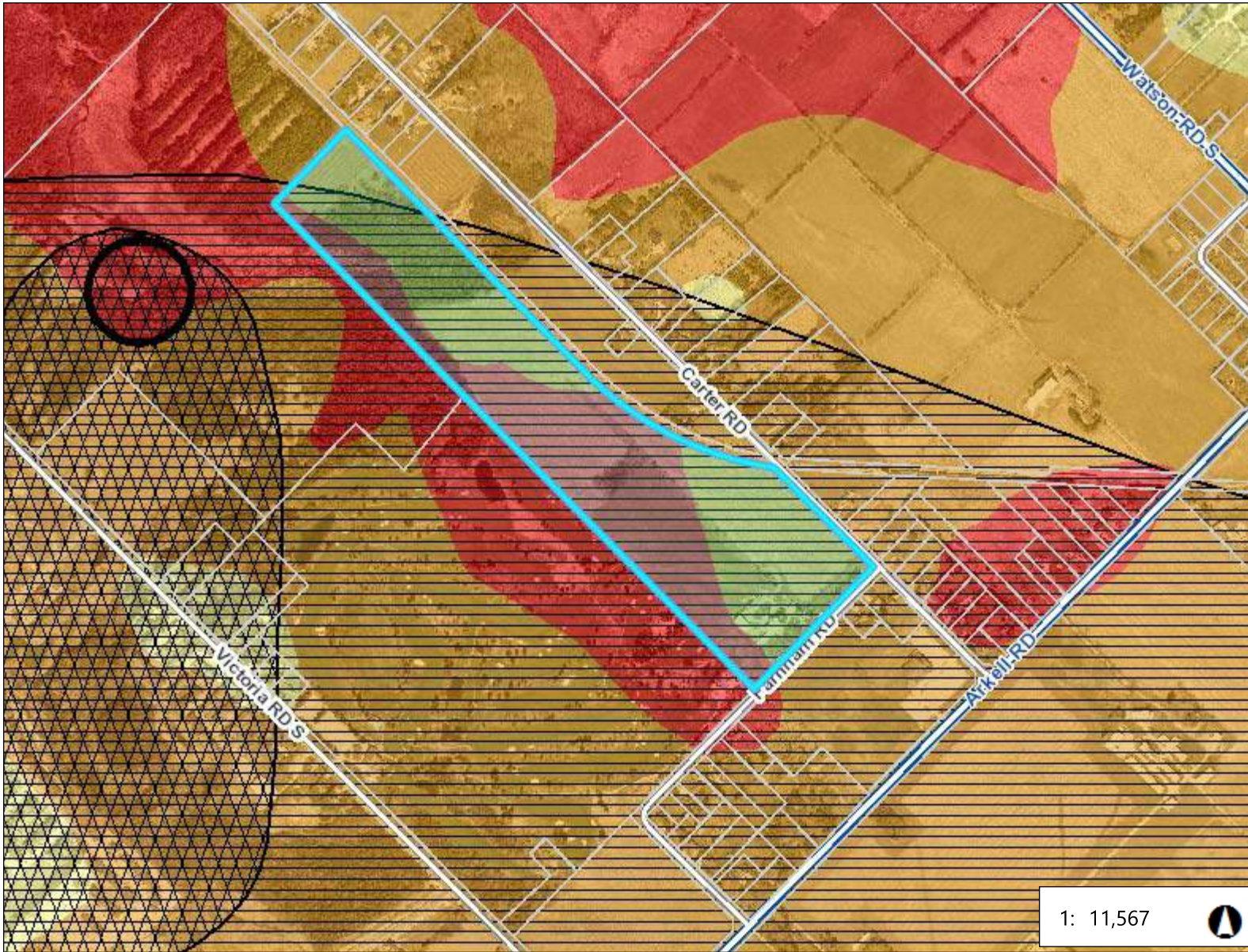
Emily Vandermeulen  
519-846-9691 ext. 365  
[evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca)

Sincerely,

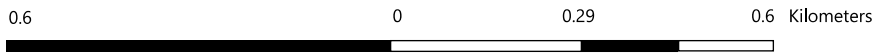


January 25, 2024

Kim Funk  
Source Protection Coordinator  
519-846-9691 ext. 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)



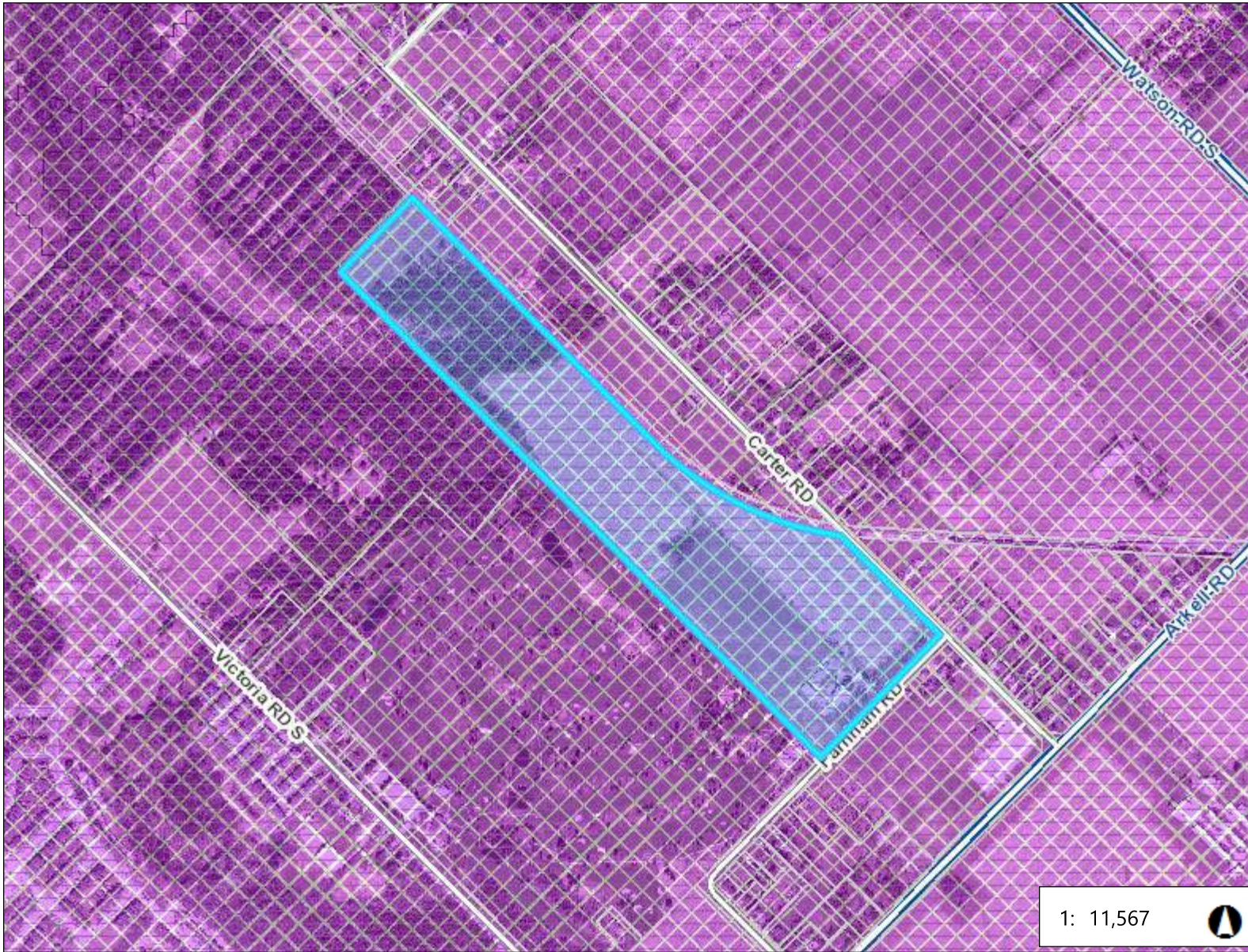
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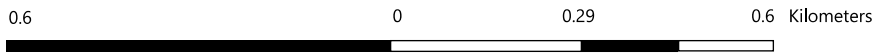
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022



1: 11,567



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022





February 14, 2024

30264-21

Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: 3<sup>rd</sup> Submission Comments**  
**Zoning By-law Amendment Application for:**  
**Approved Severance Application B17-23**  
**86 Farnham Road**  
**Part of Lot 5, West of the Blind Line, Registered Plan 131**  
**PIN 71185-0135**  
**Township of Puslinch**

Please find enclosed the amended Zone Change Sketch for the above-mentioned property. The comments below are in response to the letter dated February 12, 2024 provided by the County of Wellington.

1. The area of the existing dwelling (#86 Farnham Road) is approximately 243m<sup>2</sup>.
2. The zone chart below shows compliance with Table 11.3 of the Zoning By-law for Agricultural parcels. There is limited room on the Sketch and the zone chart has been included below as the zoning requirements are easily met.

AGRICULTURAL ZONE STANDARDS		
TABLE 11.3 REGULATIONS	REQUIRED	RETAINED PARCEL (#86 Farnham Road)
Minimum Lot Area	4.0ha	32.6ha
Minimum Lot Frontage (Carter Road)	120m	276m
Minimum Front Yard	10.0m	Complies
Minimum Interior Side Yard	3.0m	Complies
Minimum Exterior Side Yard (Farnham Road)	6.0m	11m
Minimum Rear Yard	7.5m	Complies
Maximum Lot Coverage	30%	0.5% (with accessory buildings)

3. The Sketch includes the front, rear and side yard setbacks from the existing buildings to the closest lot lines, which are easily met.
4. The uses of the accessory buildings are labelled on the sketch and in the accessory building zone chart.
5. There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.

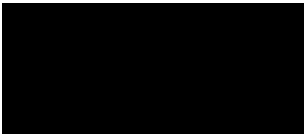
With regard to current comments received from other Township consultants we note the following:

- GM Blueplan – no objections or concerns regarding approval of zone change.
- Azimuth – no objections or concerns regarding approval of zone change.
- Wellington Source Water Protection - no objections or concerns regarding approval of zone change.

Based on all of the foregoing, we are confident that all staff comments have been addressed. We look forward to the final review and having this application scheduled for the next available Council meeting for approval.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*



**Chris Corosky**, RPP  
*Planner*

cc Tom Jefferson  
cc Robert Jefferson

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

**Whereas** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

**Now Therefore** the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone as shown on Schedule "A" of this By-law;
3. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
  - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
    - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
    - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
    - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.
  - b) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Natural Environment (NE-xx) Zone on Schedule 'A':
    - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
    - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met.

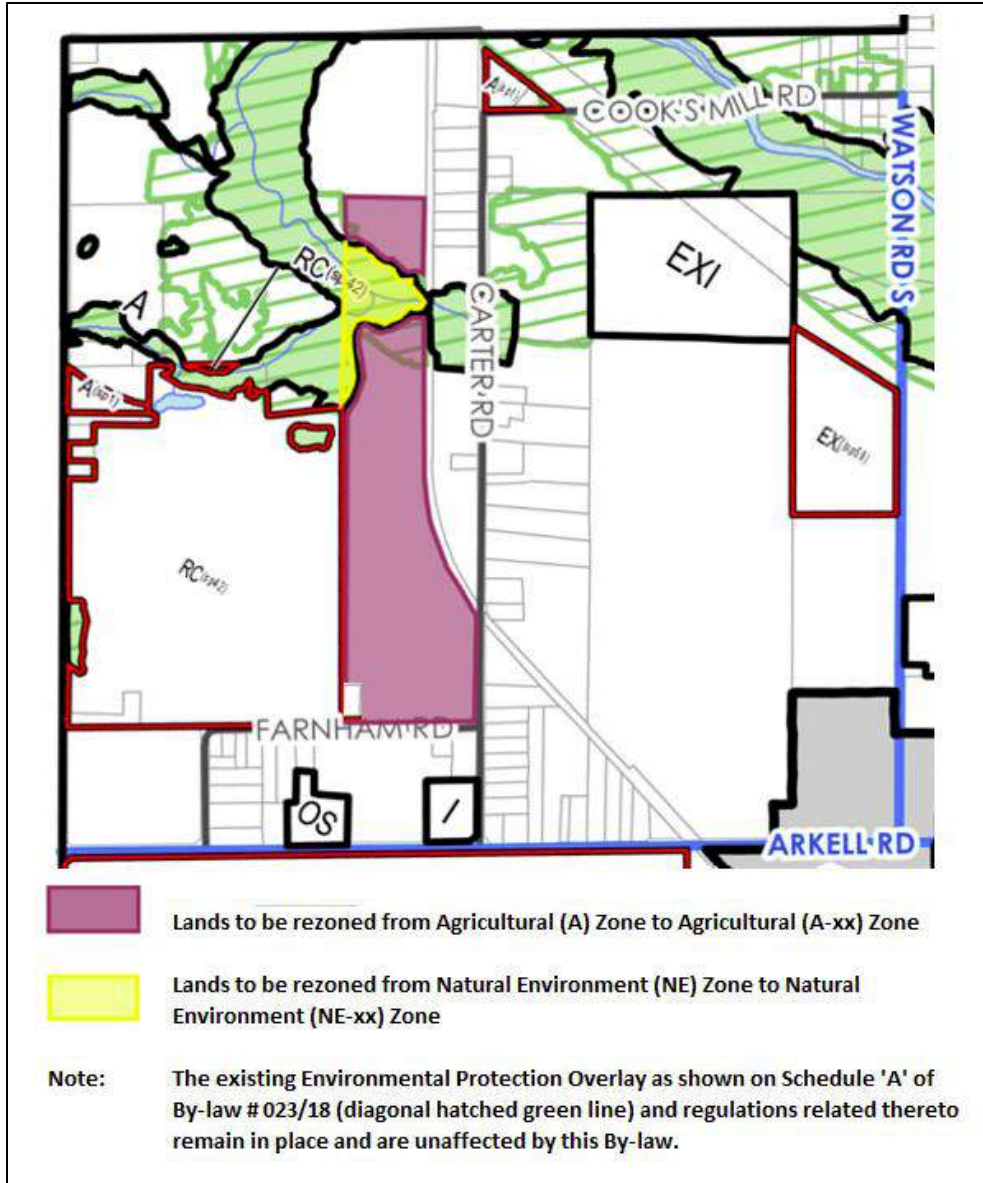
**By-law read a First, Second, and Third Time this \_\_\_\_\_ of \_\_\_\_\_, 2024**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this \_\_\_\_ of \_\_\_\_\_, 2024

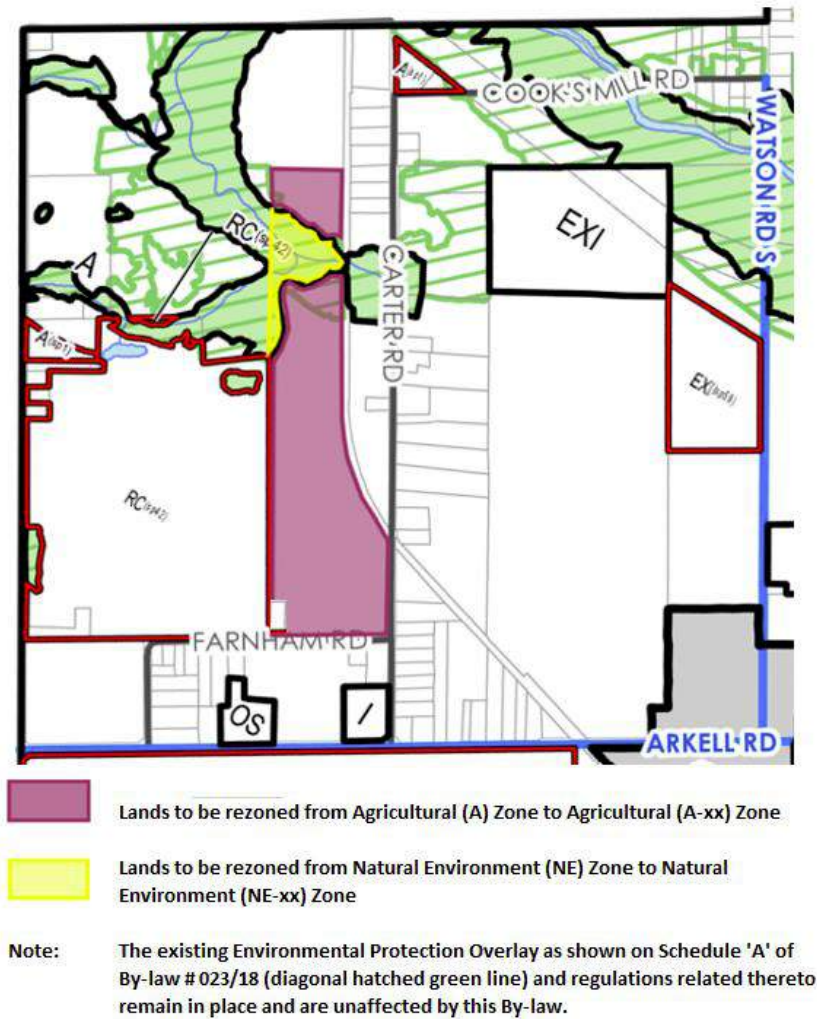
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MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

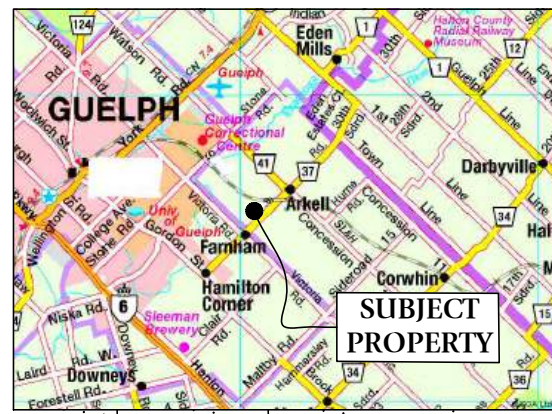
By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone and from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone (as shown below).



Effect of By-law # 2024-xx

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.

**KEYMAP**



**ZONE CHANGE REQUEST:**

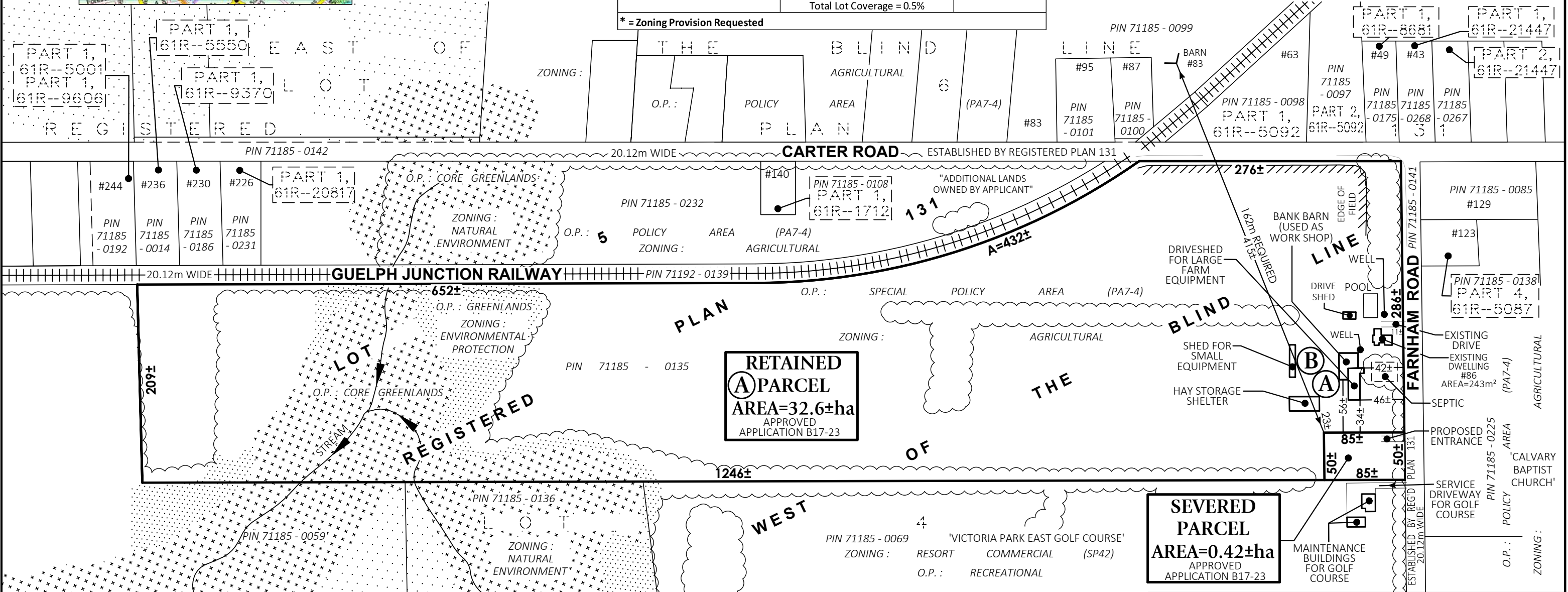
- (A)** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE EXISTING AGRICULTURAL BUILDINGS.
- (B)** TO PERMIT THE EXISTING BARN TO HAVE A MAXIMUM HEIGHT OF 9m.

ACCESSORY BUILDINGS		
ZONING REGULATIONS - TABLE 4.1		Maximum Accessory Building Areas = 1400m <sup>2</sup> plus 1% of Lot Area = 4660m <sup>2</sup> & Maximum Lot Coverage = 30%
		Maximum Building Height = 7.0m
BUILDING TYPE	BUILDING AREAS	BUILDING HEIGHT
Bank Barn (used as workshop)	435m <sup>2</sup>	9.0m *
Drive Shed (large farm equipment)	435m <sup>2</sup>	5.6m
Drive Shed	100m <sup>2</sup>	4.2m
Shed (small farm equipment)	208m <sup>2</sup>	3.6m
Hay Shelter	478m <sup>2</sup>	4.2m
Total Accessory Building Area = 1656m <sup>2</sup>		
Total Lot Coverage = 0.5%		

\* = Zoning Provision Requested

**ZONE CHANGE SKETCH**  
**PART OF LOT 5, WEST OF THE BLIND LINE,**  
**REGISTERED PLAN 131**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 4000  
  
 VAN HARTEN SURVEYING INC.



**NOTES:**

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4), PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- PROPERTY OWNERS: JEFFERSON FARMS LTD.
- N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 22nd DAY OF DECEMBER, 2023 AND AMENDED ON FEBRUARY 13, 2024

**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR

**SEVERED PARCEL**  
 AREA=0.42±ha  
 APPROVED APPLICATION B17-23

**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30264-21
Feb 13, 2024-10:44:42 AM		
G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM 2010.dwg		



December 22, 2023

30264-21

Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Scoped Planning Justification Report & Documents  
Zoning By-law Amendment Application for:  
Approved Severance Application B17-23  
86 Farnham Road  
Part of Lot 5, West of the Blind Line, Registered Plan 131  
PIN 71185-0135  
Township of Puslinch**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Sketch, completed application form, PIN Report and Map, the required deed, MDS Farm Data Sheets and Sourcewater Protection Form. Payment of the Township Application fee of \$2,577.00 will be made once the application has been deemed complete.

**Proposal:**

Thank you for meeting with us at the October 19, 2023 pre-consultation meeting at the Township office regarding the above noted zone change, and for your follow-up summary notes which included a request for some additional supporting information. This letter serves as the Scoped Planning Justification Report as was discussed and agreed to at our meeting, along with the additional information requested in your October 19, 2023 memo.

The purpose of the Zone Change is to address the conditions of recently approved Severance Application B17-23 to create a rural residential lot on this property. The severed lot is located at the south-west corner of the parcel, with frontage on Farnham Road (see attached concept sketch). The severance process confirmed that both the retained and severed parcels generally comply/conform with the Township Zoning By-law and the County Official Plan, with the exception of a potential future MDS conflict should buildings on the Retained Parcel be utilized for livestock purposes (they are not currently used for this purpose). Condition #8 of consent B17-23 approval states:

*THAT the Owner obtain zoning compliance for the multiple accessory buildings located on the retained lands to prohibit livestock, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*

The zone change will also satisfy Condition 5 which requests MDS Compliance with the County and Condition 11 which requests Zoning compliance with the Township and County.

Future MDS zoning compliance will be achieved/assured through a rezoning of the subject land (the retained parcel) to implement specialized regulations prohibiting existing accessory buildings from being used for a livestock facility, and that any new accessory buildings can only be used as a livestock facility provided MDSII requirements are met. These specialized regulations are set out in the attached Draft Zoning By-law. In checking the heights of existing buildings, it was determined that one building exceeds the permitted building height of 7.0 metres. Accordingly, a special provision has been added to the draft by-law to recognize/permit a 9.0 metre height for the existing bank barn.

As was discussed at the pre-consultation meeting, no physical changes to the Retained Parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.

Further materials you requested are also attached to this submission:

1. Zoning By-law Amendment Application Form
2. Draft Zoning By-law Amendment and Schedule "A"
3. Resubmission of MDS Farm Data Sheets for 83 Carter Road and 86 Farnham Road
4. Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request.
5. Source Water Protection Screening Form – Appendix 'A'
6. PIN Report, Map and Deed for the subject property.

Please review and advise whether the application can be deemed complete and payment for the application fee will be made promptly. We look forward to the review and having this application scheduled at the next available Public Meeting.





Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*



**Chris Corosky**, RPP  
*Planner*

cc Tom Jefferson  
cc Robert Jefferson  
cc Kim Funk, Source Water Protection via email: [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)



# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

County of Wellington

### NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Jefferson Farms Ltd. c/o Tom Jefferson

### Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 86 Farnham Road Municipality Puslinch

Lot 5, WOBL Concession Plan 131 Division

Lot Size (where livestock facility is located) 32ha hectares  acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/13

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 435m<sup>2</sup> ft<sup>2</sup>/m<sup>2</sup>  ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
  - V2 Solid, outside, covered
  - V3 Solid, outside, no cover, ≥30% dry matter
  - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
  - V5 Liquid, inside, underneath slatted floor
  - V6 Liquid, outside, with a permanent, tight-fitting cover
  - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
  - L2 Liquid, outside, with a permanent floating cover
  - M1 Liquid, outside, no cover, straight-walled storage
  - M2 Liquid, outside, roof, but with open sides
  - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		N/A
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	<b>N/A</b>	
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	<b>Please see note below.</b>	<b>Please see note below.</b>

**PLEASE NOTE: All buildings on the property have been gutted, are not capable of housing animals and are strictly used for storage. The buildings haven't had housed livestock in over 15 years and there are no intentions of housing any livestock in the future – Tom Jefferson**

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**

**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9  
 F 519.923.1694

**Linda Redmond, Senior Planner**

E lindar@wellington.ca  
 T 519.837.2600 x2380  
 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**

E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130



ATTN - JEFF BUISMAN  
 FROM - JEFFERSON FARMS  
**FARM DATA SHEET**

**Minimum Distance Separation I (MDSI)**

County of Wellington

**NOTE TO FARM OWNER(S)**

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Denna M Benn

**Contact Information**

Email [Redacted] Telephone [Redacted]

Civic Address 83 Carter St Municipality Paslinch

Lot 6 Concession 9 Division \_\_\_\_\_

Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 15.9 acres

Signature of Livestock Facility Owner [Redacted] Date Dec 14/23

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
  - V2 Solid, outside, covered
  - V3 Solid, outside, no cover, ≥30% dry matter
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Beef Cattle	Cows, including calves to weaning (all breeds)		
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	Large-framed; 545 – 658 kg (e.g. Holsteins)		
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Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		<del>V4</del>
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
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	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
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	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**

**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9  
 F 519.923.1694

**Linda Redmond, Senior Planner**

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 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**

E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
BY-LAW #2024-**

A By-law to amend By-law #023/18 as amended, being the Zoning By-law of the Township of Puslinch.

**Whereas** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law #023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

**Now Therefore** the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
  - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
    - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
    - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
    - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.

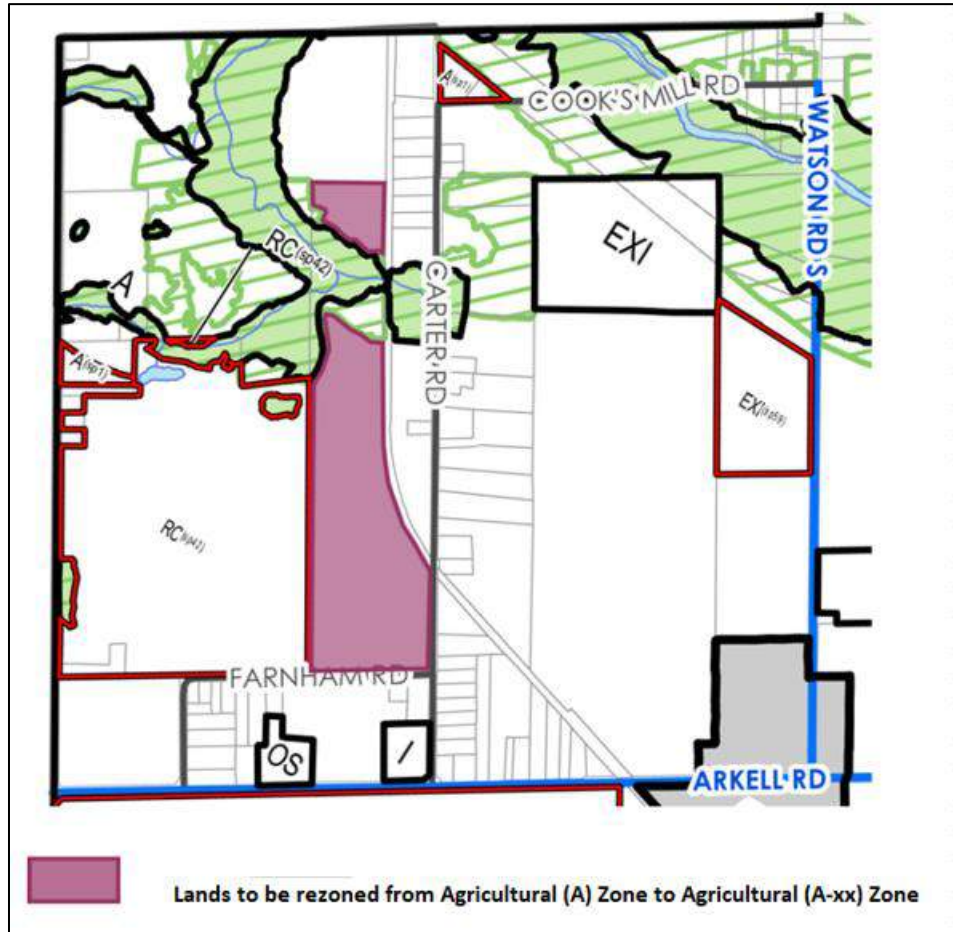
**By-law read a First, Second, and Third Time this            of            , 2024**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this \_\_\_\_\_ of \_\_\_\_\_, 2024

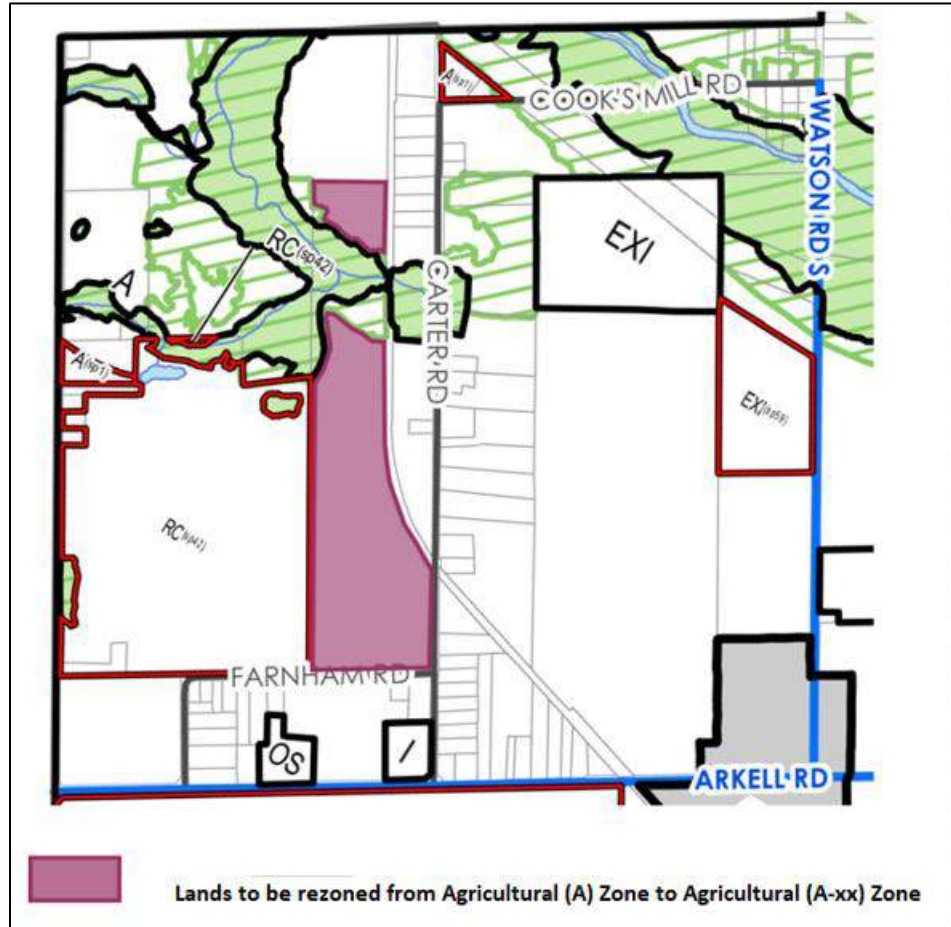
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

### Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #023/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone, as shown below.



### Effect of By-law # 2024-xx

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.





February 14, 2024

30264-21

Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: 3<sup>rd</sup> Submission Comments**  
**Zoning By-law Amendment Application for:**  
**Approved Severance Application B17-23**  
**86 Farnham Road**  
**Part of Lot 5, West of the Blind Line, Registered Plan 131**  
**PIN 71185-0135**  
**Township of Puslinch**

Please find enclosed the amended Zone Change Sketch for the above-mentioned property. The comments below are in response to the letter dated February 12, 2024 provided by the County of Wellington.

1. The area of the existing dwelling (#86 Farnham Road) is approximately 243m<sup>2</sup>.
2. The zone chart below shows compliance with Table 11.3 of the Zoning By-law for Agricultural parcels. There is limited room on the Sketch and the zone chart has been included below as the zoning requirements are easily met.

AGRICULTURAL ZONE STANDARDS		
TABLE 11.3 REGULATIONS	REQUIRED	RETAINED PARCEL (#86 Farnham Road)
Minimum Lot Area	4.0ha	32.6ha
Minimum Lot Frontage (Carter Road)	120m	276m
Minimum Front Yard	10.0m	Complies
Minimum Interior Side Yard	3.0m	Complies
Minimum Exterior Side Yard (Farnham Road)	6.0m	11m
Minimum Rear Yard	7.5m	Complies
Maximum Lot Coverage	30%	0.5% (with accessory buildings)

3. The Sketch includes the front, rear and side yard setbacks from the existing buildings to the closest lot lines, which are easily met.
4. The uses of the accessory buildings are labelled on the sketch and in the accessory building zone chart.
5. There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.

With regard to current comments received from other Township consultants we note the following:

- GM Blueplan – no objections or concerns regarding approval of zone change.
- Azimuth – no objections or concerns regarding approval of zone change.
- Wellington Source Water Protection - no objections or concerns regarding approval of zone change.

Based on all of the foregoing, we are confident that all staff comments have been addressed. We look forward to the final review and having this application scheduled for the next available Council meeting for approval.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*



**Chris Corosky**, RPP  
*Planner*

cc Tom Jefferson  
cc Robert Jefferson



### Comment Summary – 3<sup>rd</sup> Submission - 86 Farnham Road

<b>Consultant</b>	<b>Comments</b>
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	See letter attached
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	Puslinch Fire and Rescue Services have no concerns with the application.
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments or concerns from a building code perspective on the proposed zoning amendment.
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	See letter attached
GRCA	See letter attached



April 22, 2024  
Our File: 123006-027

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment  
86 Farnham Road  
Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-Law Amendment (ZBA) application documents received on April 12, 2024, we are providing comments related to the ZBA required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

Pre-consultation submissions were received on September 22, 2023 and January 9, 2024.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying, dated February 13, 2024.
- 3<sup>rd</sup> Submission Comments Response Letter, prepared by Van Harten Surveying, dated February 14, 2025.

We defer detailed review of the following to Township and County planning staff:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying, dated December 22, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the ZBA.

If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING

Per:



Parth Lad, E.I.T.  
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP  
Construction Services Lead, Vice President



Harden Environmental Services Ltd.  
4622 Nassagaweya-Puslinch Townline  
Moffat, Ontario, L0P 1J0  
Phone: (519) 826-0099 Fax: (519) 826-9099

Hydrogeological Assessment  
Geochemistry  
Phase I / II ESA  
Regional Flow Studies  
Contaminant Investigations  
OLT Hearings  
Water Quality Sampling  
Groundwater & Surface  
Water Monitoring  
Groundwater Protection  
Studies  
Groundwater Modelling  
Groundwater Mapping  
Permits to Take Water  
Environmental Compliance  
Approvals  
Designated Substance  
Surveys

Our File: 2401.02

May 3, 2024

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks  
Development and Legislative Coordinator

**Re: 86 Farnham Road, Puslinch, Ontario  
Proposed Zoning By-law Amendment Application  
Hydrogeological Preconsultation Comments**

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide updated hydrogeological preconsultation comments for the proposed zoning by-law amendment application for 86 Farnham Road in Puslinch, Ontario (the site).

Based on the applicant's submission and supporting documents, we understand that:

- The proposed application is to sever an approximately 0.42 ha parcel of land and retain the remaining 32.6 ha parcel.

We have no objection to the proposed zoning by-law amendment.

From a hydrogeological perspective, the following will be required at the site plan control stage:

**Nitrate Impact Assessment:** A D-5-4 analysis of nitrate loading from the proposed septic system will be required as part of Site Plan Approval.

**Supply Well Construction:** The site is underlain by the Guelph Formation and the Goat Island / Gasport Formation aquifer separated by a regional aquitard. Wells that connect these two aquifers (i.e., multi-aquifer wells) are not permitted as part of the development. Newly constructed supply

wells for the site should be either installed in the upper bedrock aquifer or appropriately cased into the lower bedrock aquifer, in accordance with R.R.O. 1990, Reg. 903: Wells, to minimize potential groundwater movement between the upper and lower bedrock aquifers.

**Well Decommissioning:** Any unused wells must be abandoned by a licensed well contractor in accordance with R.R.O. 1990, Reg. 903: Wells.

**Excess Soil Management:** Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

These comments may be amended as additional information is provided by the proponent.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Harden Environmental Services Ltd.

A large black rectangular redaction box covers the signature area. A thin horizontal line extends from the right side of the box. Behind the box, a circular professional seal is partially visible, with the word 'ONTARIO' at the bottom.

Angela M. Mason, M.Sc., P.Geo., QP<sub>ESA</sub>  
Senior Hydrogeologist



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application  
(Second Submission) - 86 Farnham Road, Township of Puslinch, Ontario  
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN  
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment for the property located at the address above. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Third Submission Comments – Zoning By-law Amendment Application for Approved Severance Application B17-23;
- 3) MDSI Farm Data Sheet – 86 Farnham Road (December 14, 2023);
- 4) MDSI Farm Data Sheet – 83 Carter Road (December 14, 2023); and,
- 5) Zone Change Sketch (February 13, 2024 from Van Harten Surveying Inc.).

**Proposed Zoning Amendment**

The Planning Justification Report states “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” The MDSI Farm Data Sheet for 86 Farnham Road notes that buildings on the property “are not



capable of housing animals and are strictly for storage.” The MDSI Farm Data Sheet for 83 Carter Road notes the presence of horses on the property.

The Third Submission Comments for the Zoning By-law Amendment Application pertaining to the approved severance indicate that minimum yard setbacks are in compliance. The Comments further indicate that “There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.” The revised Zoning Change Sketch appears unchanged from a natural heritage perspective.

Based on the information provided, Azimuth’s conclusion from the Zoning By-law Amendment Application natural heritage peer review dated January 24, 2024 that the zoning amendment will not result in impacts to natural heritage features or functions has not changed and remains current.

### **Future Development Considerations**

Third Submission Comments suggest that site alteration, development or change in land use may be a possibility in the future. Azimuth recommends that, in the event of future development applications for the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario’s *Endangered Species Act*, 2007. In the event of future site alteration, development or change in land use, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).

As shared in the January 24, 2024 peer review letter and for information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with “Natural Environment”, “Environmental Protection” and “Core Greenlands” boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.






### **Conclusions**

Based on our review of the resubmitted Zoning By-law Amendment Application documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions, based on the current land use plan. Further natural heritage review for this application is not required at this time.

Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist

### **References**

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



04/15/2024

**Memorandum**

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Zach Prince – Senior Planner, Wellington County

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham Road, Township of Puslinch  
Zoning By-law Amendment - Submission 1**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached PUS-S59-24-003

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

Kim Funk  
Source Protection Coordinator  
519-846-9691 ext 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)



# Restricted Land Use Notice Risk Management Plan Required

**Issued under the *Clean Water Act*, Section 59 (2) (b)**

**Notice Number:** PUS-S59-24-003

**Description and Date of Application/Supporting Documents:** Zoning By-law Amendment, April 12, 2024 / Screening Form, Application, WHPA Maps, Risk Management Plan

**Applicant:** Jeff Buisman

**Email:** Jeff.Buisman@vanharten.com

**Roll Number:** 230100000816800 **WHPA:** IPZ-3, WHPA-B, ICA

**Vulnerability Score:** 10, 8, 5, 2, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Application Of Pesticide To Land

**Property Address:** 86 Farnham Road **Town:** Puslinch

**Municipality:** Township of Puslinch **Province:** Ontario

**Postal Code:** N1H 6H8

**Source Protection Plan:** Grand River **Drinking Water System:** City of Guelph

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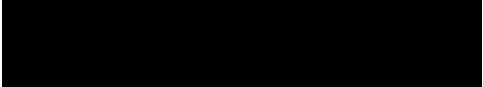
## Property Owner Information

**Name:** Jefferson Farms Ltd.

**Mailing Address:** c/o Thomas Jefferson

**Town:** Guelph

**Province:** Ontario **Postal Code:** N1H 6H9





This Notice is being issued under subsection 59 2(b) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, b Section 58 (Risk Management Plan) of the *Clean Water Act* **applies**, at this time, to the activities outlined in the Application for the above referenced property.

**Rationale:** This Notice pertains to a Zoning By-law Amendment application submitted for 86 Farnham Road, Puslinch. There is an existing Risk Management Plan in place for this site. Please see the attached RMP and Section 58 Notice PUS-GR-PUS-24-001

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan will be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act, 2006*, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan, as amended.



If you require further information, please contact the undersigned.

**Signature:**



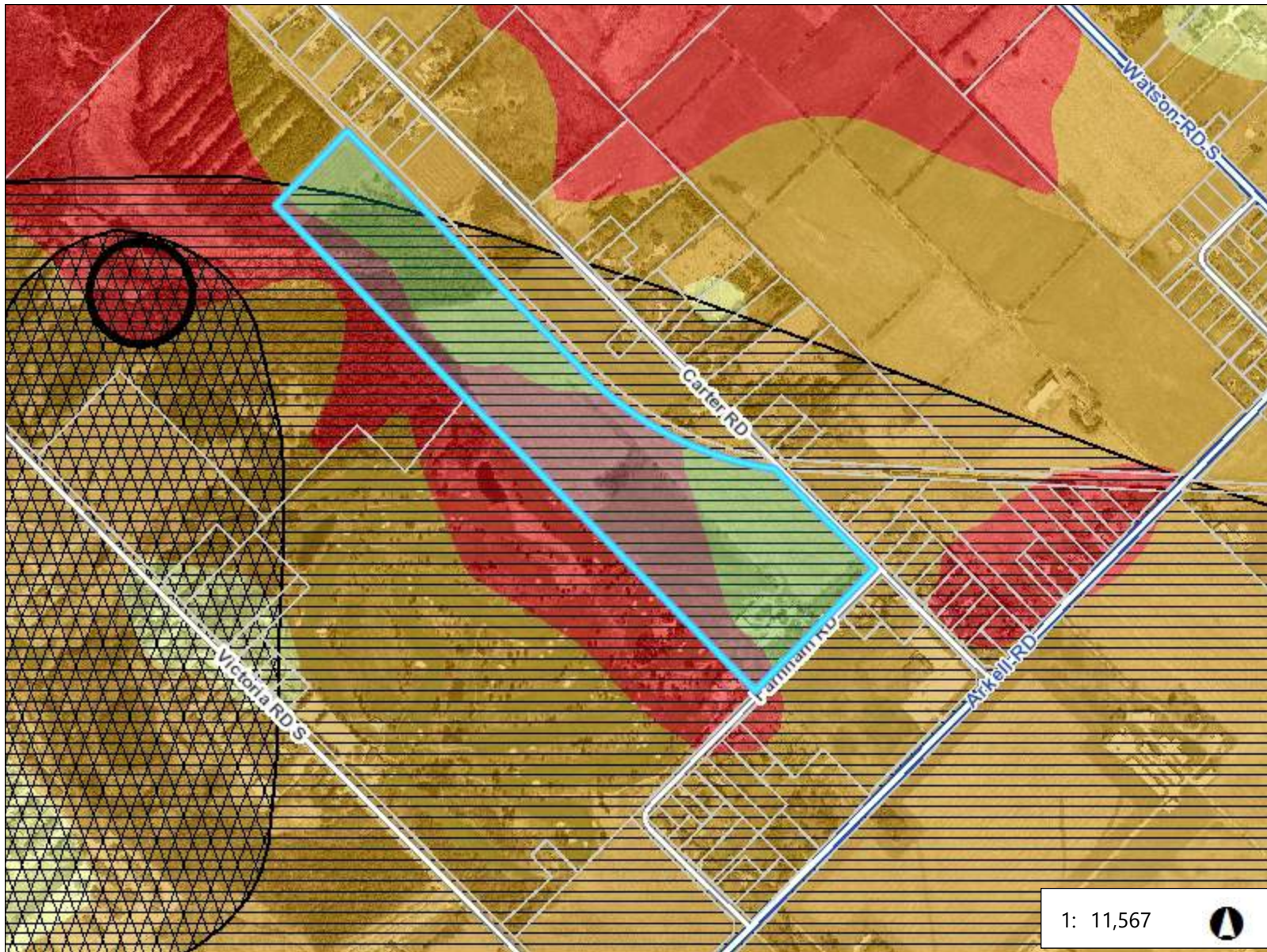
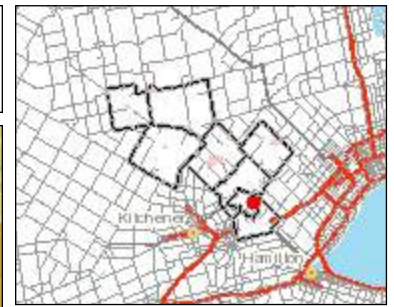
**Date:**

15 Apr 2024

Kyle Davis, Risk Management Official  
519-846-9691 ext 362  
kdavis@centrewellington.ca

Attachment(s): WHPA Map

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Existing
  - Proposed
- Issue Contributing Area
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

1: 11,567



0.6 0 0.29 0.6 Kilometers

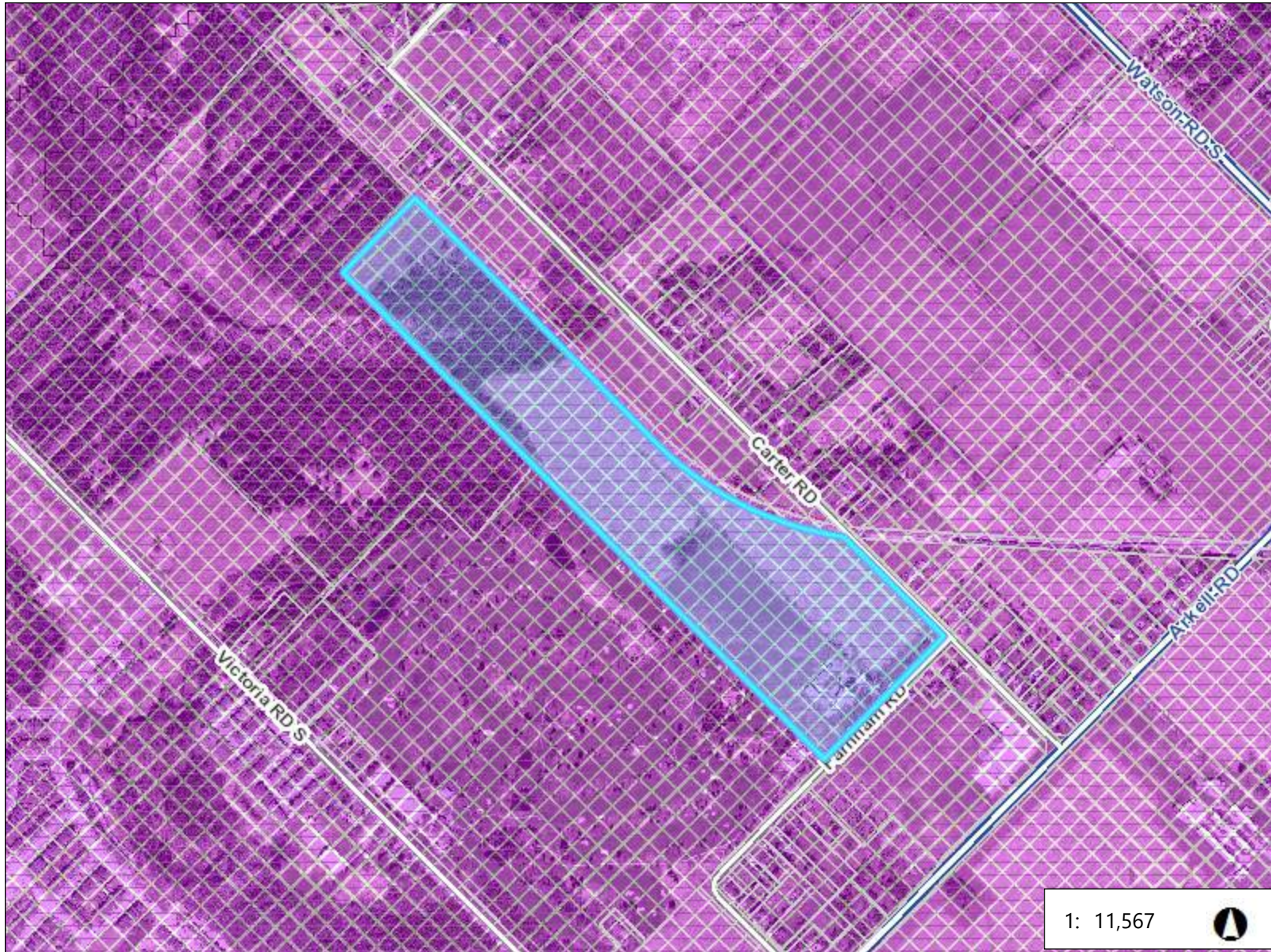
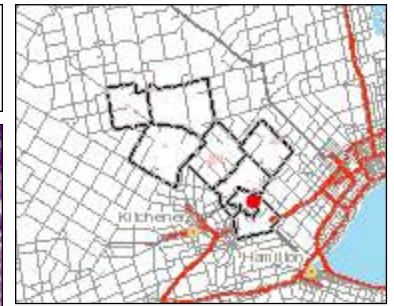


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary
- WHPA Q1\_Q2**
  - Approved
  - Draft
- HVA
- SGRA
- RoadsLookup

1: 11,567

0.6 0 0.29 0.6 Kilometers



Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: Zoning By-law Amendment**  
86 Farnham Road, Township of Puslinch  
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

### **Recommendation**

The GRCA has no objection to the proposed zoning by-law amendment related to the Agricultural Zone. Based on discussions with the applicant, it is our understanding that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities. The application also proposes to recognize a maximum height of 9.0 metres for one of the accessory structures. The rezoning is



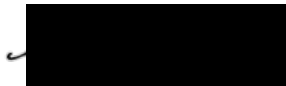
required to satisfy the conditions of approval for the related consent application B17-23. Further to our previous comments on the related consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated with this application proposed changes to the NE Zone. Concerns with the proposed changes were discussed with the applicant and it is our understanding that these changes will be removed from the application. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

A black rectangular redaction box covers the signature of Andrew Herreman. A small blue checkmark is visible to the left of the redaction.

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)  
Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)  
Asavari Jadhav, Wellington County (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2024.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.





### Comment Summary – ZBA – 86 Farnham Road – 1<sup>st</sup> submission

<b>Consultant</b>	<b>Comments</b>
NPG Planning Solutions	See letter attached
County of Wellington Planning	See letter attached
GEI	See letter attached
Hydrogeologist Comments	See letter attached
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	See letter attached
GRCA	See letter attached



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June 16, 2024

Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**  
**86 Farnham Road**  
**RE: Application for Zoning By-law Amendment**

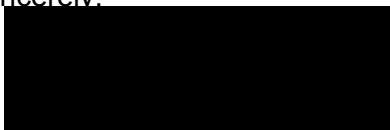
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NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone the Subject Lands from Agricultural (A) and Natural Environment (NE) to a specialized Agricultural Zone (A-xx) and a site specific Natural Environmental Zone to prohibit livestock in the existing agricultural buildings; and to permit an existing barn to have a maximum height of 9 metres. A consent application was submitted in regard to the Subject Lands (File B17-23), which was approved with conditions on May 11, 2023. The consent application proposed for 0.42 ha of vacant lands to be severed from the Subject Lands for rural residential use. This Zoning by-law application is required to fulfill conditions of approval for the consent application.

**Comments:**

1. Please include the front yard setback from Carter Road and rear yard setback on the Zone Change Request Drawing.

Sincerely,





---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
[NPG Planning Solutions Inc.](mailto:jauspitz@npgsolutions.ca)  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
[npgsolutions.ca](http://npgsolutions.ca)

 (905) 321 6743  
 [info@npgsolutions.ca](mailto:info@npgsolutions.ca)



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR OF PLANNING AND DEVELOPMENT  
TEL: (519) 837-2600 EXT. 2064  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

May 3, 2024

Courtenay Hoytfox  
Interim CAO  
Township of Puslinch  
7404 Wellington County Rd 34  
Puslinch, ON, N0B 2J0

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – Final Submission Comments  
Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson  
86 Farnham Rd  
Township of Puslinch**

---

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application. These comments are provided based on a review of the following:

**Reports Submitted:**

- Zoning By-law Amendment Application, dated April 11, 2024
- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023
- Draft Zoning By-law Amendment and Schedule "A"
- 3rd Submission Comments, prepared by Van Harten Surveying Inc., dated February 14, 2024
- Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request, prepared by Van Harten Surveying Inc., dated February 13, 2024
- Service Ontario Property Index Map dated December 19, 2023
- Service Ontario Parcel Register dated December 19, 2023
- Transfer/Deed of Land dated January 9, 1991
- Farm Data Sheets for 86 Farnham Road dated December 14, 2023 and 83 Carter Road dated December 14, 2023

**Planning Comments:**

Based on the review of the information submitted, it appears that most of the comments previously made were responded to. Please note that Section 12.4 of the Township of Puslinch Zoning by-law does not permit to erect or alter any building/structure within NE Zone without prior consultation with the Conservation Authority. Therefore, it is our recommendation to remove any changes to the NE Zone within the draft By-law. This could be addressed through the formal process or as part of planning staff's recommendation to Township Council.

Provided the Township is satisfied that the comments from all other agencies have been addressed, the County planning staff has no concerns to deem the proposed Zoning By-law amendment application complete.

Regards,

A black rectangular redaction box covering the signature of the planner.

---

Asavari Jadhav  
Planner



April 22, 2024  
Our File: 123006-027

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment  
86 Farnham Road  
Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-Law Amendment (ZBA) application documents received on April 12, 2024, we are providing comments related to the ZBA required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

Pre-consultation submissions were received on September 22, 2023 and January 9, 2024.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying, dated February 13, 2024.
- 3<sup>rd</sup> Submission Comments Response Letter, prepared by Van Harten Surveying, dated February 14, 2025.

We defer detailed review of the following to Township and County planning staff:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying, dated December 22, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the ZBA.

If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING

Per:

Parth Lad, E.I.T.  
Technical Specialist

Steve Conway, C.E.T., rcsi, PMP  
Construction Services Lead, Vice President



Harden Environmental Services Ltd.  
4622 Nassagaweya-Puslinch Townline  
Moffat, Ontario, L0P 1J0  
Phone: (519) 826-0099 Fax: (519) 826-9099

Hydrogeological Assessment  
Geochemistry  
Phase I / II ESA  
Regional Flow Studies  
Contaminant Investigations  
OLT Hearings  
Water Quality Sampling  
Groundwater & Surface  
Water Monitoring  
Groundwater Protection  
Studies  
Groundwater Modelling  
Groundwater Mapping  
Permits to Take Water  
Environmental Compliance  
Approvals  
Designated Substance  
Surveys

Our File: 2401.02

May 3, 2024

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks  
Development and Legislative Coordinator

**Re: 86 Farnham Road, Puslinch, Ontario  
Proposed Zoning By-law Amendment Application  
Hydrogeological Preconsultation Comments**

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide updated hydrogeological preconsultation comments for the proposed zoning by-law amendment application for 86 Farnham Road in Puslinch, Ontario (the site).

Based on the applicant's submission and supporting documents, we understand that:

- The proposed application is to sever an approximately 0.42 ha parcel of land and retain the remaining 32.6 ha parcel.

We have no objection to the proposed zoning by-law amendment.

From a hydrogeological perspective, the following will be required at the site plan control stage:

**Nitrate Impact Assessment:** A D-5-4 analysis of nitrate loading from the proposed septic system will be required as part of Site Plan Approval.

**Supply Well Construction:** The site is underlain by the Guelph Formation and the Goat Island / Gasport Formation aquifer separated by a regional aquitard. Wells that connect these two aquifers (i.e., multi-aquifer wells) are not permitted as part of the development. Newly constructed supply



wells for the site should be either installed in the upper bedrock aquifer or appropriately cased into the lower bedrock aquifer, in accordance with R.R.O. 1990, Reg. 903: Wells, to minimize potential groundwater movement between the upper and lower bedrock aquifers.

**Well Decommissioning:** Any unused wells must be abandoned by a licensed well contractor in accordance with R.R.O. 1990, Reg. 903: Wells.

**Excess Soil Management:** Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

These comments may be amended as additional information is provided by the proponent.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Harden Environmental Services Ltd.

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Angela M. Mason, M.Sc., P.Geo., QP<sub>ESA</sub>  
Senior Hydrogeologist



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application  
(Second Submission) - 86 Farnham Road, Township of Puslinch, Ontario  
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN  
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment for the property located at the address above. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Third Submission Comments – Zoning By-law Amendment Application for Approved Severance Application B17-23;
- 3) MDSI Farm Data Sheet – 86 Farnham Road (December 14, 2023);
- 4) MDSI Farm Data Sheet – 83 Carter Road (December 14, 2023); and,
- 5) Zone Change Sketch (February 13, 2024 from Van Harten Surveying Inc.).

**Proposed Zoning Amendment**

The Planning Justification Report states “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” The MDSI Farm Data Sheet for 86 Farnham Road notes that buildings on the property “are not



capable of housing animals and are strictly for storage.” The MDSI Farm Data Sheet for 83 Carter Road notes the presence of horses on the property.

The Third Submission Comments for the Zoning By-law Amendment Application pertaining to the approved severance indicate that minimum yard setbacks are in compliance. The Comments further indicate that “There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.” The revised Zoning Change Sketch appears unchanged from a natural heritage perspective.

Based on the information provided, Azimuth’s conclusion from the Zoning By-law Amendment Application natural heritage peer review dated January 24, 2024 that the zoning amendment will not result in impacts to natural heritage features or functions has not changed and remains current.

### **Future Development Considerations**

Third Submission Comments suggest that site alteration, development or change in land use may be a possibility in the future. Azimuth recommends that, in the event of future development applications for the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario’s *Endangered Species Act*, 2007. In the event of future site alteration, development or change in land use, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).

As shared in the January 24, 2024 peer review letter and for information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with “Natural Environment”, “Environmental Protection” and “Core Greenlands” boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.

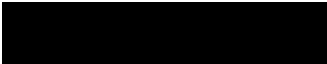


### **Conclusions**

Based on our review of the resubmitted Zoning By-law Amendment Application documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions, based on the current land use plan. Further natural heritage review for this application is not required at this time.

Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist

### **References**

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



04/15/2024

**Memorandum**

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Zach Prince – Senior Planner, Wellington County

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham Road, Township of Puslinch  
Zoning By-law Amendment - Submission 1**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached PUS-S59-24-003

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

Kim Funk  
Source Protection Coordinator  
519-846-9691 ext 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)



# Restricted Land Use Notice Risk Management Plan Required

**Issued under the *Clean Water Act*, Section 59 (2) (b)**

**Notice Number:** PUS-S59-24-003

**Description and Date of Application/Supporting Documents:** Zoning By-law Amendment, April 12, 2024 / Screening Form, Application, WHPA Maps, Risk Management Plan

**Applicant:** Jeff Buisman

**Email:** Jeff.Buisman@vanharten.com

**Roll Number:** 230100000816800 **WHPA:** IPZ-3, WHPA-B, ICA

**Vulnerability Score:** 10, 8, 5, 2, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Application Of Pesticide To Land

**Property Address:** 86 Farnham Road **Town:** Puslinch

**Municipality:** Township of Puslinch **Province:** Ontario

**Postal Code:** N1H 6H8

**Source Protection Plan:** Grand River **Drinking Water System:** City of Guelph

---

## Property Owner Information

**Name:** Jefferson Farms Ltd.

**Mailing Address:** c/o Thomas Jefferson

**Town:** Guelph

**Province:** Ontario **Postal Code:** N1H 6H9

**Phone:** [REDACTED]



This Notice is being issued under subsection 59 2(b) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, b Section 58 (Risk Management Plan) of the *Clean Water Act* **applies**, at this time, to the activities outlined in the Application for the above referenced property.

**Rationale:** This Notice pertains to a Zoning By-law Amendment application submitted for 86 Farnham Road, Puslinch. There is an existing Risk Management Plan in place for this site. Please see the attached RMP and Section 58 Notice PUS-GR-PUS-24-001

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan will be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act, 2006*, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan, as amended.



If you require further information, please contact the undersigned.

**Signature:**

**Date:**

[Redacted Signature]

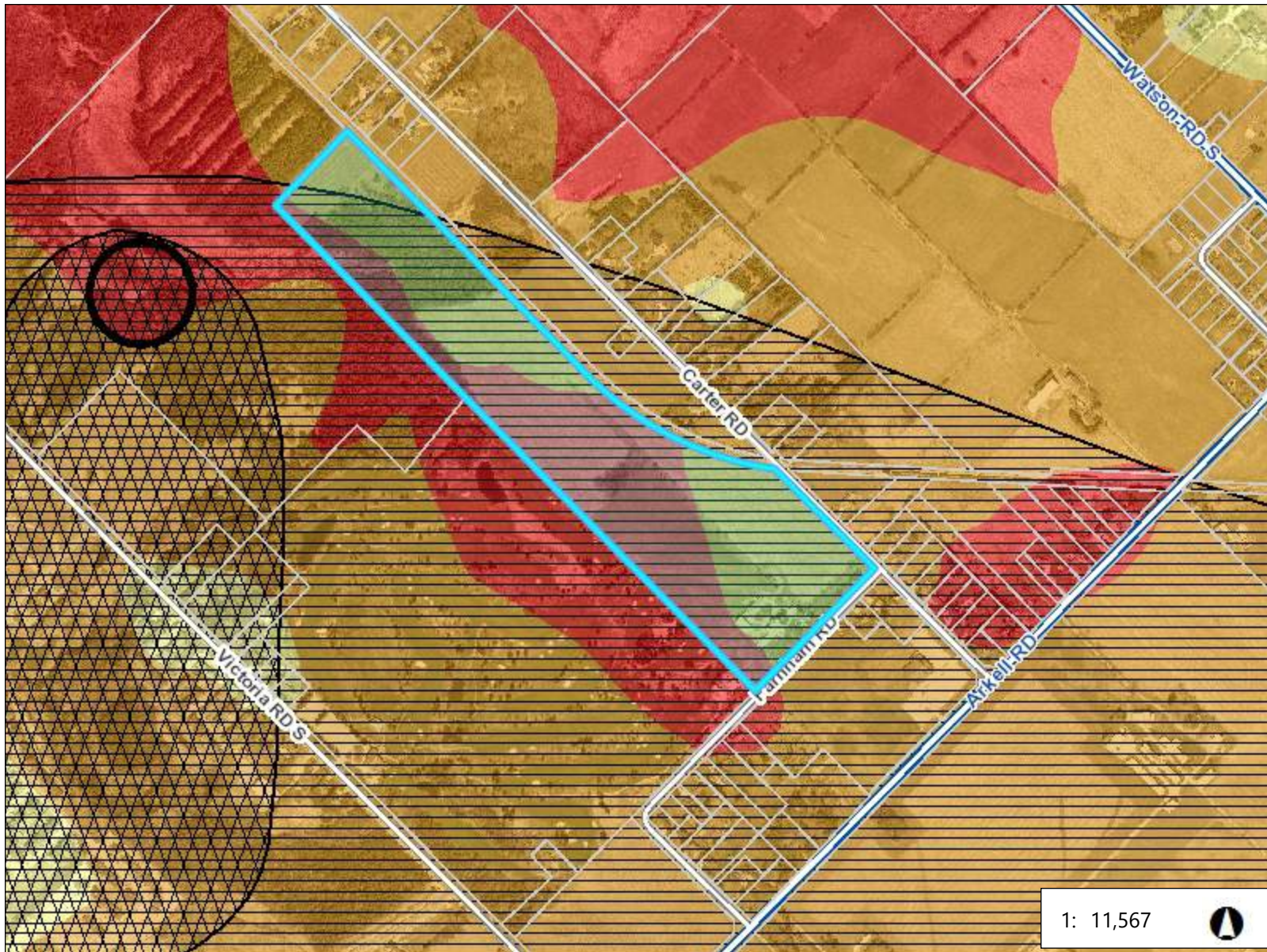
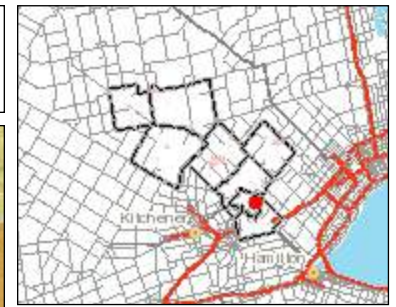
15 Apr 2024

Kyle Davis, Risk Management Official  
519-846-9691 ext 362  
kdavis@centrewellington.ca

Attachment(s): WHPA Map

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.

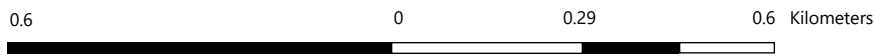




Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

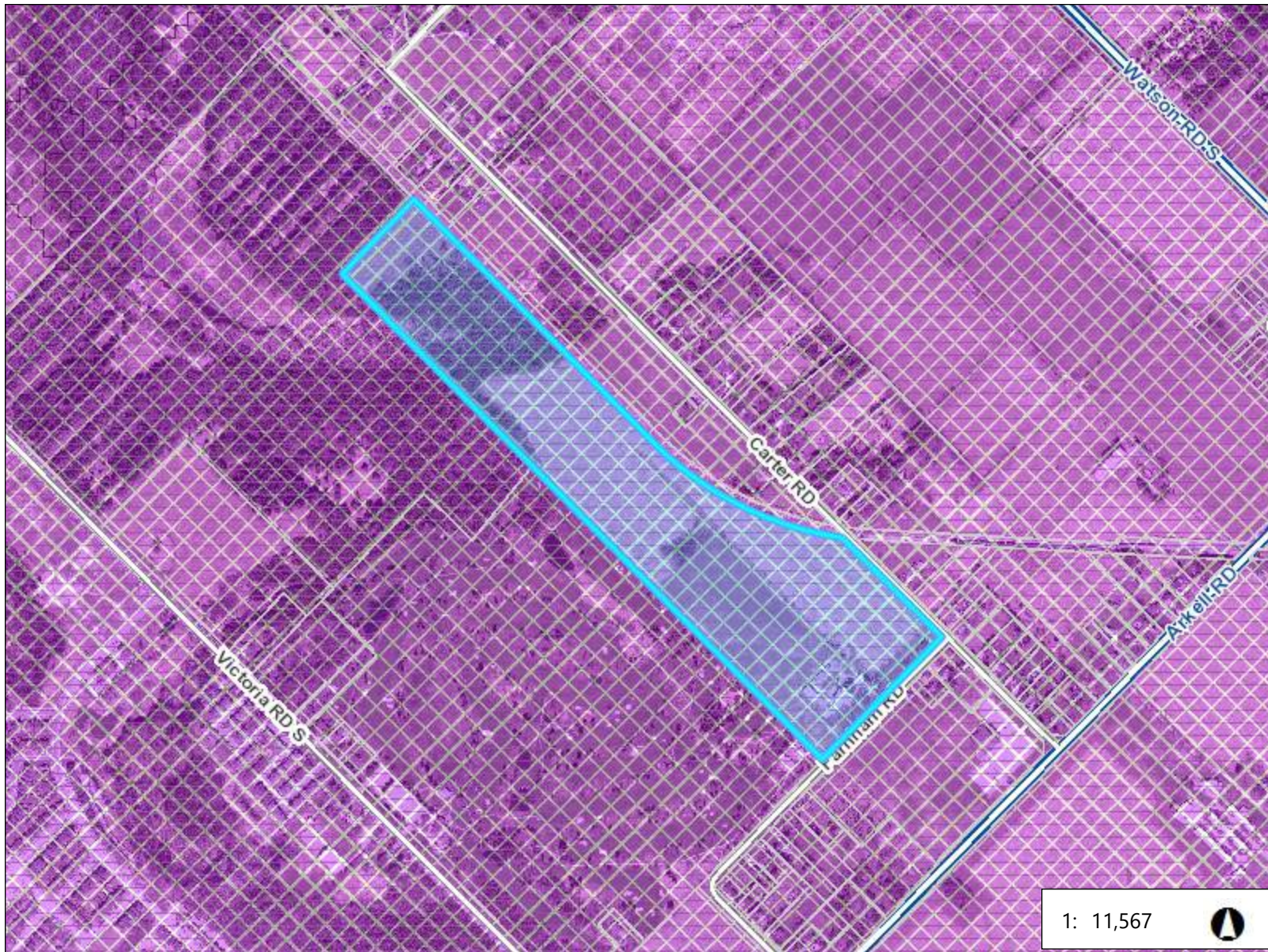
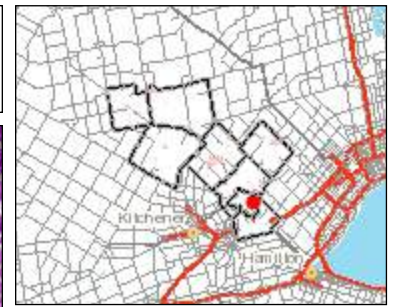
1: 11,567



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary
- WHPA Q1\_Q2**
  - Approved
  - Draft
- HVA
- SGRA
- RoadsLookup

1: 11,567

0.6 0 0.29 0.6 Kilometers



Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: Zoning By-law Amendment**  
86 Farnham Road, Township of Puslinch  
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

### **Recommendation**

The GRCA has no objection to the proposed zoning by-law amendment related to the Agricultural Zone. Based on discussions with the applicant, it is our understanding that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities. The application also proposes to recognize a maximum height of 9.0 metres for one of the accessory structures. The rezoning is

required to satisfy the conditions of approval for the related consent application B17-23. Further to our previous comments on the related consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated with this application proposed changes to the NE Zone. Concerns with the proposed changes were discussed with the applicant and it is our understanding that these changes will be removed from the application. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

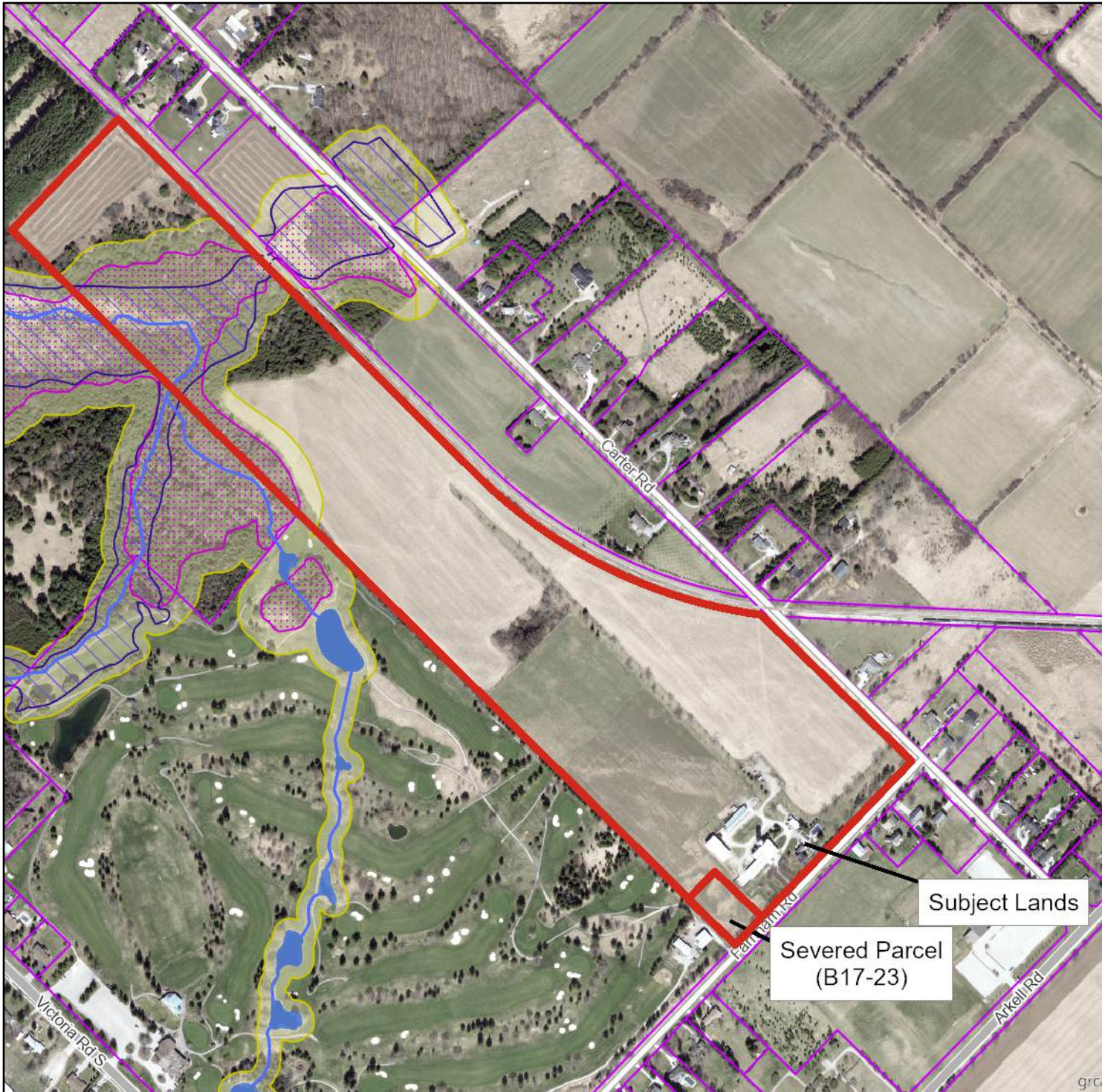
Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)  
Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)  
Asavari Jadhav, Wellington County (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Subject Lands

Severed Parcel  
(B17-23)

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### Comment Summary – ZBA – 86 Farnham Road

<b>Consultant</b>	<b>Comments</b>
NPG Planning Solutions	No further comments
County of Wellington Planning	No comments received
GEI	No comments
Hydrogeologist Comments	No objection
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	No further comments
GRCA	See letter attached



---

Environmental Assessments & Approvals

July 24, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application  
(Third Submission) - 86 Farnham Road, Township of Puslinch, Ontario  
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN  
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this ecology peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment Application for the above property. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth's initial pre-consultation ecology peer review (dated October 2, 2023) included high-level background mapping and Species at Risk records review based on municipal and provincial sources. The pre-consultation review included the following recommendations from a natural heritage perspective: "...field investigations related to an Environmental Impact Study (EIS) or SAR Assessment (for example) should not be necessary to render an assessment of potential impacts to natural heritage features and functions as a result of the proposed lot re-zoning. It is recommended that the applicant's environmental consultant prepare a letter summarizing environmental sensitivities associated with the retained lot and adjacent lands, and that evaluates the extent to which the proposed re-zoning would be consistent with applicable natural heritage policies of the Growth Plan (MMAH, 2020a), Provincial Policy Statement (MMAH, 2020b), ESA and County Official Plan (*e.g.* Section 10.2.2 for the Greenland System)."

Azimuth's second submission ecology peer review (dated May 1, 2024) included a natural heritage peer review of five documents, including a Scoped Planning Justification Report prepared by Van Harten Surveying Inc. (dated December 22, 2023). The Scoped



Planning Justification Report stated “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” Azimuth concluded that the zoning amendment would not result in impacts to natural heritage features or functions, and noted that future environmental review would be appropriate in the event of any possible future proposed site alteration, development or change in land use.


Azimuth reviewed the following third submission documents on behalf of the Township:

- 1) Third Submission Pre-consultation Comment Summary;
- 2) A letter prepared by NPG Planning Solutions (NPG; dated June 16, 2024);
- 3) Third Submission Zone Change Sketch prepared by Van Harten Surveying Inc. (dated February 13, 2024 – same date as Second Submission Sketch); and,
- 4) Third Submission Updated By-law document prepared by the Township regarding By-law #023/18 (rezoning from Agriculture (A) Zone to Specialized Agriculture (A-xx) Zone.

The sketch appears unchanged in terms of natural heritage. The NPG letter stated that the “application was provisionally approved for the Subject Lands (File B17-23) on May 11, 2023”, that site-specific Natural Environment (NE) zoning would apply to the property prohibiting livestock in existing agricultural buildings and that an existing barn was permitted to a maximum height of nine metres. Review of the comment summary noted that, in a Grand River Conservation Authority letter (dated May 3, 2024), the conservation authority had “no objection to the proposed zoning by-law amendment related to the Agricultural Zone.” The By-law document noted that the proposed Zoning By-law Amendment application has been approved by the Township.

Azimuth has no further natural heritage comments on this file at this time. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist





July 29, 2024

via email

GRCA File: D14-JEF – 86 Farnham Road

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: Zoning By-law Amendment D14-JEF**  
86 Farnham Road, Township of Puslinch  
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

### **Recommendation**

The GRCA has no objection to the proposed zoning by-law amendment. Based on the most recent zone change text circulated for review, it is understood that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities and also recognize a maximum accessory structure height of 9.0 metres. This rezoning is required to satisfy the conditions of

approval for the related consent application B17-23. Further to our previous comments on the consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated to the GRCA on May 30, 2024 removed all changes to the NE Zone that were previously proposed. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



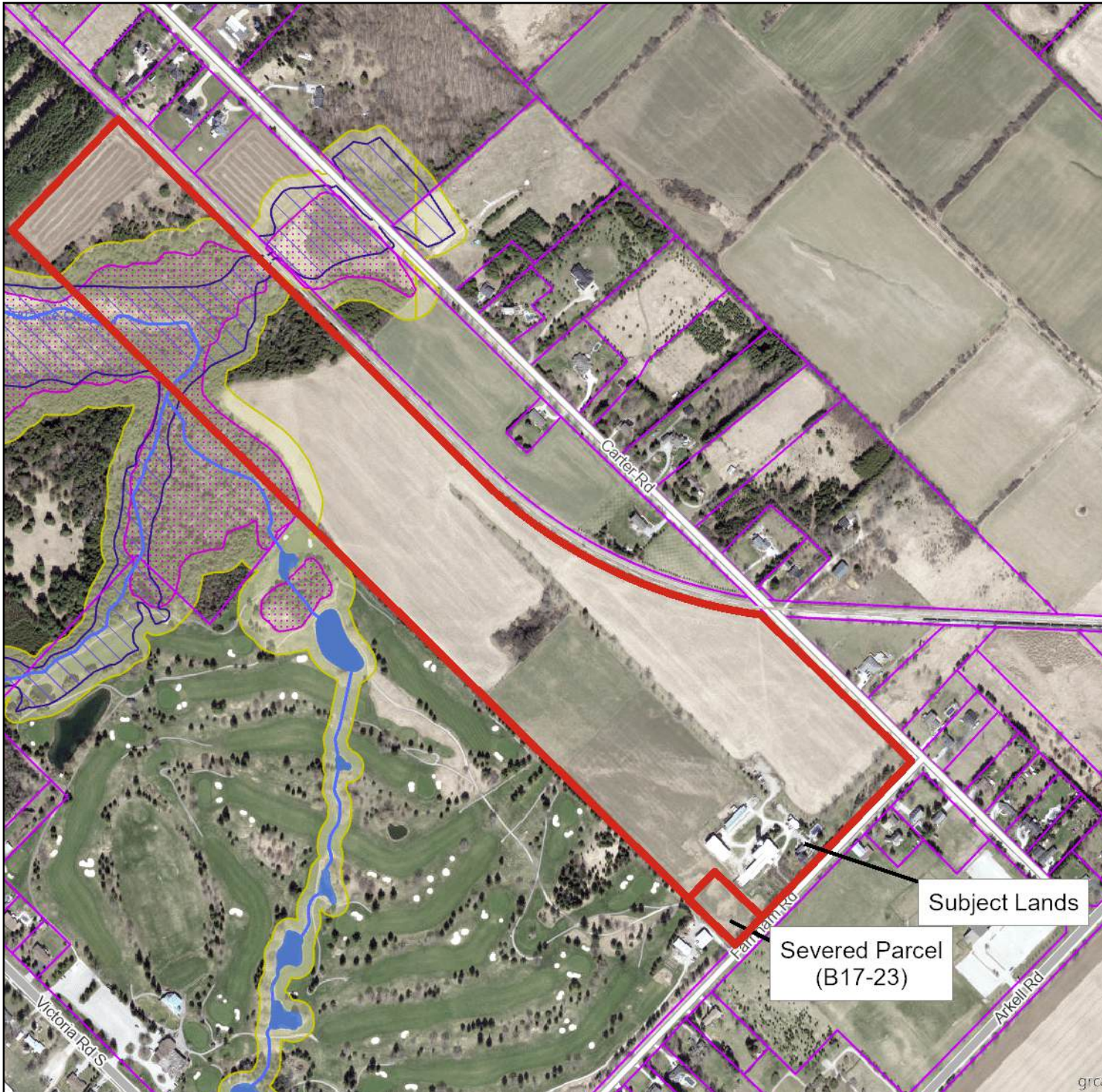
Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)

Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)

Asavari Jadhav, Wellington County (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
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  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
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- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Subject Lands

Severed Parcel  
(B17-23)

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## **REPORT PD-2024-009**

---

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Justine Brotherston, Interim Municipal Clerk

MEETING DATE: November 27, 2024

SUBJECT: Zoning By-law Amendment Application (D14/JEF)  
Jefferson Farms Ltd.  
86 Farnham Road  
Public Information Meeting Cover Report  
File: D14/JEF

---

### **Purpose**

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

### **Background**

Council at its meeting on September 11, 2024 deemed the Zoning By-law Amendment Application for 86 Farnham Road to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O.Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Application presented to Planning and Development Advisory Committee for comments October 8, 2024
- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on October 30, 2024
- Statutory notice circulated in Wellington Advertiser on October 31, 2024
- Public Information Meeting November 27, 2024

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting and staff tentatively anticipate that this recommendation report will be brought for Council's consideration to the December 18, 2024 Council meeting.

**Financial Implications**

None

**Applicable Legislation and Requirements**

County of Wellington Official Plan  
Township of Puslinch Zoning By-law 2018-023  
*Planning Act, R.S.O. 1990, as amended*

**Attachments**

Schedule "A" – 86 Farnham Road Public Information Meeting Report prepared by NPG Planning Solutions

**Respectfully submitted,**

**Reviewed by:**

---

**Justine Brotherston,  
Interim Municipal Clerk**

---

**Courtenay Hoytfox,  
Interim CAO**



---

Planning Report for the Township of Puslinch  
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO  
Township of Puslinch

From: Jesse Auspitz, Principal Planner  
NPG Planning Solutions Inc.

Subject: Public Meeting – Jefferson Farms  
Zoning By-law Amendment Application D14-JEF  
PT LOT 5, WEST OF BLIND LINE, PLAN 131, LYING SOUTH WEST OF  
RAILWAY, AS IN RO636626  
86 FARNHAM RD, Puslinch

Attachments: 1. Aerial Map of Subject Lands  
2. Sketch Provided by Applicant  
3. Draft Zoning By-law by Applicant

## SUMMARY

---

The purpose of the Application for Zoning By-law Amendment is to rezone part of the Subject Lands from Agricultural Zone (A) to site-specific Agricultural Zone A (spXX).

The Application is required to fulfill conditions of Consent Application B17-23 to convey a 0.42-ha rural residential parcel (“Severed Parcel” in Attachment 2), with the retained 32.6 hectares of land (“Retained Parcel” in Attachment 2) continuing to be used for agricultural purposes.

The proposed Zoning By-law Amendment would prohibit livestock facilities in the existing accessory buildings and structures and permit the existing bank barn to have a maximum height of nine (9) metres.

A Public Meeting is scheduled for November 27<sup>th</sup>, 2024. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14-JEF be received for information.

## INTRODUCTION

---

The Subject Lands are located northwest of Farnham Road and southwest of Carter Road in the Township of Puslinch. The Subject Lands are approximately 32.6 hectares in size and irregular in shape with approximately 276 metres of frontage along Carter Road, and 286 metres of frontage along Farnham Road. Environmental features existing on the Subject Lands include Torrance Creek, Provincially Significant Wetlands, woodlands and GRCA regulated Flood Plain.

The Subject Lands are immediately adjacent to the Guelph Junction Railway line along the north property boundary. Surrounding land uses consist of residential, agricultural, resort commercial and institutional uses. An aerial of the property is included as Attachment 1.

The Subject Lands are currently zoned Agricultural Zone (A) in part and Natural Environment Zone (NE) in part with Environmental Protection Overlay.

The Subject Lands consist of two parcels, namely the Severed Parcel and the Retained Parcel, as shown in Attachment 2. The Severed Parcel is approximately 0.42 hectares in size with street frontage of approximately 50 metres along Farnham Road. The Severed Parcel is currently vacant.

The Retained Parcel is approximately 32.6 hectares in size with street frontage of approximately 286 metres along Farnham Road and approximately 276 metres along Carter Road. Located on the Retained Parcel are one (1) dwelling, one (1) hay storage shelter, one (1) shed for small equipment, two (2) drive sheds and one (1) bank barn. All environmental features are in the northwest portion of the Retained Parcel, with the severed lands being well outside these features.

## **PURPOSE**

---

The Application is required to fulfill conditions of Consent Application B17-23 to convey a 0.42-ha rural residential parcel.

The Application proposes to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to rezone the portion of the Subject Lands not impacted by natural heritage features from Agricultural Zone (A) to site-specific Agricultural Zone A (spXX) to prohibit livestock in the existing accessory buildings; and to recognize the height of the existing bank barn being nine (9) metres. For information, Table 4.1 under Section 4.4.2 of the Township Zoning By-law states that the maximum permitted height of an accessory building on an Agricultural Zone with a lot area greater than one (1) hectare is seven (7) metres.

## **REPORTS AND STUDIES SUBMITTED**

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In support of the Application, the following items were submitted:

- Application Cover Letter prepared by VanHarten Surveying Inc. dated February 14, 2024;
- Draft Zoning By-law and Schedule prepared by VanHarten Surveying Inc. dated May 29, 2024;
- MDS Farm Data Sheets for 83 Carter Road and 86 Farnham Road dated December 2023;
- Source Water Protection Screening Form dated December 14, 2023;
- Scoped Planning Justification Report prepared by VanHarten Surveying Inc, dated December 22,2023;
- Zone change sketch showing severed and retained parcels prepared VanHarten Surveying Inc, dated July 16, 2024;
- PIN Report, Map and Deed for Subject Property;
- Response to Pre-consultation Comments dated February 14, 2024.



## **POLICY AND LEGISLATIVE FRAMEWORK**

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### **Planning Act, R.S.O. 1990, c. P.13**

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the Planning Act. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

### **Provincial and County Policies**

The Subject Lands are in prime agricultural areas within Rural Areas as per the Provincial Planning Statement, 2024 (the “PPS”). The Subject Lands are designated Prime Agricultural, Greenlands and Core Greenlands as per Schedule B7 of the Wellington County Official Plan. The Subject Lands are also subject to policies for Policy Area PA7-4 of the County Official Plan, which allow uses permitted under Secondary Agriculture designation provided livestock operations in the area are not affected or have ceased.

The Township’s natural heritage consultant Azimuth Environmental Consulting Inc. Indicated on May 1<sup>st</sup>, 2024 as follows: “Based on our review of the resubmitted Zoning By-law Amendment Application documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions, based on the current land use plan. Further natural heritage review for this application is not required at this time.”

The following policies apply:

### **Provincial Planning Statement (2024)**

#### **2.5 Rural Areas in Municipalities**

*2.5.1 Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*

#### **4.1 Agriculture**

*4.1.1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

*4.1.3. New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

## **County of Wellington Official Plan (February 2024 Office Consolidation)**

### **6.4 Prime Agricultural Areas**

#### **6.4.1 Defined**

*Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture.*

#### **6.4.3 Permitted Uses**

*Permitted uses and activities in Prime Agricultural Areas may include:*

- a) agricultural uses*
- b) secondary uses including home businesses and farm businesses*
- c) agriculture-related uses*
- d) existing uses*
- e) single detached*

As such, while the Subject Lands are identified as Prime Agricultural areas, the use permissions for Secondary Agricultural Areas apply.

### **6.5 Secondary Agricultural Areas**

#### **6.5.1 Defined**

*Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.*

#### **6.5.3 Permitted Uses**

*Permitted uses and activities in Secondary Agricultural Areas may include:*

- a) all uses allowed in the Prime Agricultural Area;*
- b) small scale commercial, industrial and institutional uses;*
- c) public service facilities.*

*In Secondary Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*

#### **6.5.7 Minimum Distance Formula (MDS)**

*The provincial minimum distance formula will be applied to new land uses, lot creation and new or expanding livestock facilities.*

### **9.8 Puslinch Local Policies**

#### **9.8.6 Policy Areas**

##### **PA7-4 Former Policy Area Number 5**

*In the area northwest of Arkell and identified as PA7-4 on Schedule B7, there is a mixture of existing livestock operations and non-farm residential uses. It is the policy of this Plan, that if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan subject to the applicable policies of this Plan.*

### **10.4 Secondary Agricultural Areas**

#### **10.4.4 Residential Lots**

*One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005, provided that:*

- a) the lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and minimum distance separation formulae requirements;*
- b) the accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;*
- c) the lot has access to an open public road;*
- d) the residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;*
- e) the residential use is compatible with surrounding development;*
- f) the use is well removed from any settlement area boundary;*

*g) the lands have been owned by the applicant for at least 5 years.*

### **13.3 Zoning By-laws**

*Zoning by-laws currently cover all lands in Wellington County. Zoning by-laws will be one of the most important means whereby this Plan is implemented.*

*Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.*

*Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.*

### **Zoning By-law 023-18**

According to Schedule 'A' of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural Zone (A) and Natural Environment Zone (NE) with an Environmental Protection Overlay.

As shown in Attachment 3, the applicant is proposing to amend the existing Agricultural (A) zone on the Subject Lands to a site-specific Agricultural (spXX) Zone to prohibit livestock in the existing accessory buildings as per the conditions of Consent application B17-23.

In addition, table 4.1 under Section 4.4.2 of the Puslinch Zoning By-law states that the maximum permitted height of an accessory building on an Agricultural Zone with a lot area greater than one (1) hectare is seven (7) metres. The applicant also proposes that the site-specific Agricultural Zone A (spXX) recognizes the existing height of the bank barn being nine (9) meters.

Lastly, the applicant also proposes the site-specific Agricultural Zone A (spXX) to require future accessory buildings proposed as livestock facilities are only permitted if Minimum Distance Separation requirements as issued and as amended by the Province, are met. For information, Section 4.16 of the Puslinch Zoning By-law contains provisions regulating livestock facilities with respect to Minimum Distance Separation requirements.

## **REVIEW COMMENTS**

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### **Township Comments:**

Building – No outstanding concerns.

Fire and Rescue Services – No outstanding concerns.

Hydrogeology – No outstanding concerns.

Engineering – No outstanding concerns.

Public Works, Parks and Facilities – No outstanding concerns.

Ecology – No outstanding concerns.

**County Comments:** No outstanding concerns.

**Agency Comments:**

Grand River Conservation Authority – No outstanding concerns.

Source Water – No outstanding concerns.

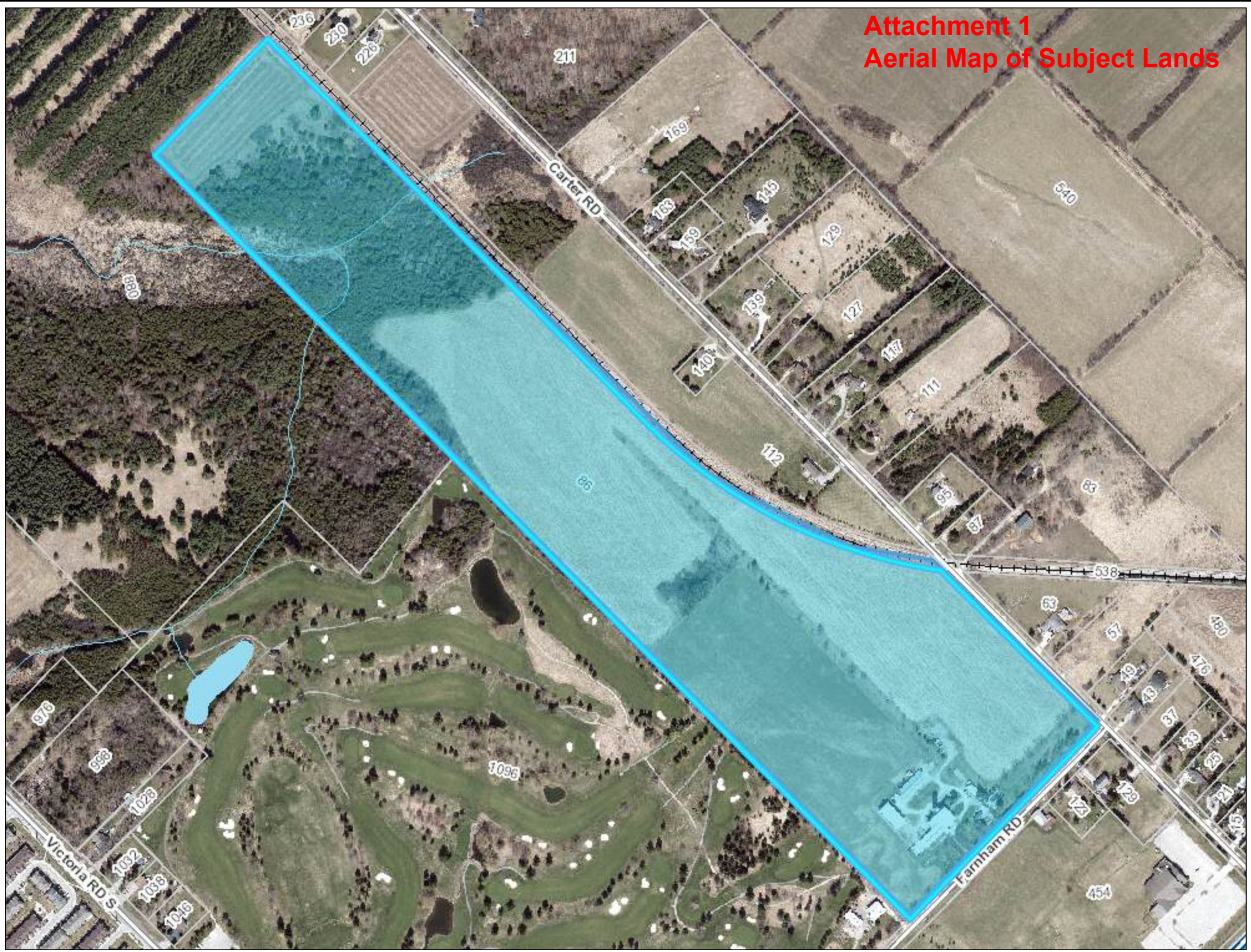
**Planning Development Advisory Committee (PDAC) Comments:** No comments.

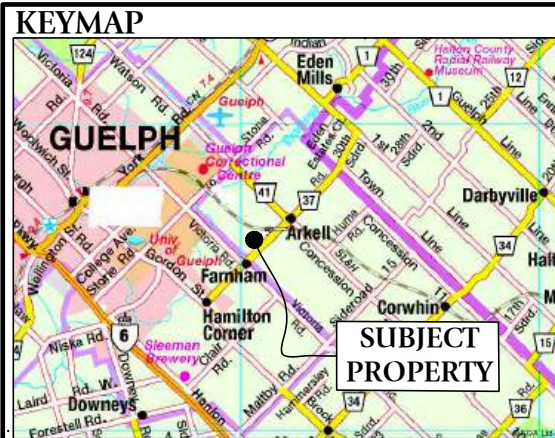
## **NEXT STEPS**

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- Our Recommendation Report is tentatively scheduled to be presented at the December 18, 2024 Council Meeting.

**Attachment 1  
Aerial Map of Subject Lands**





**ZONE CHANGE REQUEST:**

**(A)** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE EXISTING AGRICULTURAL BUILDINGS.

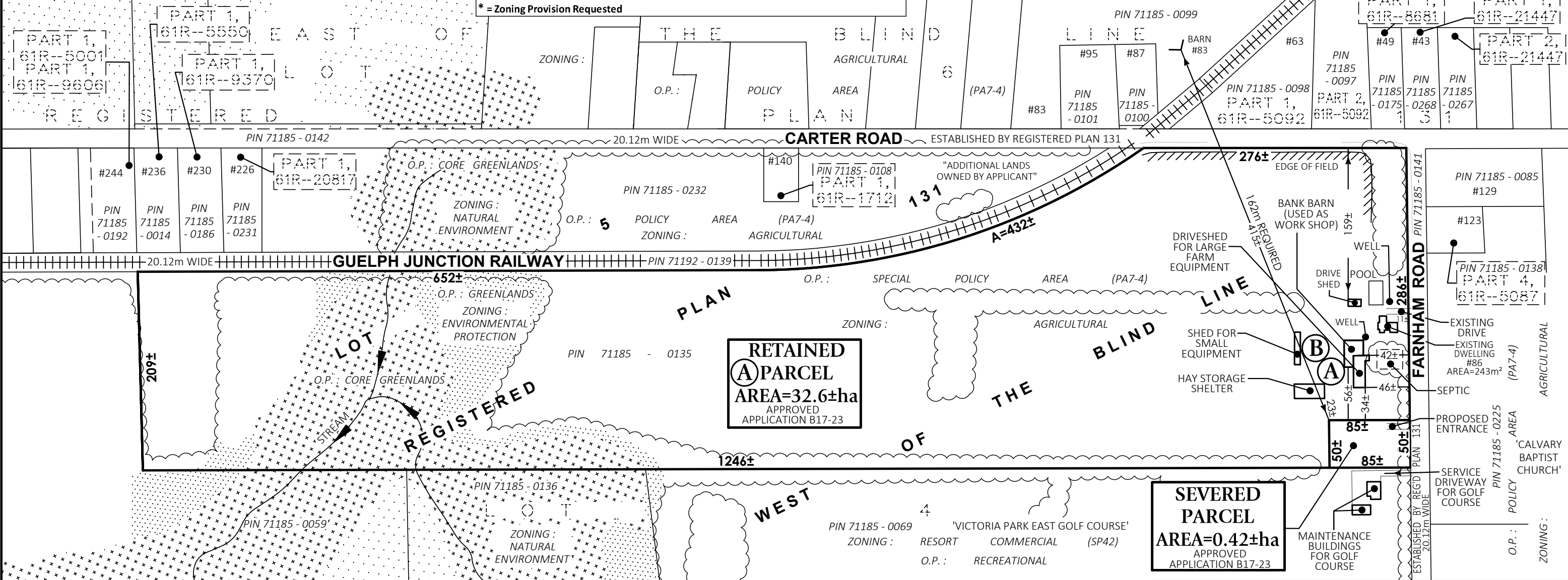
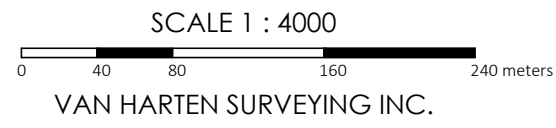
**(B)** TO PERMIT THE EXISTING BARN TO HAVE A MAXIMUM HEIGHT OF 9m.

ACCESSORY BUILDINGS		
ZONING REGULATIONS - TABLE 4.1	BUILDING TYPE	BUILDING HEIGHT
Maximum Accessory Building Areas = 1400m <sup>2</sup> plus 1% of Lot Area = 4660m <sup>2</sup> & Maximum Lot Coverage = 30%	Bank Barn (used as workshop)	9.0m *
	Drive Shed (large farm equipment)	5.6m
	Drive Shed	4.2m
	Shed (small farm equipment)	3.6m
	Hay Shelter	4.2m
	Total Accessory Building Area = 1656m <sup>2</sup>	
	Total Lot Coverage = 0.5%	

\* = Zoning Provision Requested

AGRICULTURAL ZONE STANDARDS		
TABLE 11.3 REGULATIONS	REQUIRED	RETAINED PARCEL (#86 Farnham Road)
Minimum Lot Area	4.0ha	32.6ha
Minimum Lot Frontage (Carter Road)	120m	276m
Minimum Front Yard	10.0m	159m
Minimum Interior Side Yard	3.0m	Complies
Minimum Exterior Side Yard (Farnham Road)	6.0m	11m
Minimum Rear Yard	7.5m	23m
Maximum Lot Coverage (including accessory buildings)	30%	0.50%

**ZONE CHANGE SKETCH**  
**PART OF LOT 5, WEST OF THE BLIND LINE,**  
**REGISTERED PLAN 131**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**



- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  - SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
  - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4), PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
  - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
  - PROPERTY OWNERS: JEFFERSON FARMS LTD.
  - N.T.S. DENOTES NOT TO SCALE.



THIS SKETCH WAS PREPARED ON THE 22nd DAY OF DECEMBER, 2023; AMENDED ON FEBRUARY 13, 2024 AND ON JULY 16, 2024

*Jeff Buisman*  
**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR



# Van Harten

**SURVEYING INC.**  
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30264-21
Jul 16, 2024-2:11:06 PM		
G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM 2010.dwg		

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
BY-LAW #2024-**

A By-law to amend By-law #023/18 as amended, being the Zoning By-law of the Township of Puslinch.

**Whereas** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law #023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

**Now Therefore** the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
  - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
    - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
    - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
    - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.

**By-law read a First, Second, and Third Time this            of            , 2024**

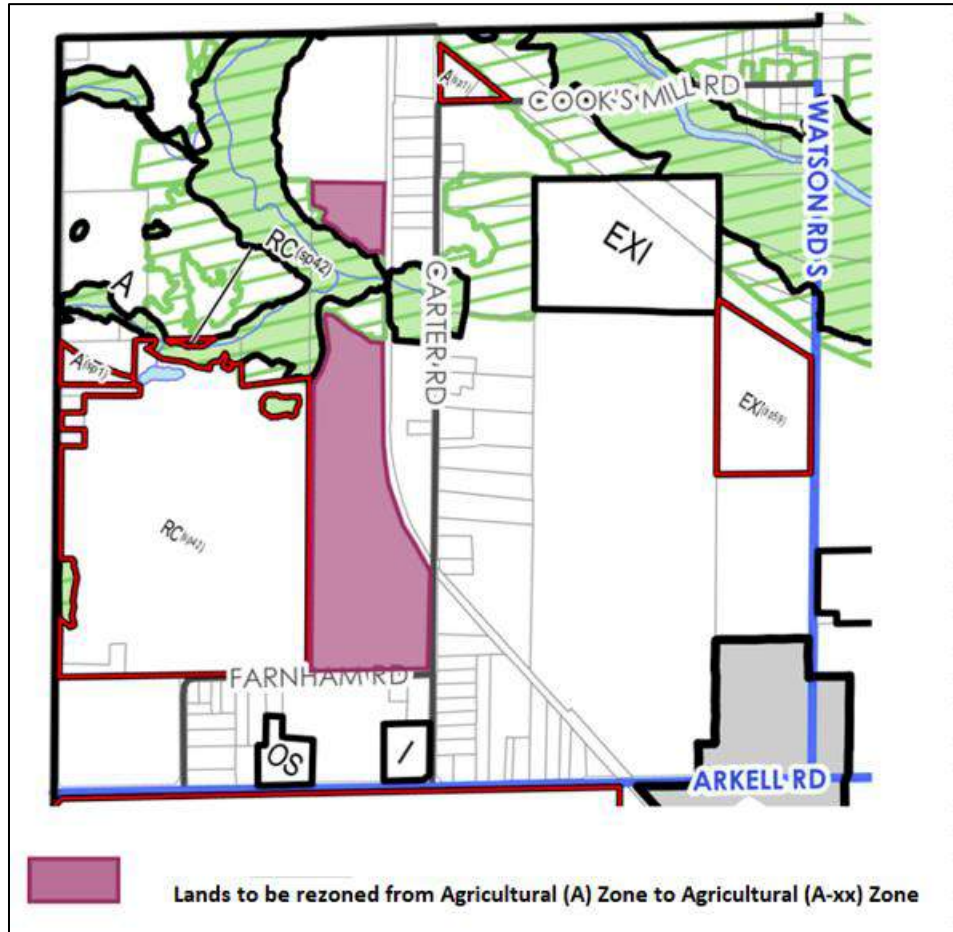
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this \_\_\_\_\_ of \_\_\_\_\_, 2024

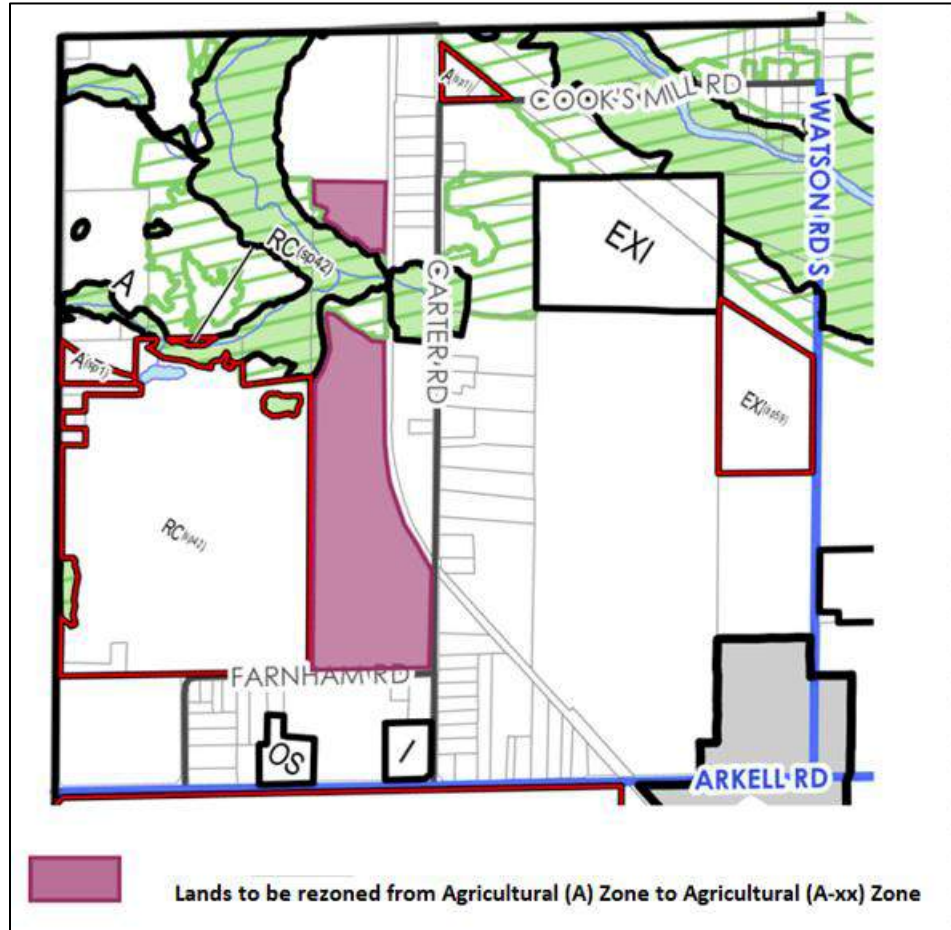
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

### Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #023/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone, as shown below.



### Effect of By-law # 2024-xx

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.



### Comment Summary – ZBA – 86 Farnham Road – 1<sup>st</sup> submission

<b>Consultant</b>	<b>Comments</b>
NPG Planning Solutions	See letter attached
County of Wellington Planning	See letter attached
GEI	See letter attached
Hydrogeologist Comments	See letter attached
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	See letter attached
GRCA	See letter attached



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June 16, 2024

Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**  
**86 Farnham Road**  
**RE: Application for Zoning By-law Amendment**

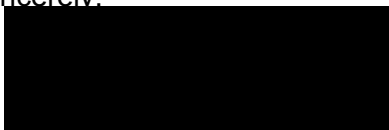
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NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone the Subject Lands from Agricultural (A) and Natural Environment (NE) to a specialized Agricultural Zone (A-xx) and a site specific Natural Environmental Zone to prohibit livestock in the existing agricultural buildings; and to permit an existing barn to have a maximum height of 9 metres. A consent application was submitted in regard to the Subject Lands (File B17-23), which was approved with conditions on May 11, 2023. The consent application proposed for 0.42 ha of vacant lands to be severed from the Subject Lands for rural residential use. This Zoning by-law application is required to fulfill conditions of approval for the consent application.

**Comments:**

1. Please include the front yard setback from Carter Road and rear yard setback on the Zone Change Request Drawing.

Sincerely,





---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
[NPG Planning Solutions Inc.](mailto:jauspitz@npgsolutions.ca)  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
[npgsolutions.ca](http://npgsolutions.ca)

 (905) 321 6743  
 [info@npgsolutions.ca](mailto:info@npgsolutions.ca)



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, B.S., M.Sc. MCIP, RPP, DIRECTOR OF PLANNING AND DEVELOPMENT  
TEL: (519) 837-2600 EXT. 2064  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

May 3, 2024

Courtenay Hoytfox  
Interim CAO  
Township of Puslinch  
7404 Wellington County Rd 34  
Puslinch, ON, N0B 2J0

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – Final Submission Comments  
Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson  
86 Farnham Rd  
Township of Puslinch**

---

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application. These comments are provided based on a review of the following:

### **Reports Submitted:**

- Zoning By-law Amendment Application, dated April 11, 2024
- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023
- Draft Zoning By-law Amendment and Schedule "A"
- 3rd Submission Comments, prepared by Van Harten Surveying Inc., dated February 14, 2024
- Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request, prepared by Van Harten Surveying Inc., dated February 13, 2024
- Service Ontario Property Index Map dated December 19, 2023
- Service Ontario Parcel Register dated December 19, 2023
- Transfer/Deed of Land dated January 9, 1991
- Farm Data Sheets for 86 Farnham Road dated December 14, 2023 and 83 Carter Road dated December 14, 2023

**Planning Comments:**

Based on the review of the information submitted, it appears that most of the comments previously made were responded to. Please note that Section 12.4 of the Township of Puslinch Zoning by-law does not permit to erect or alter any building/structure within NE Zone without prior consultation with the Conservation Authority. Therefore, it is our recommendation to remove any changes to the NE Zone within the draft By-law. This could be addressed through the formal process or as part of planning staff's recommendation to Township Council.

Provided the Township is satisfied that the comments from all other agencies have been addressed, the County planning staff has no concerns to deem the proposed Zoning By-law amendment application complete.

Regards,

A black rectangular redaction box covering the signature of the planner.

---

Asavari Jadhav  
Planner



April 22, 2024  
Our File: 123006-027

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment  
86 Farnham Road  
Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-Law Amendment (ZBA) application documents received on April 12, 2024, we are providing comments related to the ZBA required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

Pre-consultation submissions were received on September 22, 2023 and January 9, 2024.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying, dated February 13, 2024.
- 3<sup>rd</sup> Submission Comments Response Letter, prepared by Van Harten Surveying, dated February 14, 2025.

We defer detailed review of the following to Township and County planning staff:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying, dated December 22, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the ZBA.

If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING

Per:

Parth Lad, E.I.T.  
Technical Specialist

Steve Conway, C.E.T., rcsi, PMP  
Construction Services Lead, Vice President



Harden Environmental Services Ltd.  
4622 Nassagaweya-Puslinch Townline  
Moffat, Ontario, L0P 1J0  
Phone: (519) 826-0099 Fax: (519) 826-9099

Hydrogeological Assessment  
Geochemistry  
Phase I / II ESA  
Regional Flow Studies  
Contaminant Investigations  
OLT Hearings  
Water Quality Sampling  
Groundwater & Surface  
Water Monitoring  
Groundwater Protection  
Studies  
Groundwater Modelling  
Groundwater Mapping  
Permits to Take Water  
Environmental Compliance  
Approvals  
Designated Substance  
Surveys

Our File: 2401.02

May 3, 2024

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks  
Development and Legislative Coordinator

**Re: 86 Farnham Road, Puslinch, Ontario  
Proposed Zoning By-law Amendment Application  
Hydrogeological Preconsultation Comments**

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide updated hydrogeological preconsultation comments for the proposed zoning by-law amendment application for 86 Farnham Road in Puslinch, Ontario (the site).

Based on the applicant's submission and supporting documents, we understand that:

- The proposed application is to sever an approximately 0.42 ha parcel of land and retain the remaining 32.6 ha parcel.

We have no objection to the proposed zoning by-law amendment.

From a hydrogeological perspective, the following will be required at the site plan control stage:

**Nitrate Impact Assessment:** A D-5-4 analysis of nitrate loading from the proposed septic system will be required as part of Site Plan Approval.

**Supply Well Construction:** The site is underlain by the Guelph Formation and the Goat Island / Gasport Formation aquifer separated by a regional aquitard. Wells that connect these two aquifers (i.e., multi-aquifer wells) are not permitted as part of the development. Newly constructed supply



wells for the site should be either installed in the upper bedrock aquifer or appropriately cased into the lower bedrock aquifer, in accordance with R.R.O. 1990, Reg. 903: Wells, to minimize potential groundwater movement between the upper and lower bedrock aquifers.

**Well Decommissioning:** Any unused wells must be abandoned by a licensed well contractor in accordance with R.R.O. 1990, Reg. 903: Wells.

**Excess Soil Management:** Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

These comments may be amended as additional information is provided by the proponent.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Harden Environmental Services Ltd.

A large black rectangular redaction box covers the signature area. A thin horizontal line extends from the right side of the box.

Angela M. Mason, M.Sc., P.Geo., QP<sub>ESA</sub>  
Senior Hydrogeologist



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application  
(Second Submission) - 86 Farnham Road, Township of Puslinch, Ontario  
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN  
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment for the property located at the address above. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Third Submission Comments – Zoning By-law Amendment Application for Approved Severance Application B17-23;
- 3) MDSI Farm Data Sheet – 86 Farnham Road (December 14, 2023);
- 4) MDSI Farm Data Sheet – 83 Carter Road (December 14, 2023); and,
- 5) Zone Change Sketch (February 13, 2024 from Van Harten Surveying Inc.).

**Proposed Zoning Amendment**

The Planning Justification Report states “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” The MDSI Farm Data Sheet for 86 Farnham Road notes that buildings on the property “are not



capable of housing animals and are strictly for storage.” The MDSI Farm Data Sheet for 83 Carter Road notes the presence of horses on the property.

The Third Submission Comments for the Zoning By-law Amendment Application pertaining to the approved severance indicate that minimum yard setbacks are in compliance. The Comments further indicate that “There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.” The revised Zoning Change Sketch appears unchanged from a natural heritage perspective.

Based on the information provided, Azimuth’s conclusion from the Zoning By-law Amendment Application natural heritage peer review dated January 24, 2024 that the zoning amendment will not result in impacts to natural heritage features or functions has not changed and remains current.

### **Future Development Considerations**

Third Submission Comments suggest that site alteration, development or change in land use may be a possibility in the future. Azimuth recommends that, in the event of future development applications for the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario’s *Endangered Species Act*, 2007. In the event of future site alteration, development or change in land use, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).

As shared in the January 24, 2024 peer review letter and for information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with “Natural Environment”, “Environmental Protection” and “Core Greenlands” boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.

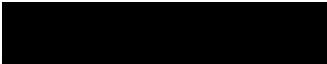


### **Conclusions**

Based on our review of the resubmitted Zoning By-law Amendment Application documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions, based on the current land use plan. Further natural heritage review for this application is not required at this time.

Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist

### **References**

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



04/15/2024

**Memorandum**

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Zach Prince – Senior Planner, Wellington County

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham Road, Township of Puslinch  
Zoning By-law Amendment - Submission 1**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached PUS-S59-24-003

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

Kim Funk  
Source Protection Coordinator  
519-846-9691 ext 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)



# Restricted Land Use Notice Risk Management Plan Required

**Issued under the *Clean Water Act*, Section 59 (2) (b)**

**Notice Number:** PUS-S59-24-003

**Description and Date of Application/Supporting Documents:** Zoning By-law Amendment, April 12, 2024 / Screening Form, Application, WHPA Maps, Risk Management Plan

**Applicant:** Jeff Buisman

**Email:** Jeff.Buisman@vanharten.com

**Roll Number:** 230100000816800 **WHPA:** IPZ-3, WHPA-B, ICA

**Vulnerability Score:** 10, 8, 5, 2, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Application Of Pesticide To Land

**Property Address:** 86 Farnham Road **Town:** Puslinch

**Municipality:** Township of Puslinch **Province:** Ontario

**Postal Code:** N1H 6H8

**Source Protection Plan:** Grand River **Drinking Water System:** City of Guelph

---

## Property Owner Information

**Name:** Jefferson Farms Ltd.

**Mailing Address:** c/o Thomas Jefferson

**Town:** Guelph

**Province:** Ontario **Postal Code:** N1H 6H9

**Phone:** 519-831-5831

**Email:** rwjeffers@hotmail.com



This Notice is being issued under subsection 59 2(b) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, b Section 58 (Risk Management Plan) of the *Clean Water Act* **applies**, at this time, to the activities outlined in the Application for the above referenced property.

**Rationale:** This Notice pertains to a Zoning By-law Amendment application submitted for 86 Farnham Road, Puslinch. There is an existing Risk Management Plan in place for this site. Please see the attached RMP and Section 58 Notice PUS-GR-PUS-24-001

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan will be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act, 2006*, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan, as amended.



If you require further information, please contact the undersigned.

**Signature:**

**Date:**

[Redacted Signature]

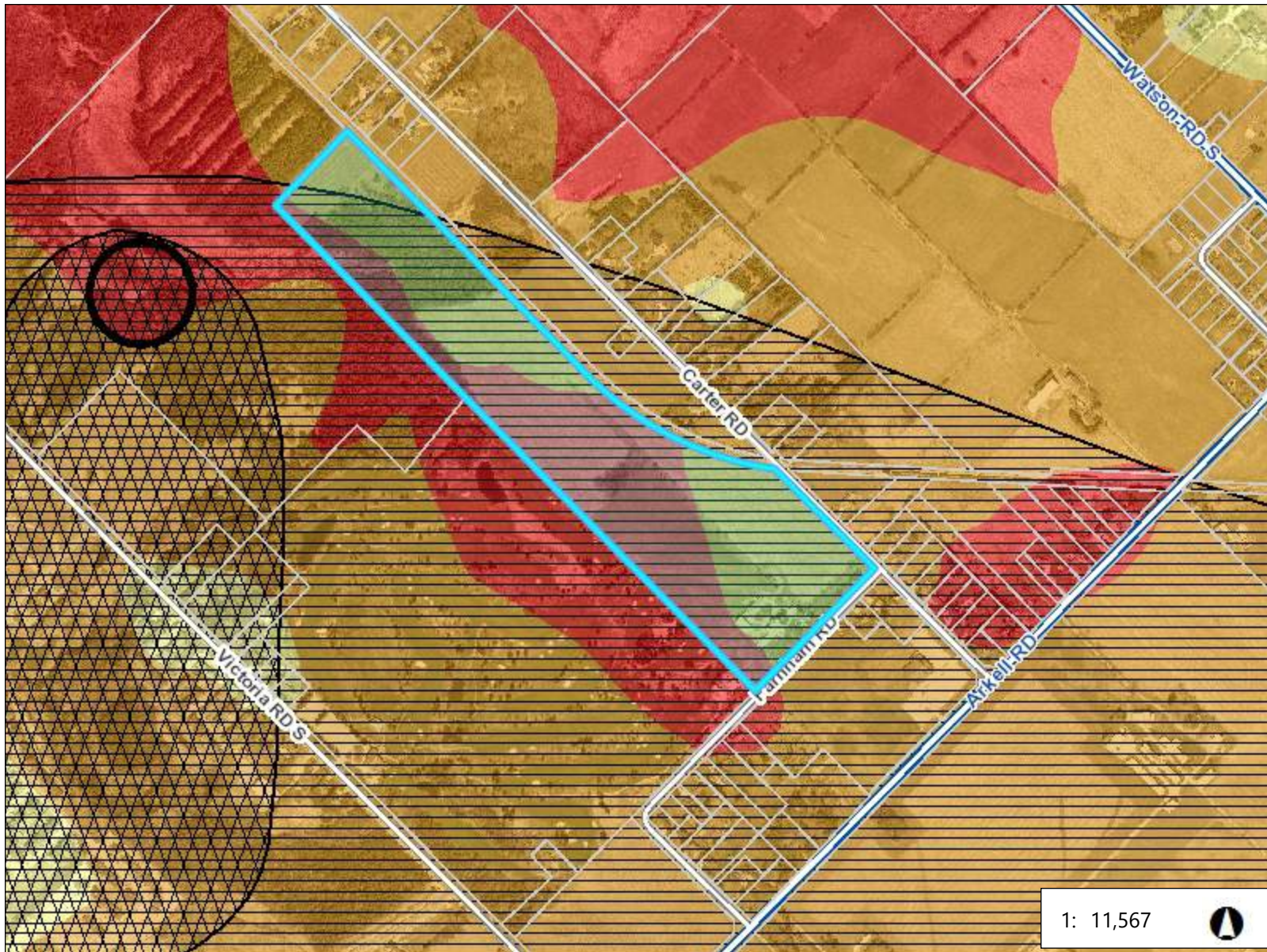
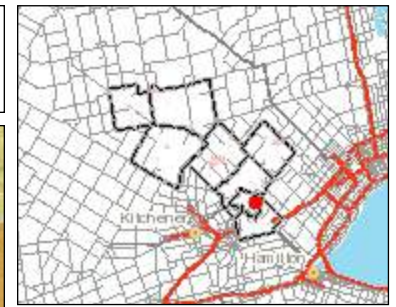
15 Apr 2024

Kyle Davis, Risk Management Official  
519-846-9691 ext 362  
kdavis@centrewellington.ca

Attachment(s): WHPA Map

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.

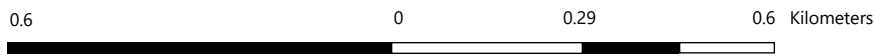




Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

1: 11,567

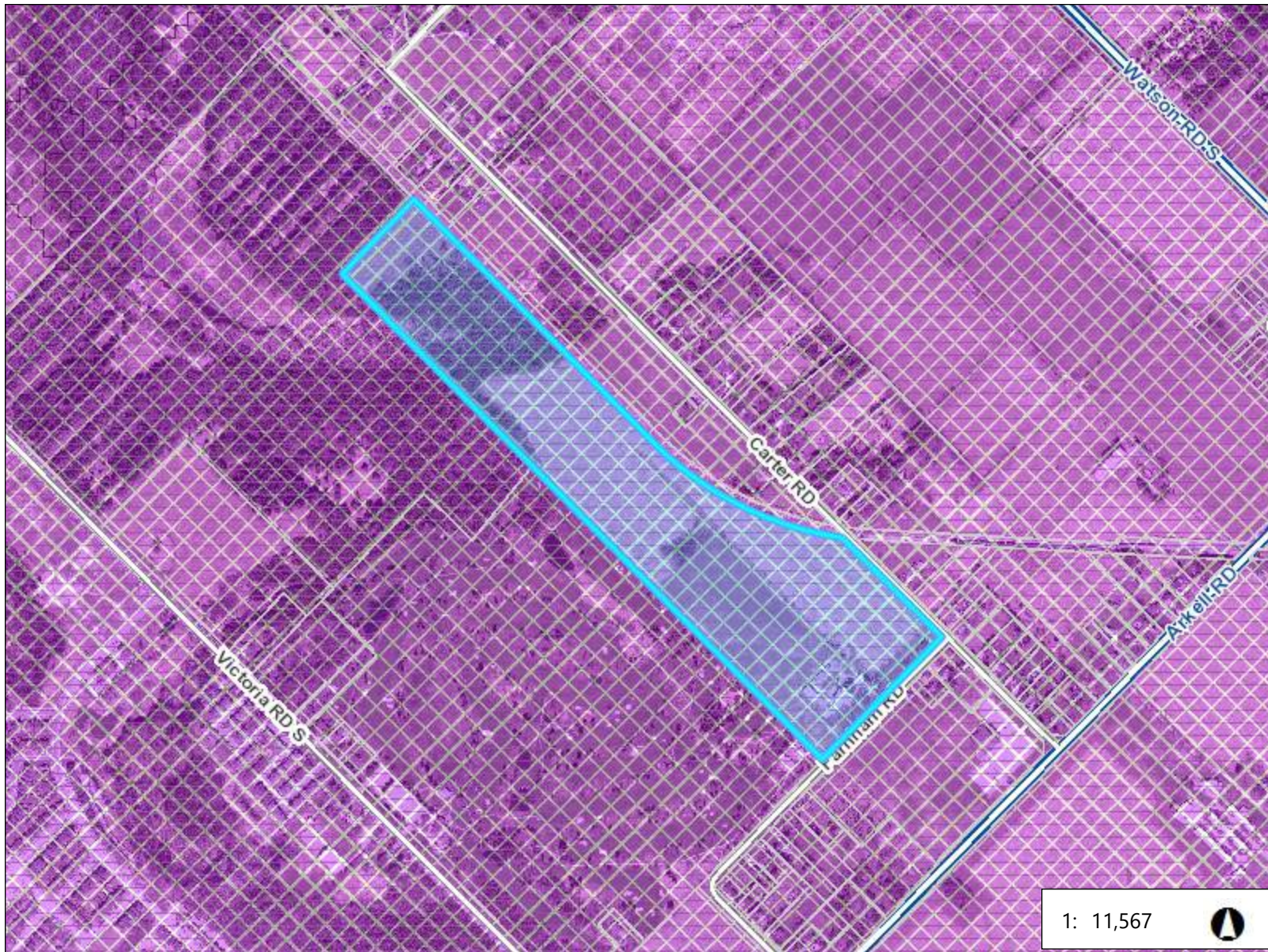
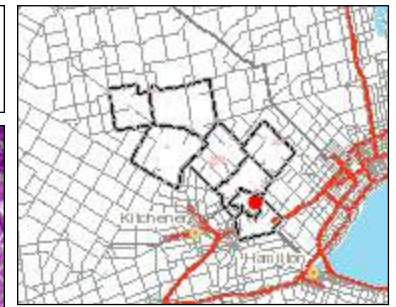


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

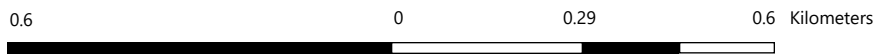
Notes



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary
- WHPA Q1\_Q2**
  - Approved
  - Draft
- HVA
- SGRA
- RoadsLookup

1: 11,567



Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: Zoning By-law Amendment**  
86 Farnham Road, Township of Puslinch  
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

### **Recommendation**

The GRCA has no objection to the proposed zoning by-law amendment related to the Agricultural Zone. Based on discussions with the applicant, it is our understanding that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities. The application also proposes to recognize a maximum height of 9.0 metres for one of the accessory structures. The rezoning is

required to satisfy the conditions of approval for the related consent application B17-23. Further to our previous comments on the related consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated with this application proposed changes to the NE Zone. Concerns with the proposed changes were discussed with the applicant and it is our understanding that these changes will be removed from the application. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

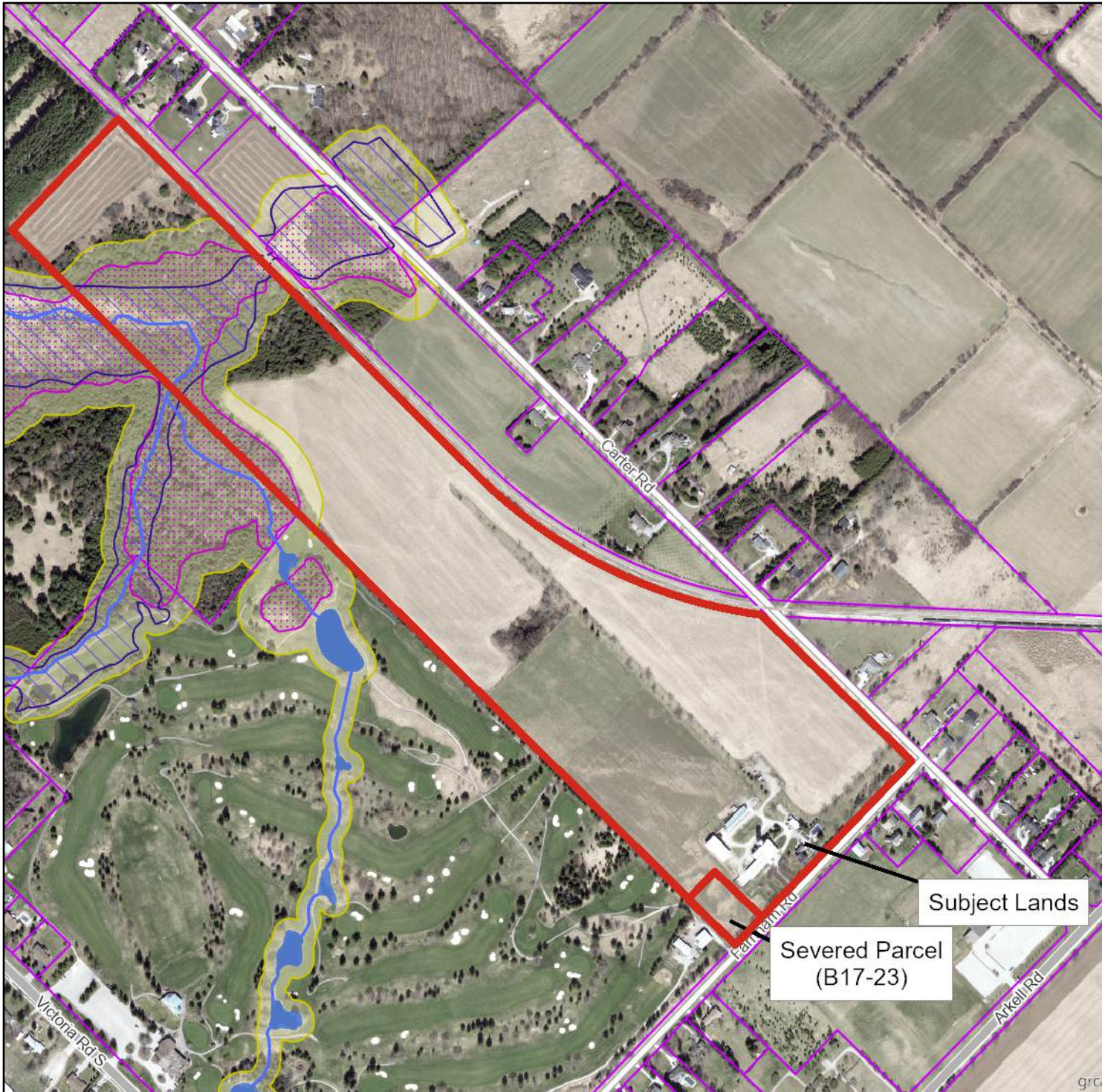
Sincerely,

A black rectangular redaction box covering the signature of Andrew Herreman.

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)  
Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)  
Asavari Jadhav, Wellington County (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
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- Lake Erie Flood (GRCA)
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- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Subject Lands

Severed Parcel  
(B17-23)

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### Comment Summary – ZBA – 86 Farnham Road

<b>Consultant</b>	<b>Comments</b>
NPG Planning Solutions	No further comments
County of Wellington Planning	No comments received
GEI	No comments
Hydrogeologist Comments	No objection
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	No further comments
GRCA	See letter attached



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Environmental Assessments & Approvals

July 24, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application  
(Third Submission) - 86 Farnham Road, Township of Puslinch, Ontario  
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN  
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this ecology peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment Application for the above property. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth's initial pre-consultation ecology peer review (dated October 2, 2023) included high-level background mapping and Species at Risk records review based on municipal and provincial sources. The pre-consultation review included the following recommendations from a natural heritage perspective: "...field investigations related to an Environmental Impact Study (EIS) or SAR Assessment (for example) should not be necessary to render an assessment of potential impacts to natural heritage features and functions as a result of the proposed lot re-zoning. It is recommended that the applicant's environmental consultant prepare a letter summarizing environmental sensitivities associated with the retained lot and adjacent lands, and that evaluates the extent to which the proposed re-zoning would be consistent with applicable natural heritage policies of the Growth Plan (MMAH, 2020a), Provincial Policy Statement (MMAH, 2020b), ESA and County Official Plan (*e.g.* Section 10.2.2 for the Greenland System)."

Azimuth's second submission ecology peer review (dated May 1, 2024) included a natural heritage peer review of five documents, including a Scoped Planning Justification Report prepared by Van Harten Surveying Inc. (dated December 22, 2023). The Scoped



Planning Justification Report stated “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” Azimuth concluded that the zoning amendment would not result in impacts to natural heritage features or functions, and noted that future environmental review would be appropriate in the event of any possible future proposed site alteration, development or change in land use.


Azimuth reviewed the following third submission documents on behalf of the Township:

- 1) Third Submission Pre-consultation Comment Summary;
- 2) A letter prepared by NPG Planning Solutions (NPG; dated June 16, 2024);
- 3) Third Submission Zone Change Sketch prepared by Van Harten Surveying Inc. (dated February 13, 2024 – same date as Second Submission Sketch); and,
- 4) Third Submission Updated By-law document prepared by the Township regarding By-law #023/18 (rezoning from Agriculture (A) Zone to Specialized Agriculture (A-xx) Zone.

The sketch appears unchanged in terms of natural heritage. The NPG letter stated that the “application was provisionally approved for the Subject Lands (File B17-23) on May 11, 2023”, that site-specific Natural Environment (NE) zoning would apply to the property prohibiting livestock in existing agricultural buildings and that an existing barn was permitted to a maximum height of nine metres. Review of the comment summary noted that, in a Grand River Conservation Authority letter (dated May 3, 2024), the conservation authority had “no objection to the proposed zoning by-law amendment related to the Agricultural Zone.” The By-law document noted that the proposed Zoning By-law Amendment application has been approved by the Township.

Azimuth has no further natural heritage comments on this file at this time. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist





July 29, 2024

via email

GRCA File: D14-JEF – 86 Farnham Road

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: Zoning By-law Amendment D14-JEF**  
86 Farnham Road, Township of Puslinch  
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

### **Recommendation**

The GRCA has no objection to the proposed zoning by-law amendment. Based on the most recent zone change text circulated for review, it is understood that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities and also recognize a maximum accessory structure height of 9.0 metres. This rezoning is required to satisfy the conditions of

approval for the related consent application B17-23. Further to our previous comments on the consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated to the GRCA on May 30, 2024 removed all changes to the NE Zone that were previously proposed. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

A black rectangular redaction box covering the signature of Andrew Herreman.

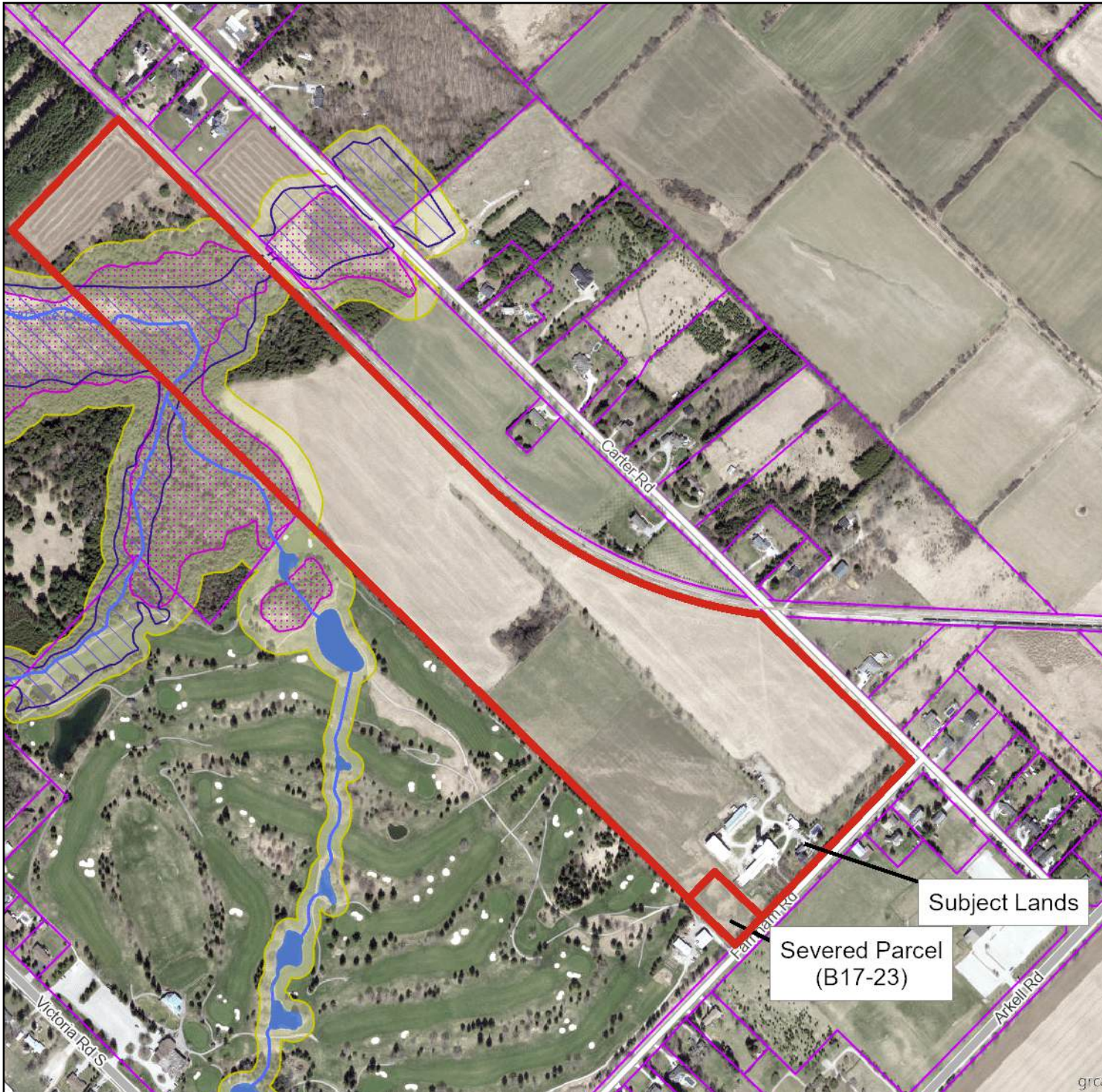
Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)

Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)

Asavari Jadhav, Wellington County (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
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- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Subject Lands

Severed Parcel  
(B17-23)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.





### Comment Summary – ZBA – 86 Farnham Road – Final Review (pre PIM)

<b>Consultant</b>	<b>Comments</b>
NPG Planning Solutions	No further comments
County of Wellington Planning	See letter attached
GEI	No comments
Hydrogeologist Comments	No comments for zoning bylaw amendment. Hydrogeological comments provided in May 2024 will apply at the Site Plan Control stage.
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No comments
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	No further comments
GRCA	July 29, 2024 comments are still applicable.



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

November 4<sup>th</sup>, 2024

Justine Brotherston  
Municipal Clerk, Interim  
Township of Puslinch  
7404 Wellington County Rd 34  
Puslinch, ON, N0B 2J0

Dear Brotherston:

**Re: Notice of Complete Application & Public Meeting Notice  
Proposed Zoning By-law Amendment D14/JEF  
Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson  
86 Farnham Rd, Township of Puslinch**

Thank you for circulating the Notice of Complete Application & Public Meeting for the above-noted application. We have reviewed the application and provide the following comments for the Township's consideration:

The subject lands are designated as Prime Agriculture, Greenlands and Core Greenlands and is subject to Special Policy Area PA7-4 within the County of Wellington Official Plan. Identified features on the subject lands include Provincially Significant Woodlands and Wetlands as well as Grand River Conservation Authority regulated Flood Plain and Wetlands. The PA7-4 policies allow for uses permitted under the Secondary Agricultural designation provided livestock operations in the area are not affected or have ceased operations. This special policy was relied upon to support a related consent application B17/23 for a vacant rural residential lot which received conditional approval from the Land Division Committee meeting on May 17, 2023. As part of planning staff's recommendation for the related consent, a condition to address MDS I was incorporated in part to address this policy.

The intent of the application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to change a portion of the zoning on subject lands from Agricultural Zone (A) to Site Specific Agricultural (A-xx) to prohibit livestock in the existing agricultural buildings and to permit an existing barn to have a maximum height of 9 metres. Planning staff note that that this application is proposing to prohibit livestock in the existing agriculture buildings to ensure that the condition for compliance with MDS I and zoning is achieved.

Overall, the County has no objections to the proposed amendment. If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

Jamie Barnes  
Junior Planner

Asavari Jadhav  
Planner



---

Environmental Assessments & Approvals

October 25, 2024

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application  
(Fourth Submission Before Public Meeting) - 86 Farnham Road, Township  
of Puslinch, Ontario N0B 2J0 [Part of Lot 5, West of the Blind Line,  
Registered Plan 131, PIN 71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this ecology peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment Application for the above property. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth's initial pre-consultation ecology peer review (dated October 2, 2023) included high-level background mapping and Species at Risk records review based on municipal and provincial sources. The pre-consultation review included the following recommendations from a natural heritage perspective: "...field investigations related to an Environmental Impact Study (EIS) or SAR Assessment (for example) should not be necessary to render an assessment of potential impacts to natural heritage features and functions as a result of the proposed lot re-zoning. It is recommended that the applicant's environmental consultant prepare a letter summarizing environmental sensitivities associated with the retained lot and adjacent lands, and that evaluates the extent to which the proposed re-zoning would be consistent with applicable natural heritage policies of the Growth Plan (MMAH, 2020a), Provincial Policy Statement (MMAH, 2020b), ESA and County Official Plan (*e.g.* Section 10.2.2 for the Greenland System)."

Azimuth's second submission peer review (dated May 1, 2024) included a natural heritage peer review of five documents, including a Scoped Planning Justification Report prepared by Van Harten Surveying Inc. (dated December 22, 2023). The Scoped



Planning Justification Report stated “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” Azimuth concluded that the zoning amendment would not result in impacts to natural heritage features or functions, and noted that future environmental review would be appropriate in the event of any possible future proposed site alteration, development or change in land use.

Azimuth completed a third submission review on July 24, 2024. The Zone Change Sketch appeared to be unchanged in regards to natural heritage. A letter from NPG Planning Solutions Inc. (NPG) stated the “application was provisionally approved for the Subject Lands (File B17-23) on May 11, 2023”, that site-specific Natural Environment (NE) zoning would apply to the property prohibiting livestock in existing agricultural buildings and that an existing barn was permitted to a maximum height of nine metres. Review of the comment summary noted that, in a Grand River Conservation Authority letter (dated May 3, 2024), the conservation authority had “no objection to the proposed zoning by-law amendment related to the Agricultural Zone.” The By-law document noted that the proposed Zoning By-law Amendment application had been approved by the Township.

For this fourth submission, Azimuth reviewed the following updated documentation:

- 1) Updated Draft Zoning By-law; and,
- 2) Updated Zone Change Sketch (dated July 16, 2024).

The updated Zone Change Sketch appears to be unchanged from a natural heritage perspective. The severed parcel [0.42 hectares (ha)] in the southern-most corner of the property still fronts onto Farnham Road and is not anticipated to represent an impact to lands zoned as “O.P. Greenlands Zoning: Environmental Protection Overlay” or “O.P. Core Greenlands Zoning: Natural Environment” located toward the rear (northwest) of the property. The severed parcel is also not expected to impact areas of existing tree cover on the property. In regards to the updated Zoning By-law document reviewed, it is understood that site-specific Greenlands and Core Greenlands zoning still applies to the property, prohibiting livestock uses in existing agricultural/accessory buildings, and that Minimum Distance Separation (MDS) policies also still apply. One existing building on-property has been permitted by the Township to have a maximum building height of 9.0 metres (m). If new agricultural/accessory structures are considered in the future, the Township may desire an ecology review to evaluate potential for impact to natural heritage features and functions.



It is our understanding the Township has determined that this file is complete; the proposal is scheduled for a public meeting in November 2024. Azimuth has no further natural heritage comments on this file at this time. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.



Dr. Scott Tarof (Ph.D. Biology)  
Terrestrial Ecologist





Township of Puslinch  
7404 Wellington Road 34,  
Puslinch, ON, N0B 2J0  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Zoning By-law Amendment Application

Date submitted: \_\_\_\_\_

### The Amendment:

Type of amendment:

Site specific:

Other (specify):

Purpose of and reasons for the proposed amendment(s):

THIS ZBA APPLICATION IS SUBMITTED TO FULFILL A CONSENT CONDITION. THE PROPERTY OWNERS WISH TO DONATE ECOLOGICALLY SIGNIFICANT PORTION OF THEIR PROPERTY TO A CONSERVATION CHARITY.

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): SCRAVENER, WYATNE (AND ROSEMARY) W.S.

Address: 4438 WATSON RD. S.

City: PUSLINCH ON

Postal Code: N0B 2C0

Email Address: n/a

Telephone Number: [REDACTED]

Fax: n/a

**Applicant (Agent) Name(s):** Thomas Woodcock  
**Address:** 1679 Blair Rd.  
**City:** CAMBRIDGE ON  
**Postal Code:** N3H 4R8  
**Email Address:** Tom.Woodcock@Parasites.org  
**Telephone Number:** 519-650-9336 ext. 121  
**Fax:** 519-650-5923

**Other Name(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**Postal Code:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

n/a

Send correspondence to: Owner:  Agent:  Other: \_\_\_\_\_

When did the current owner acquire the subject land? Date: Sept 18, 1996

**4. What does the amendment cover?**

The "entire" property:   
A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

Municipal address: 4438 WATSON RD. S. PUSLINGTON ON N0B 2C0

Concession: PT. 9 Lot: PT 21 PT 22

Registered Plan Number: 61R11450

Area: 45.97 ha      Depth: 654 m      Frontage: 370.9 m  
113.6 ac                      2145 ft.                      1217 ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: 38.9 ha      Depth: 803.60 m      Frontage: 599.92 m  
96.1 ac                      2636.5 ft.                      1968.2 ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes:  No:

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan:  Places to Grow:  Other (specify): N/A

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes:  No:

9. County Official Plan

What is the current County Official Plan designation of the subject property?  
SECONDARY AGRICULTURE / GREENLANDS (OVERLAY)

List land uses permitted by the current Official Plan designation:

ALL PERMITTED UNDER PRIMARY AGRICULTURE (SECTION 6.4.3. AGRICULTURE, HOME AND FARM BUSINESSES, EXISTING USES, SINGLE DETACHED HOME, ADDITIONAL OR ACCESSORY RESIDENCES SUBJECT TO REGULATIONS, FORESTRY, WASTEWATER TREATMENT, AGGREGATE, COMMUNITY SERVICE, CAMP HOMES, KENNELS). ALSO SMALL-SCALE COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, PUBLIC SERVICE (SECTION 6.5.3)

How does the application conform to the Official Plan?

THE REZONING OF THIS PROPERTY WILL CONSERVE LAND AND ECOSYSTEMAL FEATURES, AND WILL NOT PRECLUDE AGRICULTURE.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

n/a

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

n/a

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

n/a

**10. Zoning:**

What is the current zoning of the property? AGRICULTURE/NATURAL ENVIRONMENT

What uses are permitted? See Zoning Bylaw 11.2 and 13.3

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

n/a

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

n/a

**Existing and Proposed Land Uses and Buildings:**

11. What is the "existing" use(s) of the subject land?

RURAL RESIDENTIAL / AGRICULTURE /

12. How long has the "existing" use(s) continued on the subject land?

UNCERTAIN - > 100 years

13. What is the "proposed" use(s) of the subject land?

CONSERVATION / AGRICULTURE

14. Provide the following details for all buildings or structures on the subject land: *NO NEW BUILDINGS PROPOSED - SEE ATTACHED LIST OF EXISTING*

Building Details	Existing		Proposed	
Type of Building(s) or structures	LARGE STED			
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
<b>Distance from building structure to the:</b>				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

**Existing and Proposed Services:**

**15. What is the access to the subject property?**

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify)

**16. What is the name of the road or street that provides access to the subject property.**

RETAINED: WATSON RD. S.  
 SEVERED: WELLINGTON RD. 34 / WATSON RD. S

**17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.**

n/a.

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well	X	
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	X	
Other sewage disposal		

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes:

No:

*not applicable*

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

*not applicable for this project*

**Other Related Planning Applications:**

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B58/10	WELLINGTON		CURRENTLY VACANT	GRANTED OCT 13/2010
Site Plan Control							

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes:  No:

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

**Other Supporting Information**

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

- ENVIRONMENTAL IMPACT STUDY ATTACHED  
 - SUMMARY OF EXISTING BUILDINGS



## Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);

The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;

The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way

- If access to the subject land is by water only provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

## Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) WYTHE SCARVEMEN of the

TOWNSHIP of PUSLICH County/Region of

WELLINGTON do hereby authorize

THOMAS WOODCOCK to act as my agent in this application.

Signature of Owner(s)


JAN 31 / 2024  
Date

**Affidavit**


I (we) Thomas Woodcock of the  
CITY of WATERLOO County/Region of  
Waterloo solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration  
conscientiously believing it to be true, and knowing that it is of the same force and effect  
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the Township of Puslinch in the  
County/Region of Wellington this 31 day of  
January, 20 24.

  
Signature of Owner or authorized  
solicitor or agent

Jan 31/2024  
Date

  
Signature of Commissioner  
Justine Loubert Brotherton, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the  
Township of Puslinch.  
Expires August 21, 2024.

Jan 31/2024  
Date

**Agreement to Post Sign and Permit Site Visits**

For the purpose of public notification and staff identification, I agree to erect a sign in  
accordance with the Township of Puslinch's sign requirements within one week of the  
date Township staff has deemed that the application is complete, and remove the sign  
when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit  
staff/representatives of the Township of Puslinch to enter onto my lands and inspect  
my property at the following times (please check one of the following boxes):

Any and all times:  Certain days as specified:  By appointment only:

  
Signature

Jan 31/2024  
Date

**For Administrative Purposes Only:**

Application fee of \$\_\_\_\_\_received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

**Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.**

**The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.**

## Summary of Existing Structures

	Unserviced Barn	Dwelling	Shed	Workshop	Notes
Parcel	Severed	Retained	Retained	Retained	
Date of Construction	1900 (approx)	2000	2005	1998	construction date of unserviced barn is an es
Building Height (meters/feet)	4/13	8/26	4/13	10/33	
Number of Floors	1	2	1	2	
Total Floor Area (square meters/feet)	135/1450	539/5800	137/1475	830/8930	
Ground Floor Area (square meters/feet)	135/1450	270/2900	137/1475	416/4477	excluding basements/ garage in dwelling
<b>Distance from closest point on structure to:</b>					
Front lot line (meters/feet)	129/423	137/450	147/482	96.7/317	
North Side lot line (meters/feet)	160/525	137/450	116/381	77.6/255	
South side lot line (meters/feet)	228/748	81.3/267	123/404	114/374	
Rear lot line (meters/feet)	423/1388	63.8/209	81.8/268	116/381	
Percentage lot coverage	<0.1%	0.88%	0.24%	0.89%	total retained lot coverage 2.03%
Number of parking spaces	0	20+			shared by all structures on retained lot
Number of loading spaces	0	0	0	0	n/a



#### Community Leaders

Sue Foxton, Mayor  
North Dumfries Township

Jan Liggett, Mayor  
City of Cambridge

Joe Nowak, Mayor  
Wellesley Township

Karen Redman, Chair  
Region of Waterloo

Sandy Shantz, Mayor  
Woolwich Township

Berry Vrbanovic, Mayor  
City of Kitchener

Chris White, Mayor  
Twsp of Guelph/Eramosa

#### Governance

David Beatty

#### Ambassadors

Ljubodrag Andric

Michael Barnstijn

Kehkashan Basu

David Buckland

Ed Burtynsky

Geneviève Caron

Severn Cullis-Suzuki

Ron Dembo

Louise MacCallum

Gerry Remers

Jane Urquhart

Frances Westley, OC

Morden Yolles

#### Board of Directors

Joy Roberts, Chair,  
Rockwood

David Agro  
Toronto

Keith Ainsworth,  
Cambridge

Madhur Anand,  
Guelph

Karen Hacker,  
Toronto

Brian McGee,  
King City

Claire Mussar,  
Guelph



March 5, 2024

To Whom it May Concern,

This is a response to comments provided for the second stage of planning pre-consultation regarding the Zoning Amendment and Consent Application for 4438 Watson Rd. S. in the Township of Puslinch, Ontario. This property is being severed in order to be donated to the **rare** Charitable Research Reserve, a land trust operating in Waterloo-Wellington, for protection and stewardship in perpetuity. This is in accordance with the wishes of the donors, Wythe and Rosemary Scrivener. The comments and requests for further information are answered below, the efforts of all commenting individuals and agencies are appreciated.

#### Grand River Conservation Authority

1. We are working with the surveyor to obtain the geodata from their survey of the recently delineated wetland boundary. This will be shared with GRCA at the earliest opportunity.
2. No development is intended, apart from the improvement of the access point on Watson Rd. S.
3. A parking lot will not be constructed on the property (see response to Wellington County comments, below). The current gated access point on Watson Rd. S. is usable by farm vehicles and trucks, but may require improvement for other vehicle. This is currently 21m from the edge of the wetland. It has been suggested that the township roads department may wish to review the location of the gate and access point. We are committed to working with both the township and the GRCA to determine the best location for access.

## Wellington County

- Proposed Use mentions incorrect area for both the Severed and Retained parcels. The submitted survey sketch indicates that the Severed parcel as 38.9 hectares, and the Retained parcel as 7.51 hectares.
- Further information provided to clarify issues under Section b of Planning Comments
  - i. Data for existing buildings is provided as an attachment to the Zoning Bylaw Amendment application, and reproduced at the end of this letter.
  - ii. There are no additional uses or buildings proposed under this application. The severed parcel will be used as conservation land according to the mission of *rare*, and subject to the restrictions of the federal Ecological Gifts Program.
  - iii. Both the EIS and Planning Report explicitly state that public access will not be established on the severed property. Only authorized staff and other personnel will access the property, and the driveway will remain gated and locked otherwise. The information provided in these documents, and the discussion of access at the pre-consultation meeting conclude that public access is not appropriate for this conservation property.

We trust that the above satisfies the questions raised by the commenters. If further information is required, please do not hesitate to contact me.

Sincerely,

**Tom Woodcock, Ph.D.**

Planning Ecologist

***rare* Charitable Research Reserve**

1679 Blair Road, Cambridge ON N3H 4R8

phone: 519-650-9336 x121 fax: 519-650-5923

email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)

website: [raresites.org](http://raresites.org)

### Summary of Existing Structures

	Unserviced Barn	Dwelling	Shed	Workshop	Notes
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Number of parking spaces	0	20+			shared by all structures on retained lot
Number of loading spaces	0	0	0	0	n/a





May 24, 2024

*Via email*

Deborah Turchet, Secretary-Treasurer  
County of Wellington Planning and Land Division Committee  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

Dear Deborah,

**Re: Committee of Adjustment Meeting – May 22<sup>nd</sup>, 2024 - Revised**

**Applications for Consent**

B28-24Part Lots 21 & 22, Concession 9, 4438 Watson Road South

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application. It is the understanding of staff that the applicant would like to sever 96.1ac (38.9ha) from the subject property at 4428 Watson Road South in the Township of Puslinch for conservation purposes by the rare Charitable Research Reserve.

**Recommendation**

Based on updated information provided by the applicant, the GRCA has no objection to the approval of the proposed consent application. Please see below for our detailed comments.

**GRCA Comments**

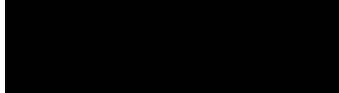
GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

The GRCA has received an updated severance sketch (prepared by J.D. Barnes, plotted May 24, 2024) from the applicant, that includes the request wetland boundary. Based off our review of the revised consent sketch, the proposed lot line will be outside of the wetland, therefore, we have no objection to the approval of the consent application.

We note that the wetland is labeled as 'Wetland Boundary Delineated by GRCA on Oct. 3, 2023.' For any future planning act or permit applications, we request that this be revised to 'Wetland Boundary verified by GRCA on Oct. 3, 2023.'

Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or [vwismer@grandriver.ca](mailto:vwismer@grandriver.ca).

Sincerely,



Cristina M. Wismer, M.Sc.

Supervisor of Resource Planning and Regulation Services  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street Guelph, Ontario N1H 3T9

June 19, 2024

**EXPLANATION OF APPEAL PROCEDURES**

**DEAR SIR or MADAM:**

Attached is a **Notice of Initial Decision on Application for Consent B28-24** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario.**

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

**ADDITIONAL INFORMATION** regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.  
Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

**RECIPIENTS:**

APPLICANT – Wythe & Rosemary Scrivener	AGENT – Tom Woodcock	MUNICIPALITY – Township of Puslinch
COUNTY PLANNING DEPARTMENT	BELL CANADA	SOURCE WATER
GRAND RIVER CONSERVATION AUTHORITY	COUNTY ENGINEERING	REGIONAL ASSESSMENT OFFICE

**COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE**  
**Wellington County Administration Centre**  
**74 Woolwich Street Guelph, Ontario N1H 3T9**

**ONTARIO PLANNING ACT, Section 53(14)**

**NOTICE of DECISION**

**File B28-24**

**APPLICANT**

Wythe & Rosemary Scrivener  
4438 Watson Rd S  
Puslinch NOB 2C0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lots 21 & 22  
Concession 9

**The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:**

In the matter of an application by Wythe & Rosemary Scrivener pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for a natural habitat parcel - rare Charitable Research Reserve, being Part of Lots 21 and 22, Concession 9, Puslinch Township, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

**PUBLIC INPUT:** Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

**FINAL CONSENT IS DEEMED TO BE GIVEN** when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

**THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT** that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

**CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON JUNE 20, 2026**

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **THAT** the owner obtain zoning compliance for the proposed severed parcel and that zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** any fees incurred by the Township of Puslinch for the review of this application and supporting materials will be the responsibility of the applicant to be formally outlined through a development agreement as required; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** any concerns of the Conservation Authority are adequately addressed to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** servicing can be accommodated on the retained to the satisfaction of the local municipality; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

---

**End of Conditions of Approval; see next page for signatures, dates and other information.**

NOTICE OF DECISION ON APPLICATION B 28-24, continued:

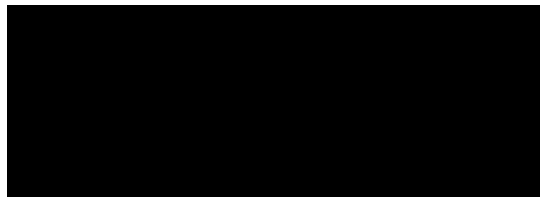
PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

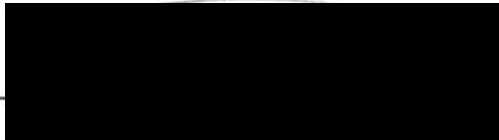
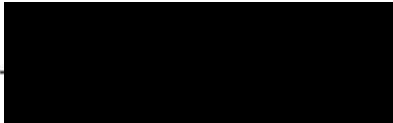
WE, the undersigned



Michael Dehn



Shawn Watters



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON JUNE 13, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

JULY 9, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: JUNE 19, 2024

SIGNED: 

**From:** [Zachary Prince](#)  
**To:** [Tom Woodcock](#); [Lynne Banks](#)  
**Cc:** [Courtenay Hoytfox](#); [Jana Poechman](#); [Chris Lorenz](#); [Meagan Ferris](#); [Asavari Jadhav](#)  
**Subject:** RE: Consent Application B28-24  
**Date:** Tuesday, June 25, 2024 10:48:23 AM  
**Sensitivity:** Confidential

---

Hi Tom and Lynne,

We have no concerns with the zoning proceeding at this time, the severance has been conditionally approved by the County's land division committee.

Tom – regarding consent conditions, it would be best to contact Jana in our office but I'm not sure any of them have been satisfied at this point given the severance was just approved.

Thanks,

**Zach Prince, RPP MCIP**  
Senior Planner  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T (519) 837-2600 x2064  
E [zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)

---

**From:** Tom Woodcock <Tom.Woodcock@raresites.org>  
**Sent:** Tuesday, June 25, 2024 9:56 AM  
**To:** Lynne Banks <lbanks@puslinch.ca>  
**Cc:** Courtenay Hoytfox <choytfox@puslinch.ca>; Zachary Prince <zacharyp@wellington.ca>; Jana Poechman <janap@wellington.ca>; Chris Lorenz <clorenz@grandriver.ca>  
**Subject:** RE: Consent Application B28-24  
**Sensitivity:** Confidential

**CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.**

Dear Lynne

To the best of my knowledge, all of these conditions have been satisfied. The only outstanding question that I can think of relates to the road access, which is currently suitable for all vehicles (earlier I had suggested the driveway may need improvement). If this needs to be cleared by your Roads department, please let me know how I can best arrange a meeting or evaluation.

Zach P., please indicate whether any of the County conditions are not satisfied at present.

Chris L., please indicate whether any of the GRCA conditions are not satisfied at present.

I appreciate everyone's efforts to ensure that this generous donation to the community and

to conservation in your Township can move forward in a timely manner.

Thank you, Tom

**Tom Woodcock, Ph.D.**

Planning Ecologist

**rare Charitable Research Reserve**

1679 Blair Road, Cambridge ON N3H 4R8

phone: 519-650-9336 x121 fax: 519-650-5923

email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)

website: [raresites.org](http://raresites.org)

I live and work on Anishinaabe & Haudenosaunee territory



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---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>

**Sent:** Monday, May 27, 2024 10:10 AM

**To:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>

**Cc:** Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>; Zachary Prince <[zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)>

**Subject:** RE: Consent Application B28-24

**Sensitivity:** Confidential

Hi Tom –

Prior to submission of a zoning amendment application, you will need to address the outstanding comments from the County of Wellington as well as the GRCA from your 2<sup>nd</sup> submission for the preconsultation. Once those comments have been reviewed and satisfied, you will be able to submit the zoning amendment application.

Regards –

Lynne

Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Sent:** Thursday, May 23, 2024 11:42 AM  
**To:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Cc:** Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>; Zachary Prince <[zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)>  
**Subject:** RE: Consent Application B28-24  
**Sensitivity:** Confidential

Dear Lynne

I would like to follow up on last week's committee meeting, regarding next steps on the donation at 4438 Watson Rd. S. and if there are any further questions about the severance. We remain eager to start the process for the zoning amendment, as it will be a condition that will need to be satisfied on the County consent application. That application will be heard at Wellington June 13.

Please let me know if Puslinch staff require anything further.

Thank you!  
Tom

**Tom Woodcock, Ph.D.**  
Planning Ecologist  
**rare Charitable Research Reserve**  
1679 Blair Road, Cambridge ON N3H 4R8  
phone: 519-650-9336 x121 fax: 519-650-5923  
email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)  
website: [raresites.org](http://raresites.org)

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---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, May 10, 2024 1:02 PM  
**To:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Subject:** RE: Consent Application B28-24



**Sensitivity:** Confidential

Thanks Tom, received. I have it ready for our communications coordinator to have it on the screen.

Regards - Lynne

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)


---

**From:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Sent:** Friday, May 10, 2024 1:00 PM  
**To:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: Consent Application B28-24  
**Sensitivity:** Confidential

Hi Lynne  
Please find presentation attached.

Thanks, Tom

**Tom Woodcock, Ph.D.**  
Planning Ecologist  
**rare Charitable Research Reserve**  
1679 Blair Road, Cambridge ON N3H 4R8  
phone: 519-650-9336 x121 fax: 519-650-5923  
email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)  
website: [raresites.org](http://raresites.org)

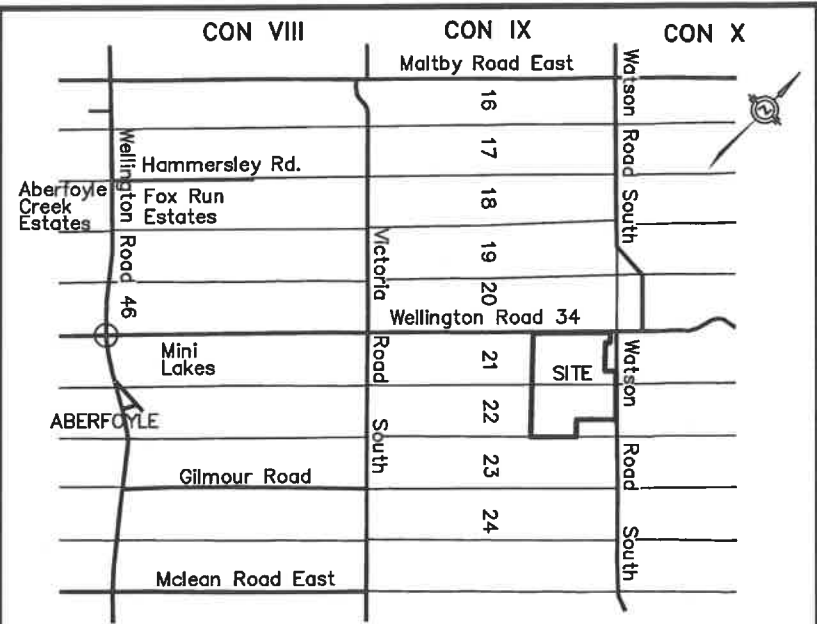
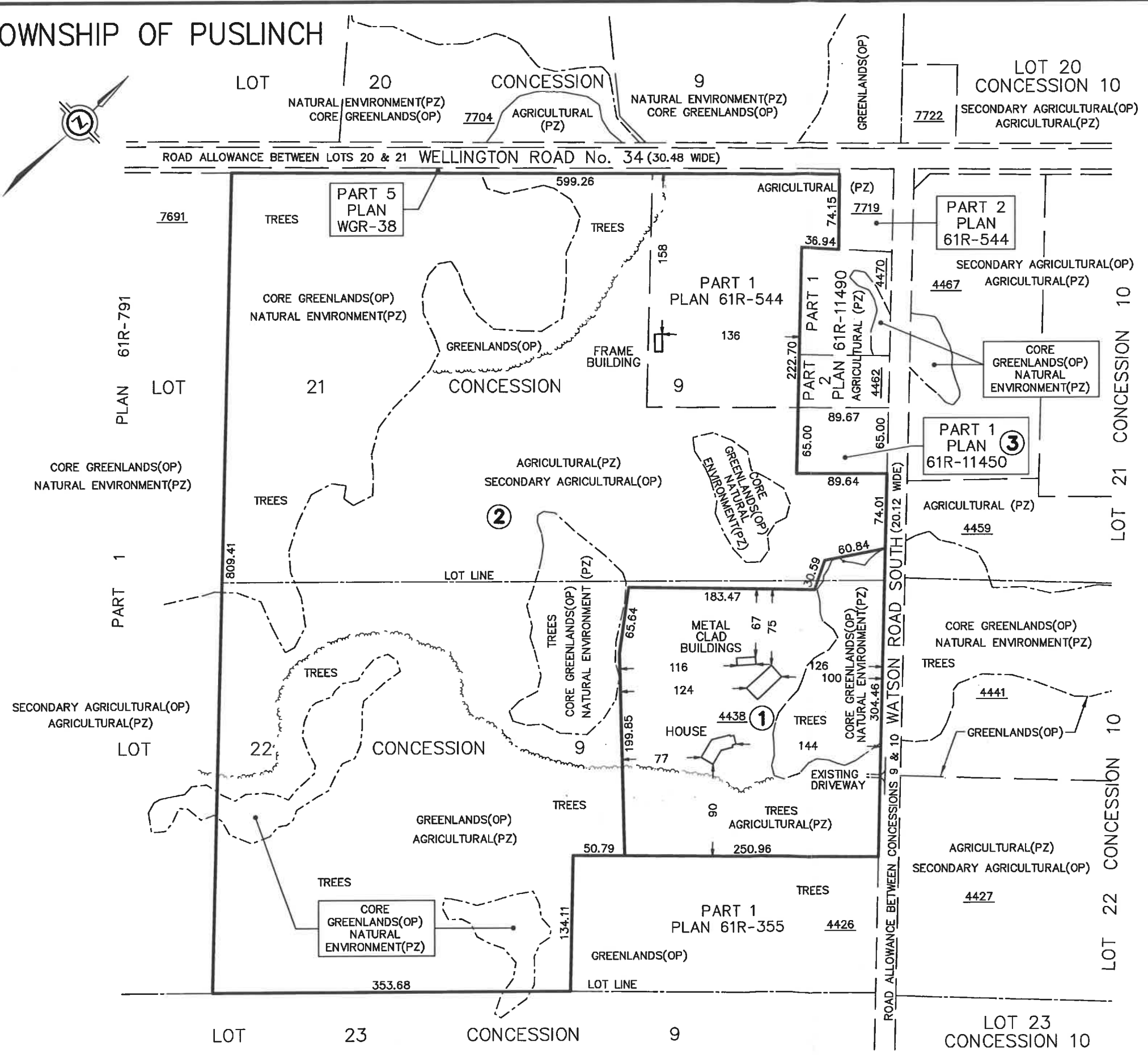
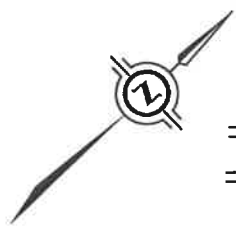
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---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>

# TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

## SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED  
 © COPYRIGHT 2023

- ① DENOTES LANDS TO BE RETAINED (AREA = 6.97 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 39.4 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

### NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- DENOTES GRCA WETLAND LIMITS

**J.D. BARNES**  
 LIMITED  
 SURVEYING  
 MAPPING  
 GIS

LAND INFORMATION SPECIALISTS  
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1  
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
	DATED:
	DEC.13,2023
	Ref. No
	23-14-044-00

PLOTTED 12/13/2023 G:\23-14-044\00\Drawing\23-14-044-00.dgn

**Mehul Safiwala**

---

**From:** Township of Puslinch <services@puslinch.ca>  
**Sent:** Tuesday, November 21, 2023 11:05 AM  
**To:** Lynne Banks  
**Subject:** New Entry: Development Review Meeting Request

**Property Owner's Name**

Wythe Scrivener

---

**Property Owner's Phone Number**

[REDACTED]

---

**Property Owner's Email Address**

[REDACTED]

---

**Property Address**

4438 Watson Road South  
Puslinch, ON  
N0B 2C0

---

**Name of Agent**

Tom Woodcock

---

**Agent's Address**

---

1679 Blair Road  
Cambridge, ON  
N3H 4R8

---

**Agent's Phone Number**

+15196509336

---

**Agent's Email Address**

[tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)

---

**Send correspondence to**

Agent

---

**Send invoices to**

Agent

---

**Type of Proposed Planning Application**

Zoning By-law Amendment

---

**Upload Map of Property or Detailed Physical Location**

[2023\\_09\\_07\\_ScrivenerEIS\\_lg1.jpg](#)

---

**Description of proposed development/use**

This ZBA is an anticipated condition of a severance application being submitted to the County. The owners wish to sever conservation land from their dwelling, in order to donate it to the Agent's organization, a charitable land trust, to protect and steward in perpetuity as open space and wildlife habitat. The severed portion will be rezoned to Natural Environment (NE), assuming approval of retention of the existing unserviced shed.

---

**Are there any additional questions, concerns, or comments to make staff aware of?**

The rare Charitable Research Reserve acquires and stewards natural lands for the benefit of conservation, education, and research. We are a charitable land trust operating in Waterloo-Wellington, and currently own a total of 7 properties.

---

**Field ID #9**

I have read, understood and agree to the Terms and Conditions.

---

[Redacted signature block]

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[Redacted signature block]

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[Redacted signature block]

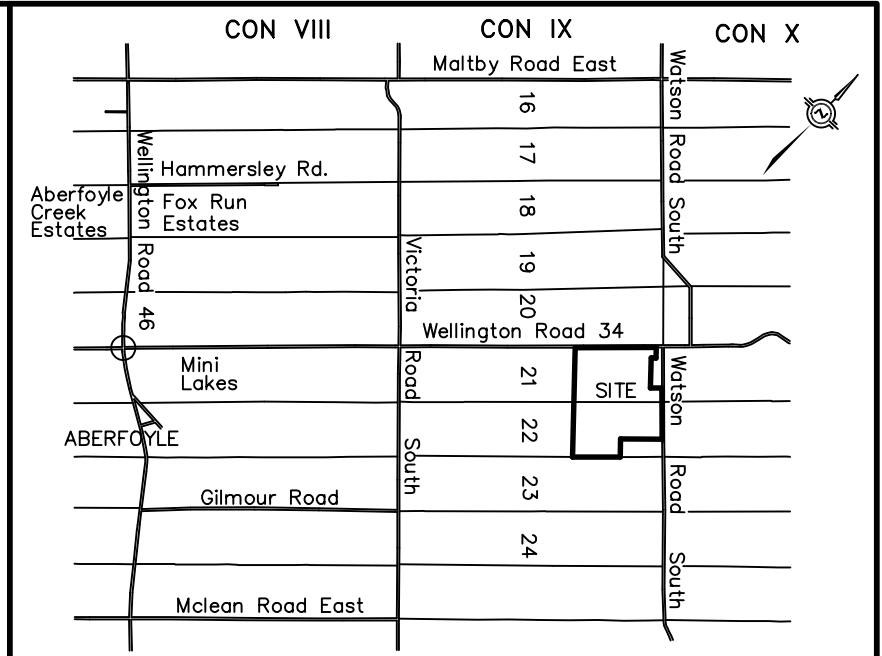
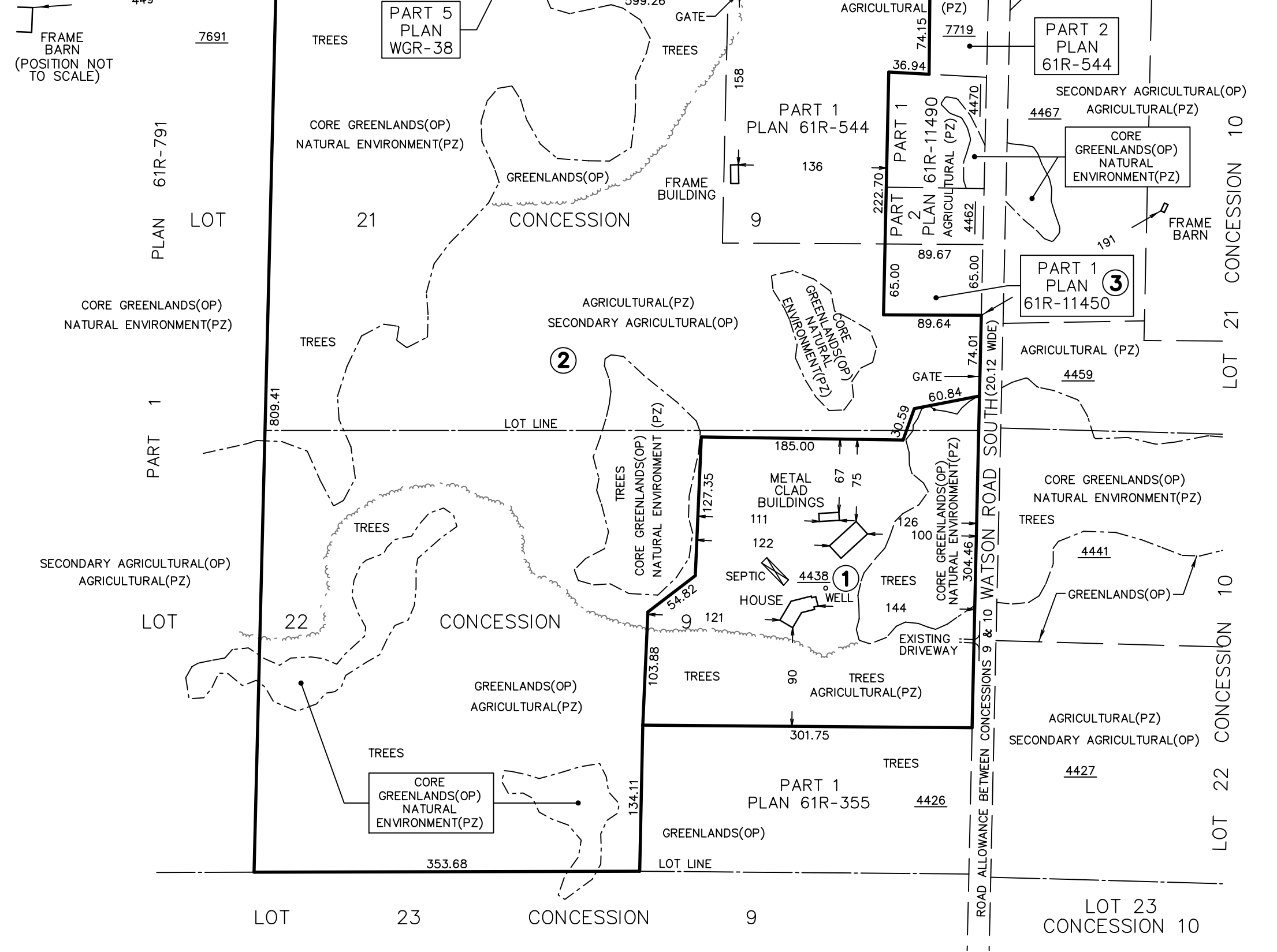
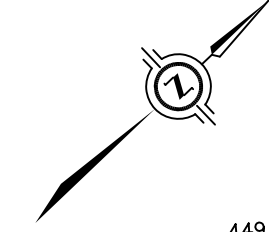
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**Credit Card**



Sent from [Township of Puslinch](#)

# TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

## SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
**CAUTION :** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
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### NOTES & LEGEND

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- - - - DENOTES GRCA WETLAND LIMITS

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JAN. 15, 2024	DATED:
23-14-044-00	Ref. No.

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 PLOTTED 1/15/2024



**Environmental Impact Statement for Land Severance  
4438 Watson Road South  
Township of Puslinch**

**Second Draft, January 15, 2024**

**Prepared By**

***rare* Charitable Research Reserve**

1679 Blair Road

Cambridge, ON, N3H 4R8

**Tom Woodcock, Ph.D.**

Planning Ecologist

519-650-9336 ext. 121

**Project Description and Background**

The ***rare* Charitable Research Reserve (*rare*)** is an urban land trust and environmental institute based in Cambridge, Ontario. We protect and steward over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County, benefitting the community through conservation, research, and education. Under the banner of raresites, ***rare*** has the goal to bring more lands of high ecological significance under our umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, with a particular regard for connectivity and ecological integrity in our land securement planning, advised by the raresites Land Securement Team, protecting lands intact and in perpetuity for the benefit of future generations. As a charitable land trust and qualified recipient under the Ecological Gifts Program (EcoGifts) of Environment and Climate Change Canada, ***rare*** is required to protect, steward, and conserve its properties in perpetuity, for the benefit of the community.



Residents of Puslinch and long-time stewards of the land located at 4438 Watson Rd. S., Wythe and Rosemary Scrivener, have expressed a willingness to donate ecologically significant land on their property to *rare* under the EcoGifts Program. Currently this property includes the Scrivener residence, with surrounding landscape features and outbuildings, agricultural fields leased to a neighbouring farmer, and natural habitat areas of wetland and upland forest (Figure 1). A Consent Application, supported by a Zoning Bylaw Amendment, is therefore necessary to sever the conservation land from the residence, in order that it can be protected in accordance with the wishes of the donors.

Key elements of the project are as follows:

- This property consists of a mixture of agricultural land and natural habitat, zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay), respectively.
- GRCA delineated wetland affects the boundary of the proposed severance. Updated GRCA policy prevents wetlands from being divided between lots but does not require a buffer between the property line and the wetland. The GRCA confirmed current wetland delineation on-site, prior to the survey of the severance boundary.
- The Severed Lands will have physical road frontage on both Watson Rd. S. and Wellington Rd. 34, with the formal entrance expected at one of these existing gates. With the exception of potential improvement to a small parking area or driveway at the entrance to allow off-street access to the property, no construction will ever be allowed on the portion severed for conservation purposes, and no change of use is expected. The parking area will allow the attendance of *rare* staff for maintenance and stewardship purposes, in addition to volunteer, educational, and interpretive events led by *rare* staff. The parking area would not be accessible outside of sanctioned *rare* events. The location and nature of the entrance will be determined in consultation with Puslinch Township staff.
- From a broader perspective, securement of land by *rare* contributes to the achievement of Canada's international commitments to protect 25% of terrestrial and freshwater habitat by 2025, and 30% by 2030. Protection of land in Southern Ontario is particularly important, as this area is one of Canada's most biodiverse, and also faces the highest human population pressure.
- This property has several layers of protection from development or other damage and alteration (Township of Puslinch zoning bylaw, County Greenlands designation, GRCA wetland designation and regulated area, Significant Woodland designation, Provincially Significant Wetland). It is expected that a Zoning Bylaw Amendment application will be made to the Township as a condition of the severance.
- As a land trust, *rare* will develop an Environmental Management Plan, and carry out a variety of activities to protect, improve, and restore the property as needed, and bring it into a system of secured and protected lands in rapidly urbanizing Waterloo-Wellington. The application of the *rare* model of conservation, research, and education will allow wise management and community engagement in providing ecological benefits, as our organization builds a system of protected lands in Puslinch Township and beyond.

## Terms of Reference

An Environmental Impact Statement (EIS) is a mechanism for describing potential direct and indirect impacts of a proposed development within or adjacent to a natural heritage feature or system. An EIS is triggered if the proposed development project occurs within 120 meters of Provincially Significant Wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands. The EIS will assess impacts anticipated from the proposed severance for conservation purposes on natural heritage features, functions and linkages. These may include, but are not limited to:

- Significant wetlands, designated provincially, municipally, or by the conservation authority
- Significant woodlands, designated provincially, municipally, or by the conservation authority
- Significant valley lands
- Significant wildlife habitat
- Significant Areas of Natural and Scientific Interest (ANSI)
- Habitat of threatened and endangered species
- Fish habitat
- Natural heritage systems and linkages
- Ground and surface water features

This EIS applies to a proposed conservation severance on the property located at 4438 Watson Rd. S. in the Township of Puslinch, Wellington County (Figure 1). The total area of the property is **114.7** acres (**46.4** ha), encompassing the residence of the donor and the conservation lands in the proposed severance. If the proposed severance is accepted, the Retained Lands (residential property) will be **18.6** acres (**7.51** ha), and the Severed Lands (conservation parcel) will include **96.1** acres (**38.9** ha) of mixed agricultural fields and wooded areas, including Provincially Significant Wetlands that are part of the Mill Creek – Puslinch Wetland Complex (note that under recent provincial legislation, PSW complexes may no longer be given formal standing).

No development shall occur on the land in the conservation severance, which will be conserved in perpetuity according to the governing principles of *rare*. This will be formalized through a re-zoning application to the Township of Puslinch, which will change the zoning of the land that is currently “Secondary Agriculture” to “Natural Environment”, which will still permit lease of the land for farming activities in the existing fields. The intention and legal requirement of *rare* (as a charitable land trust) is for monitoring and stewardship in perpetuity, with potential for non-destructive ecological research and education activities. All ecological processes and services on the property, including the Source Water/Wellhead Protection Area on the severed lands, shall be maintained or enhanced.

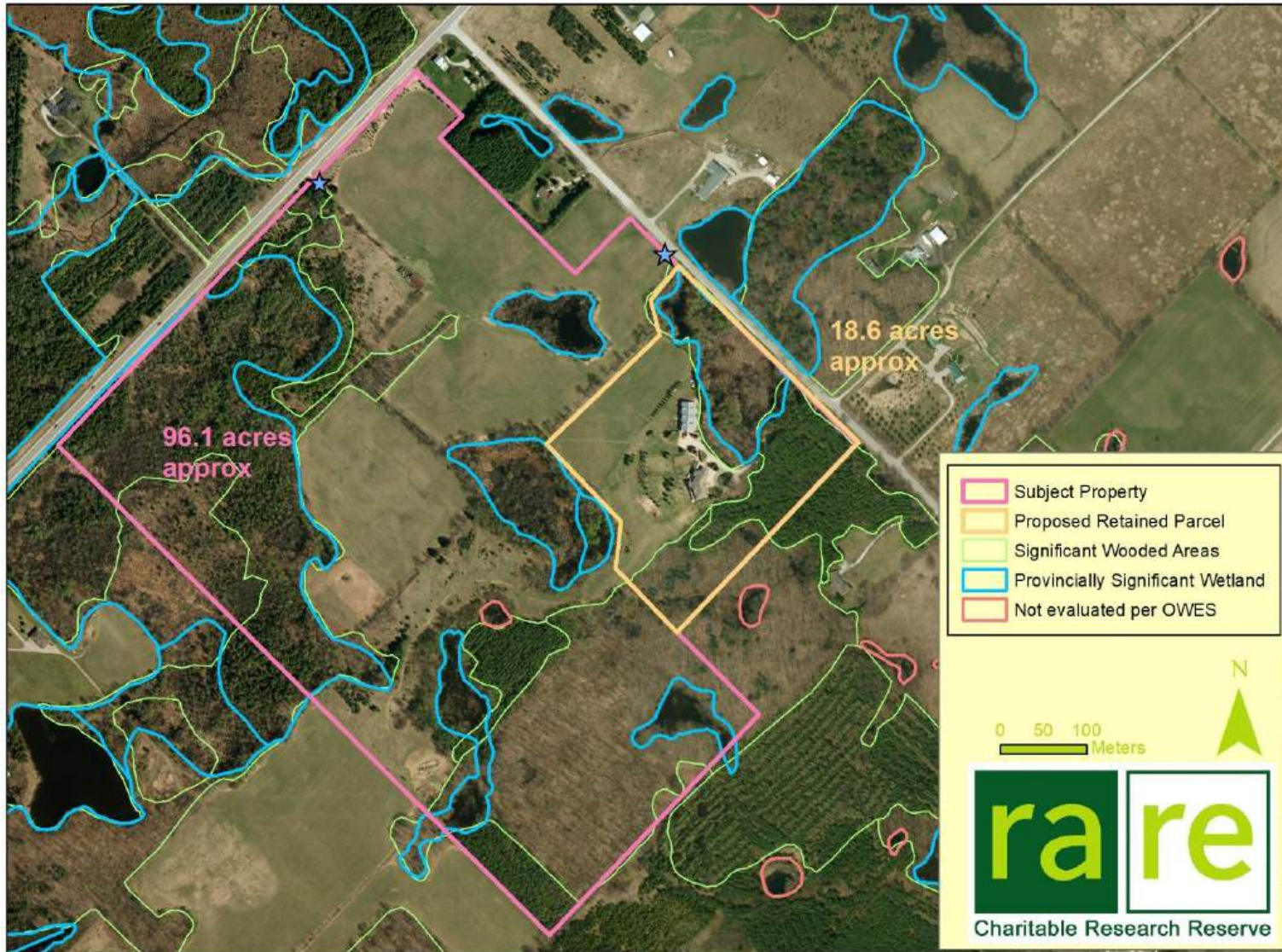
## Environmental Impact Statement

Although generally new lots are not allowed in Ontario on environmentally significant and rural properties, exceptions may be granted provided that “the lot is for conservation purposes which provide

an overall benefit to the environment” (Wellington County Official Plan, Section **10.2.1c**). Although a new residential lot was created in 2010 from this property (which remains unbuilt), that lot creation should not prejudice this creation of a lot for conservation purposes. It is not expected that there will be any material change in any environmental characteristic of either the retained or severed parcel, and it must be emphasized that NO construction, alteration, or other development activities of any kind will occur on the severed lot, except the parking area as indicated above. There is no new building lot created, no new structures planned, and the uses of the property will remain unchanged. When the severed property comes under the ownership of *rare*, it is expected that environmental quality will be maintained or improved, as the model of *rare’s* stewardship, demonstrated on multiple properties in Waterloo-Wellington, will be applied to this property. The engagement of the community with the space through *rare*-led stewardship and educational events are planned, and consistent with the wishes of the donors. The benefit to the community will come from the protection of ecological processes and services, and conservation of wildlife habitat.

There are a variety of key ecological features, functions and linkages that are represented on this property, in an area under development pressure by resource extraction and rural or suburban housing developments located in areas with similar zoning, both existing and currently under review by municipalities. The property is also part of a larger intact area in the heavily developed Grand River basin, and represents an important habitat corridor in the area, including designated significant woodlands and the Mill Creek – Puslinch Wetland Complex. Bringing the lands under *rare’s* land trust ownership would ensure the lands remain intact and protected for conservation activities only, such as ongoing stewardship and threat mitigation, monitoring, and to develop environmental research projects on the property. There will be opportunities to engage the community through related stewardship and educational events, such as restoration volunteer days. There are no plans to build additional trails, or to open the property to unsupervised recreational use by the general public. Early stewardship priorities will include an inventory of biodiversity, invasive plant surveys and control as necessary, planting of native species in appropriate areas, and development of management and monitoring plans.

The proposed severance boundary has been determined through consultation with the generous donors, the Grand River Conservation Authority, and municipal authorities (Figure 1). With these safeguards in place, there are no anticipated impacts, direct or indirect, associated with the proposed severance. Under stewardship and care of *rare*, conditions post-development will be maintained or improved in terms of ecological features, functions, and linkages. Based on the information provided above, *rare* suggests that the effects of the severance as described will not contravene regulatory requirements and represents sound environmental planning.



**Figure 1.** The property at 4438 Watson Rd. S., Puslinch, indicating Environmentally Significant Features.



**Environmental Impact Statement for Land Severance  
4438 Watson Road South  
Township of Puslinch**

**Second Draft, January 15, 2024**

**Prepared By**

***rare* Charitable Research Reserve**

1679 Blair Road

Cambridge, ON, N3H 4R8

**Tom Woodcock, Ph.D.**

Planning Ecologist

519-650-9336 ext. 121

**Project Description and Background**

The ***rare* Charitable Research Reserve (*rare*)** is an urban land trust and environmental institute based in Cambridge, Ontario. We protect and steward over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County, benefitting the community through conservation, research, and education. Under the banner of raresites, ***rare*** has the goal to bring more lands of high ecological significance under our umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, with a particular regard for connectivity and ecological integrity in our land securement planning, advised by the raresites Land Securement Team, protecting lands intact and in perpetuity for the benefit of future generations. As a charitable land trust and qualified recipient under the Ecological Gifts Program (EcoGifts) of Environment and Climate Change Canada, ***rare*** is required to protect, steward, and conserve its properties in perpetuity, for the benefit of the community.

Residents of Puslinch and long-time stewards of the land located at 4438 Watson Rd. S., Wythe and Rosemary Scrivener, have expressed a willingness to donate ecologically significant land on their property to *rare* under the EcoGifts Program. Currently this property includes the Scrivener residence, with surrounding landscape features and outbuildings, agricultural fields leased to a neighbouring farmer, and natural habitat areas of wetland and upland forest (Figure 1). A Consent Application, supported by a Zoning Bylaw Amendment, is therefore necessary to sever the conservation land from the residence, in order that it can be protected in accordance with the wishes of the donors.

Key elements of the project are as follows:

- This property consists of a mixture of agricultural land and natural habitat, zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay), respectively.
- GRCA delineated wetland affects the boundary of the proposed severance. Updated GRCA policy prevents wetlands from being divided between lots but does not require a buffer between the property line and the wetland. The GRCA confirmed current wetland delineation on-site, prior to the survey of the severance boundary.
- The Severed Lands will have physical road frontage on both Watson Rd. S. and Wellington Rd. 34, with the formal entrance expected at one of these existing gates. With the exception of potential improvement to a small parking area or driveway at the entrance to allow off-street access to the property, no construction will ever be allowed on the portion severed for conservation purposes, and no change of use is expected. The parking area will allow the attendance of *rare* staff for maintenance and stewardship purposes, in addition to volunteer, educational, and interpretive events led by *rare* staff. The parking area would not be accessible outside of sanctioned *rare* events. The location and nature of the entrance will be determined in consultation with Puslinch Township staff.
- From a broader perspective, securement of land by *rare* contributes to the achievement of Canada's international commitments to protect 25% of terrestrial and freshwater habitat by 2025, and 30% by 2030. Protection of land in Southern Ontario is particularly important, as this area is one of Canada's most biodiverse, and also faces the highest human population pressure.
- This property has several layers of protection from development or other damage and alteration (Township of Puslinch zoning bylaw, County Greenlands designation, GRCA wetland designation and regulated area, Significant Woodland designation, Provincially Significant Wetland). It is expected that a Zoning Bylaw Amendment application will be made to the Township as a condition of the severance.
- As a land trust, *rare* will develop an Environmental Management Plan, and carry out a variety of activities to protect, improve, and restore the property as needed, and bring it into a system of secured and protected lands in rapidly urbanizing Waterloo-Wellington. The application of the *rare* model of conservation, research, and education will allow wise management and community engagement in providing ecological benefits, as our organization builds a system of protected lands in Puslinch Township and beyond.

## Terms of Reference

An Environmental Impact Statement (EIS) is a mechanism for describing potential direct and indirect impacts of a proposed development within or adjacent to a natural heritage feature or system. An EIS is triggered if the proposed development project occurs within 120 meters of Provincially Significant Wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands. The EIS will assess impacts anticipated from the proposed severance for conservation purposes on natural heritage features, functions and linkages. These may include, but are not limited to:

- Significant wetlands, designated provincially, municipally, or by the conservation authority
- Significant woodlands, designated provincially, municipally, or by the conservation authority
- Significant valley lands
- Significant wildlife habitat
- Significant Areas of Natural and Scientific Interest (ANSI)
- Habitat of threatened and endangered species
- Fish habitat
- Natural heritage systems and linkages
- Ground and surface water features

This EIS applies to a proposed conservation severance on the property located at 4438 Watson Rd. S. in the Township of Puslinch, Wellington County (Figure 1). The total area of the property is **114.7** acres (**46.4** ha), encompassing the residence of the donor and the conservation lands in the proposed severance. If the proposed severance is accepted, the Retained Lands (residential property) will be **18.6** acres (**7.51** ha), and the Severed Lands (conservation parcel) will include **96.1** acres (**38.9** ha) of mixed agricultural fields and wooded areas, including Provincially Significant Wetlands that are part of the Mill Creek – Puslinch Wetland Complex (note that under recent provincial legislation, PSW complexes may no longer be given formal standing).

No development shall occur on the land in the conservation severance, which will be conserved in perpetuity according to the governing principles of *rare*. This will be formalized through a re-zoning application to the Township of Puslinch, which will change the zoning of the land that is currently “Secondary Agriculture” to “Natural Environment”, which will still permit lease of the land for farming activities in the existing fields. The intention and legal requirement of *rare* (as a charitable land trust) is for monitoring and stewardship in perpetuity, with potential for non-destructive ecological research and education activities. All ecological processes and services on the property, including the Source Water/Wellhead Protection Area on the severed lands, shall be maintained or enhanced.

## Environmental Impact Statement

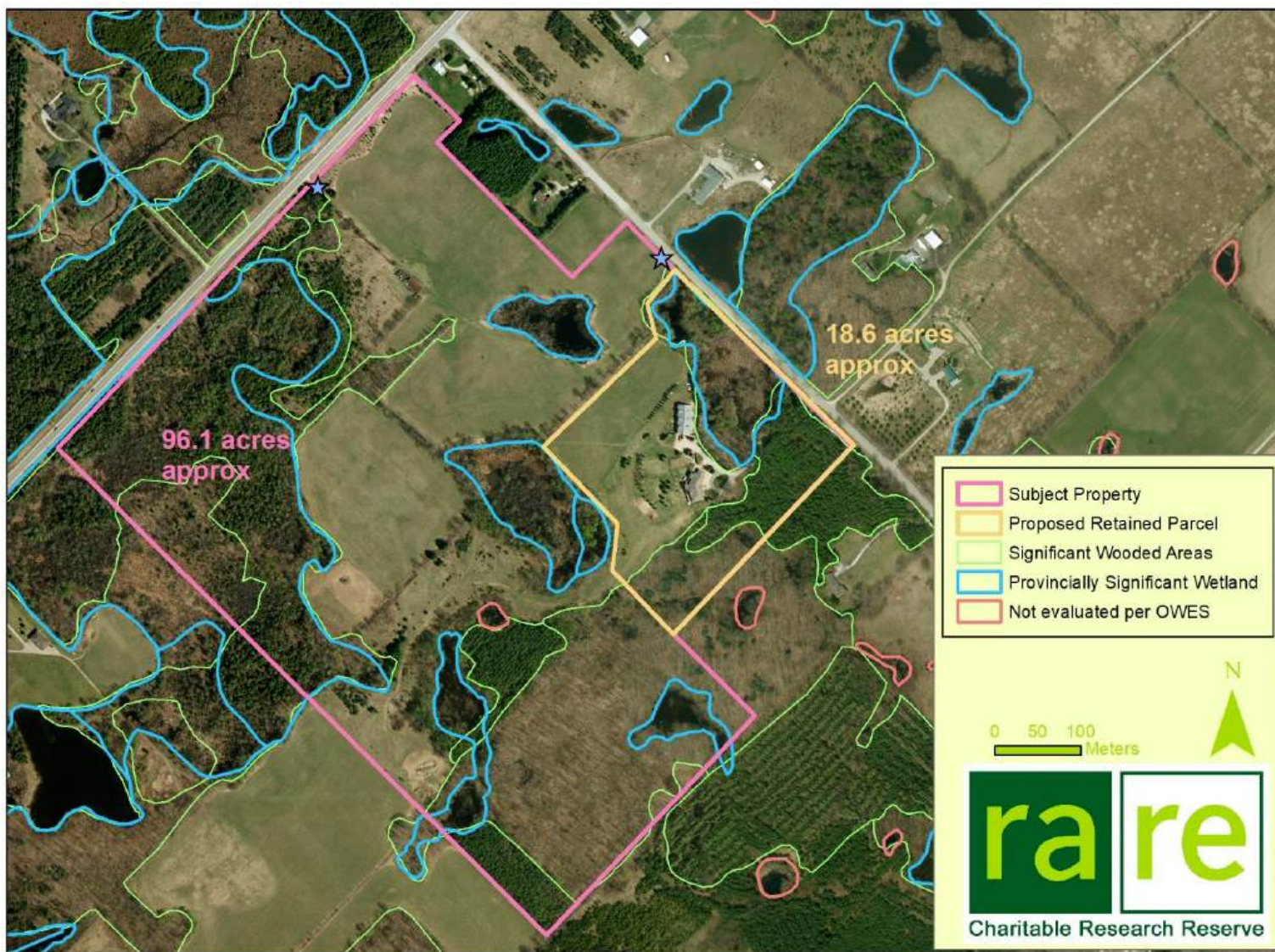
Although generally new lots are not allowed in Ontario on environmentally significant and rural properties, exceptions may be granted provided that “the lot is for conservation purposes which provide

an overall benefit to the environment” (Wellington County Official Plan, Section **10.2.1c**). Although a new residential lot was created in 2010 from this property (which remains unbuilt), that lot creation should not prejudice this creation of a lot for conservation purposes. It is not expected that there will be any material change in any environmental characteristic of either the retained or severed parcel, and it must be emphasized that NO construction, alteration, or other development activities of any kind will occur on the severed lot, except the parking area as indicated above. There is no new building lot created, no new structures planned, and the uses of the property will remain unchanged. When the severed property comes under the ownership of *rare*, it is expected that environmental quality will be maintained or improved, as the model of *rare’s* stewardship, demonstrated on multiple properties in Waterloo-Wellington, will be applied to this property. The engagement of the community with the space through *rare*-led stewardship and educational events are planned, and consistent with the wishes of the donors. The benefit to the community will come from the protection of ecological processes and services, and conservation of wildlife habitat.

There are a variety of key ecological features, functions and linkages that are represented on this property, in an area under development pressure by resource extraction and rural or suburban housing developments located in areas with similar zoning, both existing and currently under review by municipalities. The property is also part of a larger intact area in the heavily developed Grand River basin, and represents an important habitat corridor in the area, including designated significant woodlands and the Mill Creek – Puslinch Wetland Complex. Bringing the lands under *rare’s* land trust ownership would ensure the lands remain intact and protected for conservation activities only, such as ongoing stewardship and threat mitigation, monitoring, and to develop environmental research projects on the property. There will be opportunities to engage the community through related stewardship and educational events, such as restoration volunteer days. There are no plans to build additional trails, or to open the property to unsupervised recreational use by the general public. Early stewardship priorities will include an inventory of biodiversity, invasive plant surveys and control as necessary, planting of native species in appropriate areas, and development of management and monitoring plans.

The proposed severance boundary has been determined through consultation with the generous donors, the Grand River Conservation Authority, and municipal authorities (Figure 1). With these safeguards in place, there are no anticipated impacts, direct or indirect, associated with the proposed severance. Under stewardship and care of *rare*, conditions post-development will be maintained or improved in terms of ecological features, functions, and linkages. Based on the information provided above, *rare* suggests that the effects of the severance as described will not contravene regulatory requirements and represents sound environmental planning.





**Figure 1.** The property at 4438 Watson Rd. S., Puslinch, indicating Environmentally Significant Features.



**Planning Justification Report for Zoning Amendment  
4438 Watson Rd. S., Puslinch**

**January 15, 2024**

**Prepared By**

***rare* Charitable Research Reserve**

1679 Blair Road

Cambridge, ON, N3H 4R8

**Tom Woodcock, Ph.D.**

Planning Ecologist

519-650-9336 ext. 121

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## 1.0 Introduction

### 1.1 Background

The **rare Charitable Research Reserve (rare)** is an urban land trust and environmental institute based in Cambridge, Ontario. We protect and steward over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County, benefitting the community through conservation, research, and education. Under the banner of raresites, **rare** has the goal to bring more lands of high ecological significance under our umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, with a particular regard for connectivity and ecological integrity in our land securement planning, advised by the raresites Land Securement Team, protecting lands intact and in perpetuity for the benefit of future generations. As a charitable land trust and qualified recipient under the Ecological Gifts Program (EcoGifts) of Environment and Climate Change Canada, **rare** is required to protect, steward, and conserve its properties in perpetuity, for the benefit of the community.

Residents of Puslinch and long-time stewards of the land located at 4438 Watson Rd. S., Wythe and Rosemary Scrivener, have expressed a willingness to donate ecologically significant land on their property to **rare** under the EcoGifts Program. Currently this property includes the Scrivener residence, with surrounding landscape features and outbuildings, agricultural fields leased to a neighbouring farmer, and natural habitat areas of wetland and upland forest (Figure 1). A Consent Application is therefore necessary to sever the conservation land from the residence, in order that it can be protected in accordance with the wishes of the donors. The Zoning Bylaw Amendment will preclude future development on the severed parcel, while not preventing agricultural use. While there was a previous severance of a residential lot by the property owners (2010), this should not prejudice the creation of a lot for conservation purposes, which is still desirable under the planning documents and analysis below (Section 2).

### 1.2 Site Description and Surrounding Uses

The total area of the property is **114.7 acres (46.4 ha)**, encompassing the residence of the donor and the conservation lands in the proposed severance. The proposed Severed portion of the subject property is **96.1 acres (38.9 ha)** of mixed agricultural fields and wooded areas, including Provincially Significant Wetlands that are part of the Mill Creek – Puslinch Wetland Complex (see Figure 1). Thus, the property has several layers of protection from development or other damage and alteration. As a land trust, **rare** can carry out a variety of activities to protect, improve, and restore the property as needed, and bring it into a system of secured and protected lands in rapidly urbanizing Waterloo-Wellington. The application of the **rare** model of conservation, research, and education will allow wise management and community engagement in providing ecological benefits, as our organization builds a system of protected lands in Waterloo-Wellington. The Retained portion of the subject property shall continue to be owned by the donors as their residence and is not subject to the Zoning Bylaw Amendment application. These Retained lands will be **18.6 acres (7.51 ha)**, and include the residence, outbuildings, driveway and landscaped areas associated with the applicants' dwelling. Although this lot exceeds the average area for a rural residence, it is required to encompass the large dwelling area, and is also similar to other large estate lots in this part of Puslinch Township.

There are a variety of key ecological features, functions and linkages that may be affected, directly or indirectly, by development. Bringing the lands under *rare's* land trust ownership would ensure the lands remain preserved for conservation activities only, such as ongoing stewardship and threat mitigation, monitoring, and the potential to develop environmental research projects on the property. There are significant areas of wetland and woodland on the surrounding properties, which make this parcel part of a larger area of conservation significance in the landscape, including for Source Water Protection. There would be opportunities to engage the community through a limited number of related events, such as restoration volunteer days. Access to the property would be limited to *rare* staff and stewardship or monitoring volunteers. In this scenario, there are no plans for open public access or to build additional trails.

Overall, the severed parcel includes the following ecologically valuable features:

1. 23.8 acres (9.63 ha) of agricultural fields, currently growing hay crops and leased to a local tenant farmer. Leasing of the land expected to continue in the near term, although restoration to other open space habitat, such as meadow or grassland, may occur in the future.
2. A portion of the Puslinch-Mill Creek Wetland Complex (PSW) totalling 29.3 acres (11.9 ha). There are several types of wetlands within the subject property, including a large area of white cedar swamp, several isolated areas of forested wetland, and small pools embedded in the hilly topography of the upland forest.
3. The remainder of the property is uncultivated fields and forests, including an area of upland mixed forest in the southern area, coniferous plantations, and open goldenrod-forb meadow.

### 1.3 The Proposal

A Zoning By-law Amendment is required for the agricultural portion of the subject lands to EP (Environmental Protection), which will provide adequate protection for the environmental and natural heritage features, while still permitting agriculture to continue on this parcel. This is the only available means by which these land uses may be continued, and all policies satisfied as described above.

Consequently, the proposed rezoning the portion of the subject lands exclusive of the Retained parcel from Secondary Agriculture to Environmental Protection. No rezoning is requested for the portion of the subject lands that is already zoned EP (Environmental Protection), namely the Greenlands and Core Greenlands, or for lands in the Retained parcel. The result of the ZBA will be to prevent any future development on the Severed parcel (conservation lands). The Retained (residential) parcel will continue to be subject to all limits to development which preceded this application, including no further subdivision or severance of accessory lots, due to the 2010 severance of a rural residential lot.

**“The proposed amendment to TOWNSHIP OF PUSLINCH Comprehensive Zoning Bylaw No. 023-18 (consolidated May 2021) to amend the severed portion of PT LOT 21, CON 9, DES AS PT 1, 61R-11450, TWP OF PUSLINCH [Part 2 in Appendix I] from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses.”**

Discussion with the property owners and municipal staff, and use of the AgriSuite online tool (see output in Appendix II) indicate that there are no livestock operations within the radius of the property that would require submission of Minimum Distance Separation (MDS) evaluations. Furthermore, as no new residential lot is being proposed that could potentially be affected, there is no conflict in use. It is understood that an entrance to the conservation property will need to be established, likely at an existing entrance to the property on Watson Rd. S., and if aggregate or fill is required to improve the existing driveway area a Site Alteration Permit will need to be sought from the Township.

## 2.0 Planning Documents and Analysis

### 2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) does not allow more than one new residence per existing rural lot, although exceptions are made to allow severance for conservation purposes. The conservation lot, which is proposed to be rezoned, will be secured in perpetuity, according to the mission of *rare*.

### 2.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan places a strong emphasis on protecting what is valuable (Section 4), which is particularly applicable to land trust activities. This conservation severance and zoning bylaw amendment will allow *rare* to steward and protect resources identified in the Growth Plan, most notably Water Resource Systems (section 4.2.1), Natural Heritage Systems (section 4.2.2), Key Hydrologic and Key Natural Heritage Features (section 4.2.3) and lands adjacent to them (section 4.2.4), in addition to the Agricultural System (section 4.2.6). The Plan directs lower-tier municipalities to conserve environmental and agricultural features in their management of growth (section 2.2.1.3d), which will be supported by the proposed change in zoning for the conservation severance.

### 2.3 County of Wellington Official Plan

The Township of Puslinch defers to the County in matters of the Official Plan.

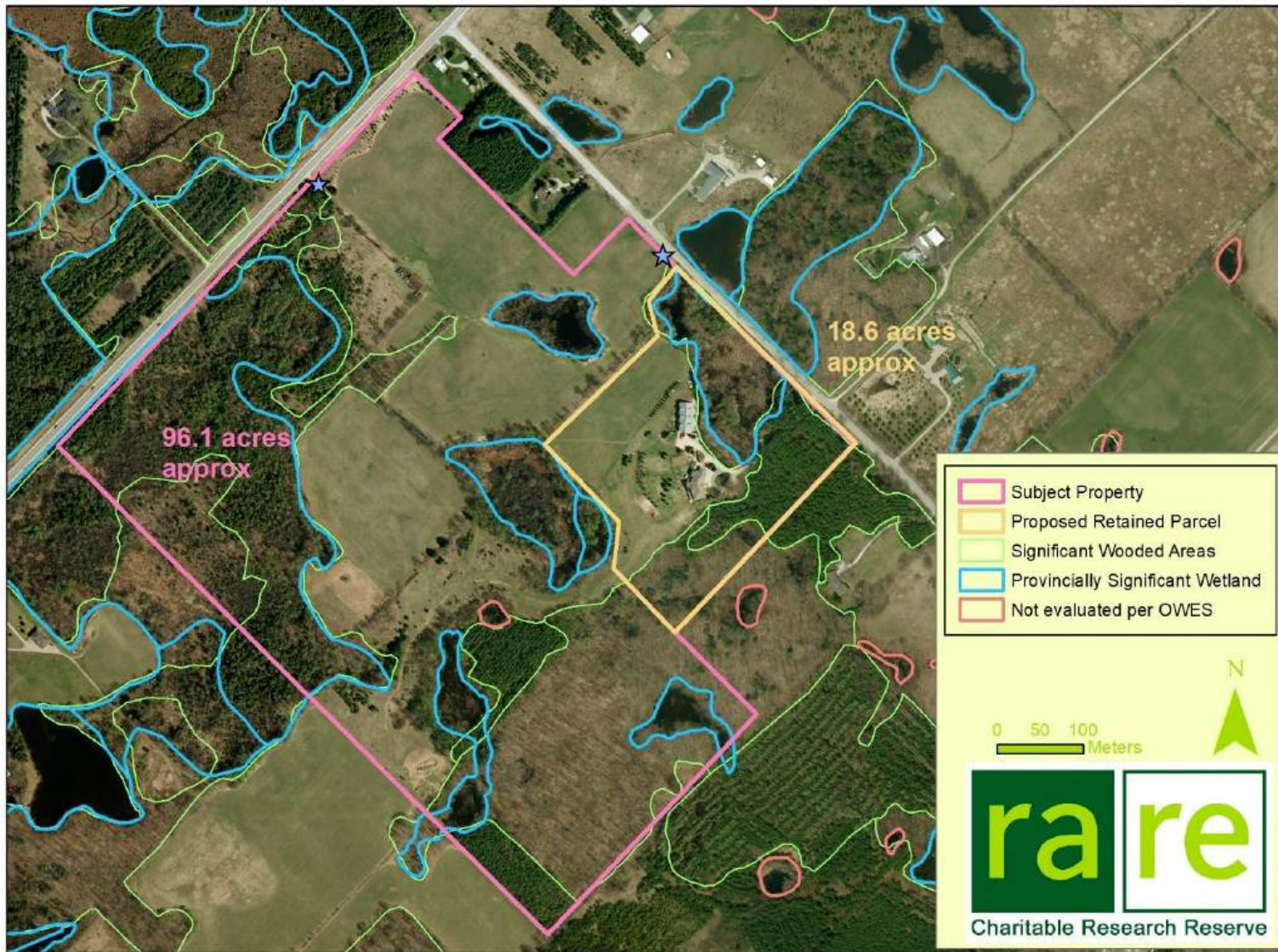
Although generally new lots are not allowed in Ontario on environmentally significant and rural properties, exceptions may be granted provided that “the lot is for conservation purposes which provide an overall benefit to the environment” (Wellington County Official Plan, Section 10.2.1c). A buffer of at least 30 meters is maintained between all of the designated environmental features named above and the edge of Section 1 (the Development Parcel), and Sections 2, 3, and 4 will be rezoned as Environmental Protection (EP) (the Conservation Parcel), as shown in Figure 1.

### 2.4 Grand River Conservation Authority

The Grand River Conservation Authority (GRCA) regulates the majority of this parcel, as most of the property is within 120m of wetlands (Figure 1). In order to guarantee appropriate zoning that prevents any future residential lot, while still allowing agriculture to continue as practical, this zoning bylaw amendment is necessary.

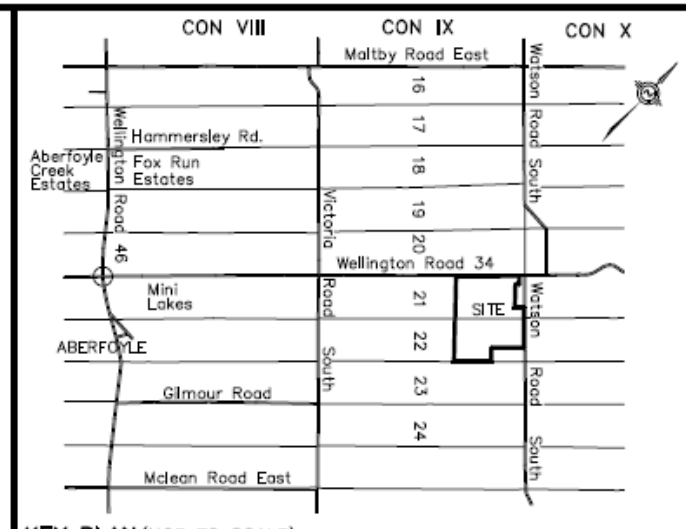
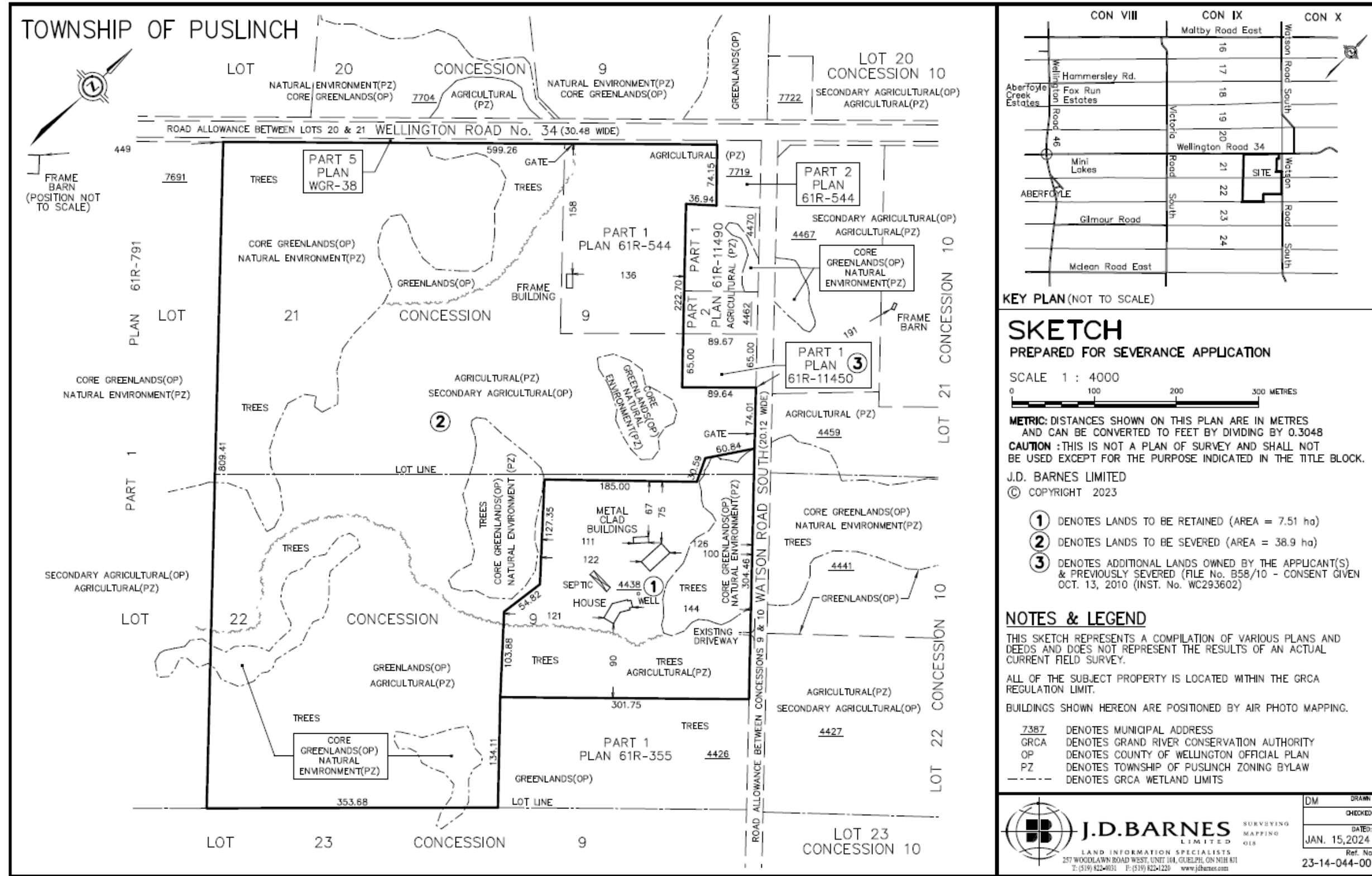
### **3.0 Conclusion**

The findings of this report demonstrate that the proposed Zoning Bylaw Amendment applicable to the subject lands, which will allow severance of the existing residential dwelling, together with its outbuildings and surrounding landscaped area, and update zoning of the conservation parcel for both protection of the environment and continuance of agriculture for as long as is feasible. The amendment is specifically to prohibit development of any kind on the severed parcel, in perpetuity. This proposal is consistent with applicable provincial and municipal land use planning policy as described above and represents good land use planning.



**Figure 1.** Significant environmental features on the Subject Lands

Appendix I. Survey Sketch



KEY PLAN (NOT TO SCALE)

**SKETCH**  
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000  
0 100 200 300 METRES

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED  
© COPYRIGHT 2023

- ① DENOTES LANDS TO BE RETAINED (AREA = 7.51 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

**NOTES & LEGEND**

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.  
ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.  
BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

7387 DENOTES MUNICIPAL ADDRESS  
GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY  
OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN  
PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW  
--- DENOTES GRCA WETLAND LIMITS

<p><b>J.D. BARNES LIMITED</b> SURVIVING MAPPING GIS LAND INFORMATION SPECIALISTS 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1 T: (519) 822-0031 F: (519) 822-1220 www.jdbarnes.com</p>	DM	DRAWN
		CHECKED
		DATED
		JAN. 15, 2024
	Ref. No.	23-14-044-00

PLOTTED 1/15/2024 G:\23-14-044\00\Drawing\23-14-044-00.dgn



## Appendix II. Output from AgriSuite online tool (accessed Oct 6, 2023)



AgriSuite

### MDS I

#### General information

Application date  
Oct 6, 2023

Municipal file number

Proposed application  
Intention for a maximum of three non-agricultural use lots

Applicant contact information ⓘ  
ON

Location of subject lands ⓘ  
County of Wellington  
Township of Puslinch  
PUSLINCH  
Roll number: 2301000007081500000

#### Calculations

##### New farm

Farm contact information ⓘ  
ON

Location of existing livestock facility or anaerobic digester ⓘ

Total lot size ⓘ

##### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

**⚠ Confirm Livestock/Manure information (New farm)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

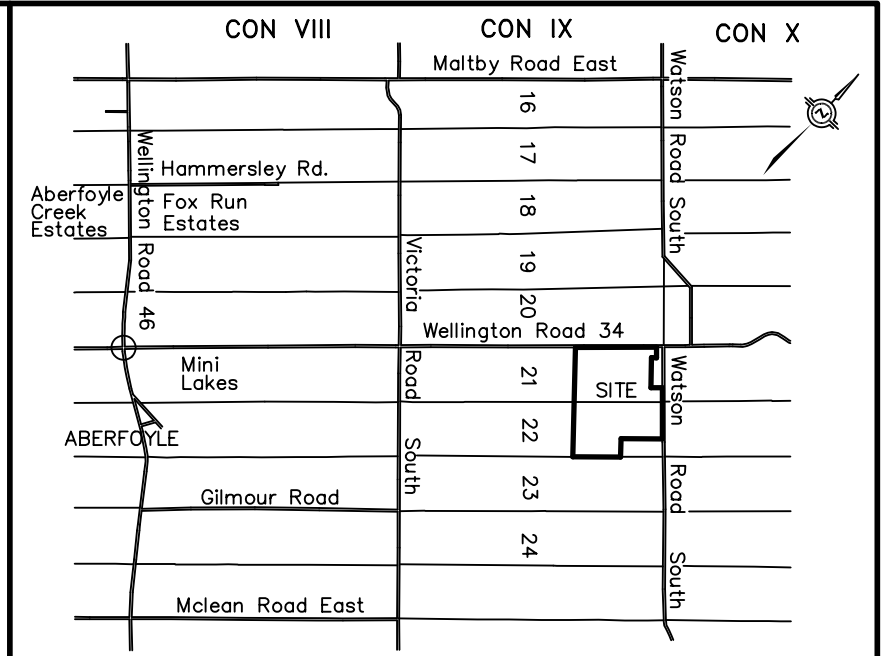
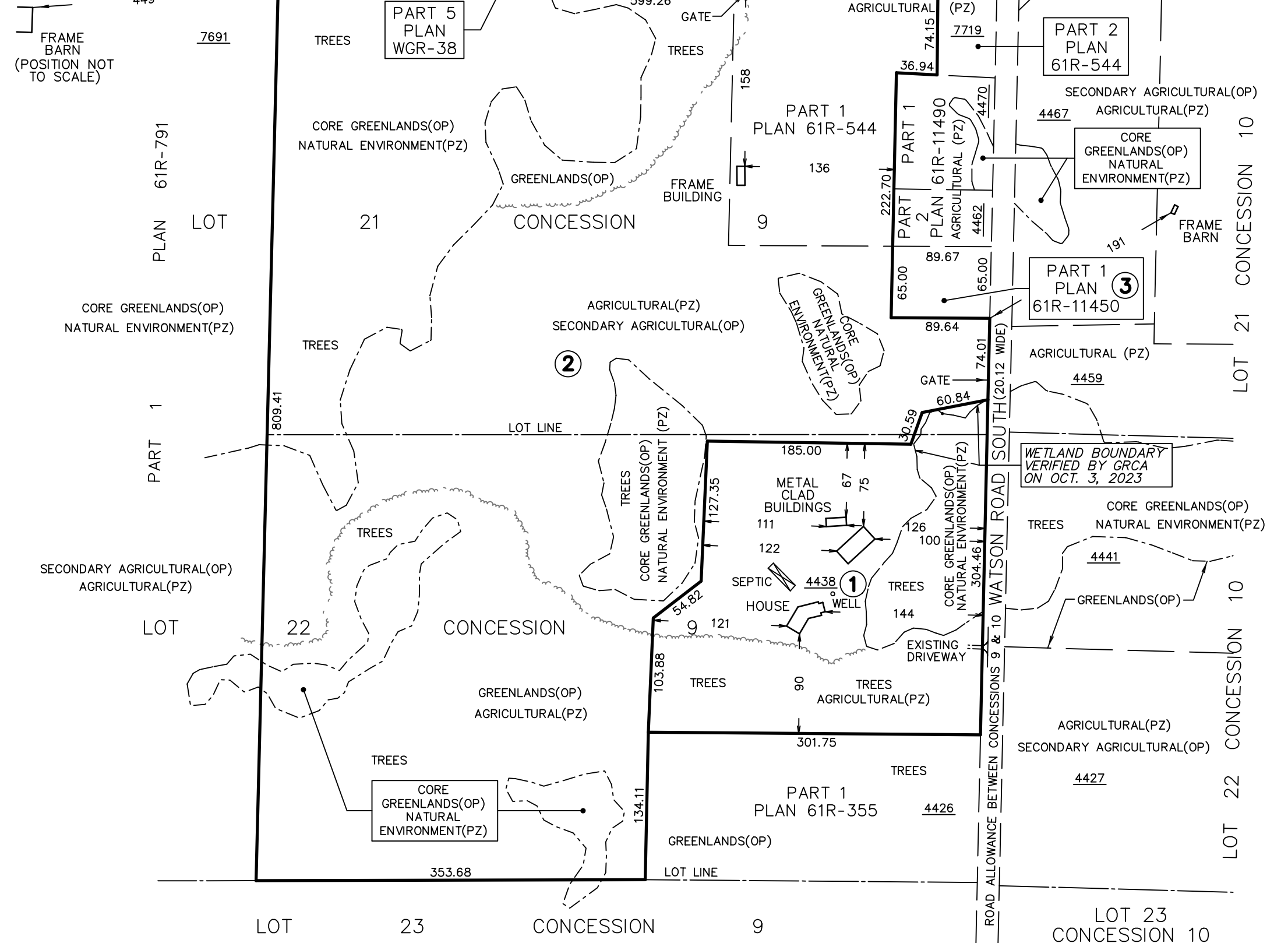
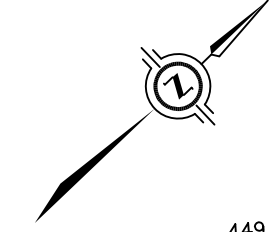
##### Setback summary

Existing manure storage	NA			
Design capacity	0 NU			
Potential design capacity	0 NU			
Factor A (odour potential)	NA	Factor B (design capacity)	NA	
Factor D (manure type)	NA	Factor E (encroaching land use)	1.1	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				NA
Actual distance from livestock barn				NA
Storage base distance 'S' (minimum distance from manure storage)				NA
Actual distance from manure storage				NA
Anaerobic digester base distance (minimum distance from anaerobic digester)				200 m (656 ft)

Actual distance from anaerobic digester

NA

# TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

## SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
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### NOTES & LEGEND

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BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

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- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- - - - DENOTES GRCA WETLAND LIMITS

REVISED JUNE 26, 2024

	<b>J.D. BARNES LIMITED</b>	SURVEYING MAPPING GIS	DM DRAWN
	LAND INFORMATION SPECIALISTS 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com		CHECKED JAN. 15, 2024 REF. NO. 23-14-044-00

G:\23-14-044\00\Drawing\23-14-044-00.dgn  
 PLOTTED 6/26/2024



## Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: \_\_\_\_\_

File Number: \_\_\_\_\_

Submission Date: \_\_\_\_\_

WHPA, IPZ, ICA: \_\_\_\_\_

Vulnerability Score: \_\_\_\_\_

Find out if you live in a vulnerable drinking water area at [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

For assistance in completing this form, please refer to the "Explanatory Guide" beginning on page 6.

Please note that you may still need to contact the applicable Conservation Authority, as this is not considered correspondence on their behalf.

### 1. Property Information

Municipal Address of Subject Property: 4438 Watson Rd. S.

Assessment Roll Number of Subject Property: \_\_\_\_\_

Property Owner: Wythe and Rosemary Scrivener

### 2. Proposal (Please check all that apply to this application):

Building	
<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure
<input type="checkbox"/>	New Septic System
<input type="checkbox"/>	Replacement Septic System
<input type="checkbox"/>	Geothermal System (Transport Pathway)
<input type="checkbox"/>	Change of Use

Planning	
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment
<input checked="" type="checkbox"/>	Consent Application
<input checked="" type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Site Plan Application

**Brief Description of the Proposed Use of Land, Proposed Buildings or Structures. If constructing a geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop.**

THE PLANNING APPLICATIONS ARE IN SUPPORT OF A DENATION OF CONSERVATION PROPERTY BY THE OWNERS. NO CONSTRUCTION, STRUCTURES, OR ANY CHANGES ARE PROPOSED FOR EITHER THE RETAINED (RESIDENTIAL) LOT, OR THE COVERED (CONSERVATION) LOT.

### 3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

#### 3.1 Fuel Handling and Storage greater than 250 litres

NOT APPLICABLE

	Existing	Proposed	Greater than 2,500L	Underground Storage Tank	Aboveground Storage Tank	Inside Home	Outside Home
Liquid Fuel (i.e. gasoline or diesel)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
Fuel oil (home heating)	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	<input type="radio"/>
Waste oil (heating)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

#### 3.2 Chemical Handling and Storage

NOT APPLICABLE

	Yes	If Yes, please indicate the type(s) of chemicals if known:		If Yes, please estimate the total amount
		3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents	3.2.2 Organic Solvents	
Paints and other coatings (including stains, enamels, lacquers, rust paint)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Dry cleaning chemicals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Solvent based degreasers or liquids for washing metal parts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

#### 3.3 Road Salt Application and/or Outdoor Storage

NOT APPLICABLE

	Covered	Uncovered	Estimated Volume Stored on Property (m <sup>3</sup> )	Estimated Application Area (m <sup>2</sup> ) including private roads, parking lots, and sidewalks
Road Salt Storage	<input type="radio"/>	<input type="radio"/>		
Road salt application (private roads, parking lots, sidewalks, etc.)				

**3.4 Snow Storage (see guide)**

NOT APPLICABLE

	Above Grade	Below Grade (buried)	Approximate Storage Area greater than:		
			0.01 ha (double driveway)	0.5 ha (1 soccer field)	1 ha (2 soccer fields)
Snow Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**3.5 Waste Storage or Disposal (see guide)**

NOT APPLICABLE

	Yes
3.5.1 Storage and/or application of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)	<input type="radio"/>
3.5.2 Storage and/or disposal of oils (does not include restaurant oil or grease); hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste	<input type="radio"/>

**3.6 Storm Water Management/Industrial Sewage**

NOT APPLICABLE

	Yes
Stormwater management facility (treatment, retention, infiltration, recharge or control of stormwater)	<input type="radio"/>
Car or truck washing facility	<input type="radio"/>
Oil and Water Separator	<input type="radio"/>
Sediment control (i.e. Stormceptor)	<input type="radio"/>

**3.7 Septic Systems**

	Existing	Proposed	
		New	Replacement
Septic system for residential or small-scale commercial/industrial/institutional use (Ontario Building Code)	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**3.8 Water Taking**

	Proposed	Existing	If Existing, please provide the following:			
			Drilled	Dug	Well Not In Use*	Approx. Construction Date
3.8.1 Private Well (*Please note that if there is an existing well that is not in use, Section 3.9 must also be checked)	<input type="radio"/>	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<div style="border: 2px solid yellow; width: 100px; height: 30px;"></div>
3.8.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water may be required)	<input type="radio"/>	<input type="radio"/>				

**3.9 Transport Pathway (see guide)**

*NOT APPLICABLE*

	Yes
Creation of aggregate pits, geothermal systems, non-residential or large residential caissons/building piers, or utilities/excavation within fractured bedrock and underground parking garages	<input type="radio"/>
Existing private well not in use	<input type="radio"/>

**3.10 Recharge Reduction**

*NOT APPLICABLE*

	Yes
Creation of impervious surfaces (including large roofed areas, pavement, etc.) – <b>only applies within Town of Erin</b>	<input type="radio"/>

**3.11 Agricultural**

*NOT APPLICABLE*

	Application	Storage	Product Name(s)
<b>3.11.1</b> Fertilizers	<input type="radio"/>	<input type="radio"/>	
<b>3.11.2</b> Pesticides	<input type="radio"/>	<input type="radio"/>	
<b>3.11.3</b> Agricultural source material (i.e. manure)	<input type="radio"/>	<input type="radio"/>	
<b>3.11.4</b> Non-agricultural source material (i.e. biosolids, commercial food wastes, etc.)	<input type="radio"/>	<input type="radio"/>	

	Yes	Estimated Number of Animals	Type of Animals
<b>3.11.5</b> Grazing and Pasturing of livestock	<input type="radio"/>		
<b>3.11.6</b> Outdoor Confinement Yard	<input type="radio"/>		
<b>3.11.7</b> Nutrient Management Plan or Strategy, NASM Plan applies to or is registered for the property	<input type="radio"/>		
Environmental Farm Plan	<input type="radio"/>		

**3.12 None of the above are applicable**

Check off this box only if none of the above sections have been checked	<input type="radio"/>
---	-----------------------

**4. Declaration (Owner or Applicant) or Person Engaged in Activity**

**Owner**

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

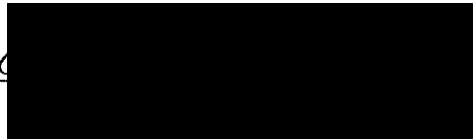
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Applicant or Authorized Agent**

I, TDM WOODCOCK, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

Nov 30/2023  
Date

\_\_\_\_\_  


**Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.**

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.

## Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act*, 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to [www.wellingtonwater.ca](http://www.wellingtonwater.ca) or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Drinking Water Source Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

### Section 1 – Property Information:

Please fill out the municipal address and property owner for the subject property.

### Section 2 – Proposal:

Please check all that apply to the application and provide a brief explanation of the proposed development and/or construction details if construction a geothermal (such as depth, vertical r horizontal, closed loop or open loop).

### Section 3 – Potential Threat Activities Associated with Proposed Application:

Within this section please fill out all that apply to your application. If there is a circle provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

#### 3.1 Liquid Fuel Handling and Storage:

Fill out this section if on the property there is liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

#### 3.2 Chemical Handling and Storage:

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form.

##### 3.2.1 Known DNAPLs:

Fill out this section only if applicant is aware of a Dense Non-Aqueous Phase Liquid (DNAPL) on the property. DNAPLs are chemicals that are denser than water and therefore have the ability to contaminate the groundwater easily. The specific DNAPLs that pose a potential threat are poly-aromatic hydrocarbons (PAHs), 1, 4-dioxane, trichloroethylene, tetrachloroethylene or perchloroethylene (PCE or PERC) and Vinyl Chloride.

- **Vinyl Chloride:** Used to make polyvinyl chloride (PVC) pipes, wire coatings, vehicle upholstery and plastic kitchen ware
- **PAHs:** Used in wood preservatives, pharmaceuticals, dyes and asphalt products.



- **1,4-dioxane:** Used as a degreasing solvent or solvent stabilizer in various manufacturing processes.
- **Tetrachloroethylene** (PCE or PERC): Used in dry cleaning, metal cleaning and as an intermediate in manufacturing processes.
- **Trichloroethylene** (TCE): Mainly used for degreasing of metal parts in the automotive and metal industries and also found in some household products such as adhesives, paint removers, paints, rug cleaning fluids, and metal cleaners.

### 3.2.2 Known Organic Solvents:

Fill out this section if the applicant is aware of Organic Solvents on the property. Organic Solvents are liquid organic compounds with the ability to dissolve solid, gases or liquids and therefore have the ability to contaminate drinking water sources. Organic Solvents that are of potential concern include Carbon Tetrachloride, Chloroform, Dichloromethane and Pentachlorophenol (PCP).

- **Carbon Tetrachloride:** Once used widely in fire extinguishers, as a cleaning agent, in the manufacture of refrigerants as well as an industrial solvent and metal degreasing agent is a banned substance in Ontario since 1999. The only permitted uses of the chemical are in research laboratories or in the manufacturing process where the product is converted to an alternative product which does not contain a class of ozone-depleting substances.
- **Chloroform:** commonly used in a laboratory setting, and in the production of pharmaceuticals, dyes and pesticides.
- **Dichloromethane** (also known as methylene chloride): used as a solvent in paint strippers and removers. It is used as a process solvent in the manufacture of drugs, pharmaceuticals and film coatings. It is also used as a metal cleaning and finishing solvent in electronics manufacturing, aerosol propellant and as an agent in urethane foam blowing.
- **Pentachlorophenol** (PCP): used as an herbicide, insecticide, fungicide, algacide and disinfectant, and as an ingredient in antifouling paint. Its use has significantly declined due to its high toxicity. Today it is used industrially as a wood preservative and is not manufactured in Canada.

### 3.3 Road Salt Application, Handling and Storage:

Fill out this section if there will be road salt storage on the property or road salt application on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m<sup>3</sup> for volume and m<sup>2</sup> for area.

### 3.4 Snow Storage:

Fill out this section if there will be snow storage (above or below grade) on the property and indicate whether the storage will be greater than 0.01 hectare (0.03 acre or 10 metres by 10 metres), greater than 0.5 hectares (1.24 acres or 50 metres by 50 metres), or greater than 1 hectare (2.5 acres or 100 metres by 100 metres). For reference, 0.01 hectare is roughly the size of a double driveway, 0.5 hectares is roughly the size of one soccer field, and 1 hectare is roughly the size of two soccer fields.

### 3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

Fill out this section only if application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

### **3.5.2 Waste Storage or Disposal - Storage and/or Disposal of Hazardous Waste:**

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring registration with the Ontario Hazardous Waste Information Network (HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

### **3.6 Storm Water Management/Industrial Sewage:**

Fill out this section if one of the listed storm water management or industrial sewage activities is planned or present. For reference, a storm water management facility may include a retention or detention pond (wet or dry), catch basins, sediment control, recharge systems (such as infiltration galleries), swales and ditches.

### **3.7 Septic Systems:**

Fill out this section if the property will be serviced by a septic system. Please indicate whether the septic system is existing or proposed. If the existing or proposed septic system has a design capacity of less than 10,000 litres, it is regulated under the Ontario Building Code (OBC). A building permit, obtained through the municipality, is required by the OBC for installation of a new septic system and for the repair/replacement of an existing system. If the existing or proposed septic system has a design capacity of greater than 10,000 litres a day, a provincial Environmental Compliance Approval may be required under the Ontario Water Resources Act. Please contact the local Ontario Ministry of the Environment and Climate Change office for more information.

#### **3.8.1 Water Taking - Private well installed:**

Fill out this section if there is an existing well present or a new well being installed on the property. This includes private drinking water wells, environmental test wells, geotechnical wells, irrigation wells, etc. Please indicate whether the well is proposed or existing, and fill out the rest of the section (dug or drilled as well as the approximate construction date) for existing wells only.

#### **3.8.2 Water Taking - Greater than 50,000 litres per day**

Fill out this section if more than 50,000 litres per day is being withdrawn from a well or a water body (1 gal = 3.785 gal).

### **3.9 Transport Pathway**

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

Please check the first circle if your application will be installing a vertical geothermal system, installation of caissons or building piers for a non-residential application or for a large residential application, aggregate project, or installation of utilities or excavation within fractured bedrock. A road occupancy permit application could indicate when fracture bedrock excavation occurs. If geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop in the space provided in Part 2 (on the first page of this document). A large residential application includes multi-story, multi-unit residential developments.

Please check the second circle if there is an existing private well that is not in use. Private wells include environmental and / or geotechnical monitoring wells and domestic wells. If you filled out Section 3.8.1 as private well not in use, Section 3.9 should also be completed.

**3.10 Recharge Reduction:**

Fill out this section if there is going to be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within current building envelope then it is not an increase. Please note this box only applies within the Town of Erin.

**3.11.1 Fertilizers and/or 3.11.2 Pesticides:**

Fill out this if there is storage or use of fertilizer or pesticides for agricultural or commercial use. Do not fill out this section if used only for personal use.

**3.11.3 Agricultural - Application, handling and storage of agricultural (i.e. manure) and/or 3.11.4 non-agricultural source material (bio solids):**

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

**3.11.5 Agricultural - Grazing and pasturing of livestock:**

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

**3.11.6 Outdoor Confinement Yard:**

Fill out this section if there are any livestock including cows, horses, sheep, goats and other animals housed in an outdoor confinement yard on the property. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

**3.11.7 Prescribed Instruments**

Fill out this section if there are any provincially prescribed instruments that apply to or are registered for the property. This includes Nutrient Management Strategies, Nutrient Management Plans and Non-Agricultural Source Material Plans.

**3.12 None of the above are applicable:**

Check that none of the above sections in Part 3 are applicable to the application. This section should only be checked if none of the other sections have been checked.

**Section 4 - Declaration:**

Either the owner or the applicant must sign and date the form.

**A By-law to amend  
TOWNSHIP OF PUSLINCH  
Comprehensive Zoning By-Law No. 023-18  
Consolidated 2021**

**Pt Lots 21 & 22, Con 9 as in RO758825 Save & Except Pt 1,  
61R11450; Township of Puslinch  
(part of 4438 Watson Rd. S.)**

**WHEREAS** the Council of the Corporation of the Township of Puslinch deems it expedient to enact this By-law to amend Zoning By-law Number 023-18;

**AND WHEREAS** Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1. That Zoning By-law Number 023-18, Section 14.0 Site-Specific Special Provisions, is hereby amended to add item #XX as follows:
  - a) That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted except for the existing unserviced frame building on Part 2 used for tool storage.
2. That existing buildings on Part 1 (the Retained Lands), specifically the workshop, with a height of 10m, exceeds the height permitted by Zoning By-law Number 023-18 for an accessory building. This building, legally constructed prior to adoption of Zoning By-law Number 023-18, is deemed in compliance (see Schedule "B" Summary of Buildings).
3. All other applicable provisions of By-law 023-18 shall continue to apply to the lands affected by this amendment.
4. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

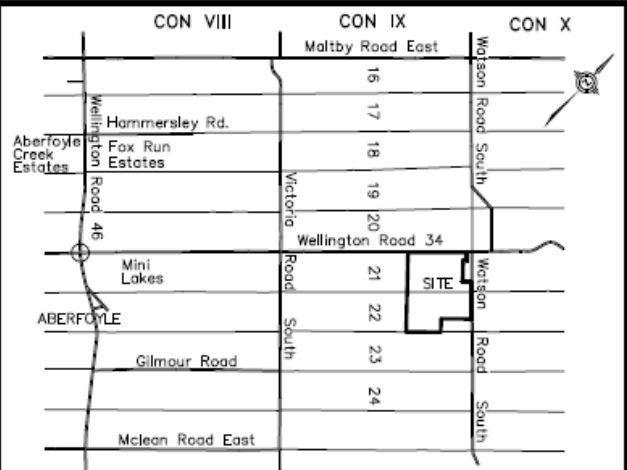
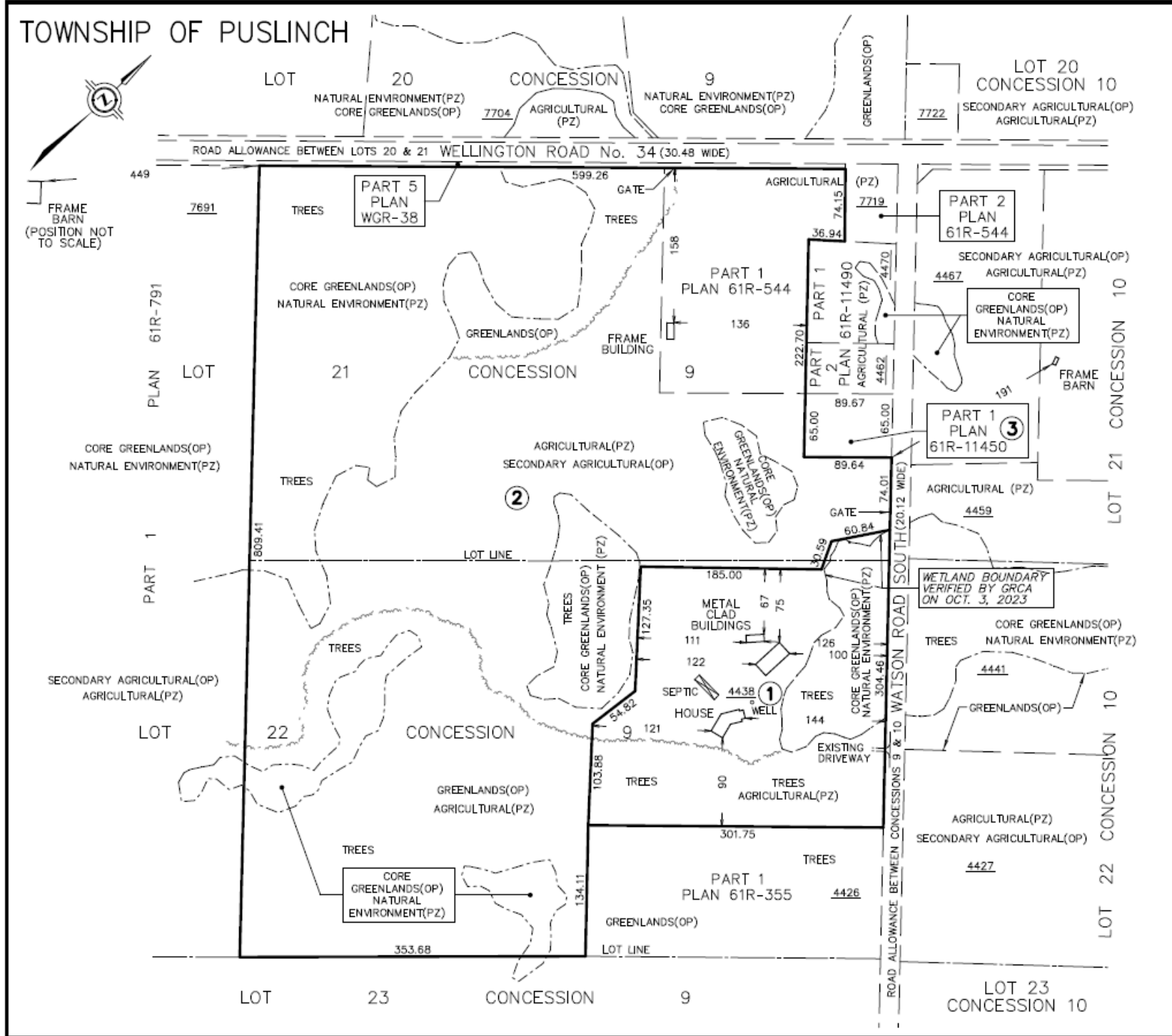
\_\_\_\_\_  
Clerk

This is Schedule "A" to By-law No. \_\_\_\_\_

Passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_



**SKETCH**  
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000  
0 100 200 300 METRES

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

- J.D. BARNES LIMITED  
© COPYRIGHT 2023
- ① DENOTES LANDS TO BE RETAINED (AREA = 7.51 ha)
  - ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
  - ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

**NOTES & LEGEND**  
THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.  
ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.  
BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- - - - DENOTES GRCA WETLAND LIMITS

REVISED JUNE 26, 2024

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8T1  
T: (519) 825-4031 F: (519) 825-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
JAN. 15, 2024	
JAN. 15, 2024	
Ref. No.	
23-14-044-00	

G:\23-14-044\00\Drawing\23-14-044-00.dgn PLOTTED 6/26/2024

This is **Schedule “B”** to By-law No. \_\_\_\_\_

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ .

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

**Summary of Existing Structures**

	Unserviced Barn	Zone NE require	Dwelling	Shed	Workshop	Zone A require	Notes
Parcel	Severed		Retained	Retained	Retained		
Date of Construction	1900 (approx)		2000	2005	1998		construction date of unserviced barn is an estimate
Building Height (meters/feet)	4/13	10/33 (dwelling) 7/23 (accessory)	8/26	4/13	10/33	10/33 (dwelling) 7/23 (accessory)	Workshop (accessory bldg) legally constructed prior to zoning bylaw
Number of Floors	1		2	1	2		
Total Floor Area (square meters/feet)	135/1450	n/a	539/580 0	137/147 5	830/8930	n/a	
Ground Floor Area (square meters/feet)	135/1450	n/a	270/290 0	137/147 5	416/4477	n/a	excluding basements/ garage in dwelling
Total Area (hectares)	38.9	n/a	7.51			>4.0 hectares	shared by all structures on retained lot
<b>Distance from closest point on structure to:</b>							
Front lot line (meters/feet)	129/423	10m	137/450	147/482	96.7/317	10m	
North Side lot line (meters/feet)	160/525	6m	137/450	116/381	77.6/255	6m	
South side lot line (meters/feet)	228/748	6m	81.3/267	123/404	114/374	6m	
Rear lot line (meters/feet)	423/1388	2m	63.8/209	81.8/268	116/381	7.5m	
Lot Frontage (meters/feet)	599/1965	n/a	304/997			120m	
Percentage lot coverage	0.0003	0.013	2.03%			<30%	shared by all structures on retained lot
Number of parking spaces	0	n/a	20+			2	shared by all structures on retained lot
Number of loading spaces	0	n/a	0	0	0	n/a	n/a

Compliant with Zoning By-law Number  
023-18

Not compliant, but legally constructed  
prior to Zoning By-law Number 023-18

**From:** [Jesse Auspitz](#)  
**To:** [Lynne Banks](#)  
**Subject:** FW: ZBA - 4438 Watson Rd. S. - Scrivener  
**Date:** Tuesday, August 6, 2024 8:52:11 AM  
**Attachments:** [image001.png](#)

**Sensitivity:** Confidential

I am satisfied with this. The Application is ready to deem complete in my opinion.

[Jesse Auspitz, MCIP, RPP](#)  
Principal Planner, Toronto  
M 905 226 0742 E [jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



#### **Our offices:**

**To our valued clients and industry partners:** We are now working in a hybrid office format at full capacity at each of our three office locations: Niagara Falls, Hamilton, and Toronto. Our landline (905) 321-6743 is available and all NPG team members are available via our individual cell phones. If you are having trouble reaching us, please email Dianne Rintjema @ [drintjema@npgsolutions.ca](mailto:drintjema@npgsolutions.ca).  
Thank you for working with NPG.

#### **Summer Office Hours:**

Our offices hours are revised for the summer season: From June through to the end of September all NPG office locations will close at noon on Fridays. Thank you.

---

**From:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Sent:** Friday, August 2, 2024 11:27 AM  
**To:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: ZBA - 4438 Watson Rd. S. - Scrivener  
**Sensitivity:** Confidential

Dear Jesse

Please see the updated document attached. I don't know if adding a schedule B with the building data and requirements is the proper way to present what we discussed on the phone.

Thanks, Tom

**Tom Woodcock, Ph.D.**  
Planning Ecologist  
**rare Charitable Research Reserve**  
1679 Blair Road, Cambridge ON N3H 4R8  
phone: 519-650-9336 x121 fax: 519-650-5923  
email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)  
website: [raresites.org](http://raresites.org)

I live and work on Anishinaabe & Haudenosaunee territory

 Please consider the environment before printing this email.

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---

**From:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Sent:** Thursday, August 1, 2024 10:48 AM  
**To:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: ZBA - 4438 Watson Rd. S. - Scrivener  
**Sensitivity:** Confidential

Good morning,

Please see comments as follows:

#### **Workshop on Part 1**

As discussed, the height of the workshop on Part 1 should also be recognized in your draft By-law. I note that there are two provisions regarding height that apply. One of the main buildings and one for accessory buildings and structures. The workshop on Part 1 would be an accessory building and structure.

#### **4.10 HEIGHT RESTRICTIONS**

a. Unless otherwise restricted in the By-law, no building or structure shall exceed 10 metres in height, except that neither this provision, nor any other provision of this By-law shall apply to restrict the height of any of the following structures:...

#### **4.4.2 Accessory Buildings and Structures**

Table 4.1 Additional Regulations – Accessory Buildings and Structures  
Agricultural (A) Zone – lot area greater than 1 ha - 7 m



## Frame Building on Part 2

We completed a subsequent review, and we note that there is an existing frame building on Part 2. Is there intent to remove that building? I note that the zoning by-law does not permit buildings within the Natural Environment (NE) zone. If the intent is to keep the frame building would add the highlighted text with the use for the frame building noted.

1. That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted, **except for the existing frame building on Part 2 being used for [state its use]**

While completed a preliminary zoning review of both parts, you should complete your own review, to confirm if there is any additional relief that is required. I typically would prepare a table, looking at the general provision in Section 4.0 of the Zoning By-law, parking in Section 5.0 and the specific provisions in the Agricultural Zone (Section 11.0) to confirm that both parts are in compliance.

<https://puslinch.ca/wp-content/uploads/2024/07/Puslinch-ZBL-023-18-Consolidated-June-2024.pdf>

These comments are very minor but should still be addressed prior to consideration of the Application.

Best regards,

Jesse Auspitz, MCIP, RPP  
Principal Planner, Toronto  
M 905 226 0742 E [jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



### Our offices:

**To our valued clients and industry partners:** We are now working in a hybrid office format at full capacity at each of our three office locations: Niagara Falls, Hamilton, and Toronto. Our landline (905) 321-6743 is available and all NPG team members are available via our individual cell phones. If you are having trouble reaching us, please email Dianne Rintjema @ [drintjema@npgsolutions.ca](mailto:drintjema@npgsolutions.ca). Thank you for working with NPG.

### Summer Office Hours:

Our offices hours are revised for the summer season: From June through to the end of September all NPG office locations will close at noon on Fridays. Thank you.

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Thursday, August 1, 2024 9:40 AM  
**To:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Subject:** ZBA - 4438 Watson Rd. S. - Scrivener  
**Sensitivity:** Confidential

Hi Jesse –

Attached is the draft by-law provided by the applicant (see below). Can you please let me know of any changes that might be required?

Thanks –

Lynne

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Sent:** Wednesday, July 31, 2024 2:34 PM  
**To:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: uploads to application  
**Sensitivity:** Confidential

Hi Lynne  
Please see the attached. Please let me know if it is acceptable, and if anything else is required.

Thanks, Tom

**Tom Woodcock, Ph.D.**  
Planning Ecologist  
**rare Charitable Research Reserve**  
1679 Blair Road, Cambridge ON N3H 4R8  
phone: 519-650-9336 x121 fax: 519-650-5923  
email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)  
website: [raresites.org](http://raresites.org)

I live and work on Anishinaabe & Haudenosaunee territory

 Please consider the environment before printing this email.

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## **REPORT PD-2024-010**

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TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Justine Brotherston, Interim Municipal Clerk

MEETING DATE: November 27, 2024

SUBJECT: Zoning By-law Amendment Application (D14/SCR)  
Wythe Scrivener  
4438 Watson Road S.  
Public Information Meeting Cover Report  
File: D14/SCR

---

### **Purpose**

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

### **Background**

Council at its meeting on September 11, 2024 deemed the Zoning By-law Amendment Application for 4438 Watson Road S. to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O.Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Application presented to Planning and Development Advisory Committee for comments October 8, 2024
- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on October 30, 2024
- Statutory notice circulated in Wellington Advertiser on October 31, 2024
- Public Information Meeting November 27, 2024

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting and staff tentatively anticipate that this recommendation report will be brought for Council's consideration to the December 18, 2024 Council meeting.

**Financial Implications**

None

**Applicable Legislation and Requirements**

County of Wellington Official Plan  
Township of Puslinch Zoning By-law 2018-023  
*Planning Act, R.S.O. 1990, as amended*

**Attachments**

Schedule "A" – 4438 Watson Road S. Public Information Meeting Report prepared by NPG Planning Solutions

**Respectfully submitted,**

**Reviewed by:**

---

**Justine Brotherston,  
Interim Municipal Clerk**

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**Courtenay Hoytfox,  
Interim CAO**



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Planning Report for the Township of Puslinch  
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO  
Township of Puslinch

From: Jesse Auspitz, Principal Planner  
NPG Planning Solutions Inc.

Subject: Public Meeting - Scrivener  
Zoning By-law Amendment Application S14-SCR  
PUSLINCH CON 9 PT LOTS 21; AND 22  
4438 Watson Rd. S, Puslinch

Attachments: 1 - Aerial Map of Subject Lands  
2 - Sketch Provided by Applicant  
3. Draft Zoning By-law by Applicant

## **SUMMARY**

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The purpose of the Application for Zoning By-law Amendment (the “Application”) is to rezone the Subject Lands from Agricultural Zone (A) and Natural Environment Zone (NE) to site-specific Agricultural Zone A (spXX) and to site-specific Natural Environment Zone NE (spXX).

The Application is required to fulfill conditions of Consent Application B28-24 to convey 38.9 hectares of land (Part 2) to a charitable land trust to be used for conservation purposes, with the retained 7.51 hectares of land (Part 1) are proposed to be used for rural residential purposes.

The proposed Zoning By-law Amendment would prohibit the construction of a new dwelling or accessory building on Part 2, except for an existing frame building presently used for tool storage.

A site-specific exemption is also required for an existing accessory building on Part 1 that exceeds the maximum permitted height.

A Public Meeting is scheduled for November 27<sup>th</sup>, 2024. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment S14-SCR be received for information.

## INTRODUCTION

The Subject Lands are a corner lot located southwest of Watson Road South and southeast of Wellington Road 34 in the Township of Puslinch. The Subject Lands are approximately 46.4 hectares in size and irregular in shape. Environmental and hazards features exist on the Subject Lands including Flood Plain, Wetlands, Provincially Significant Wetlands, Significant Wooded Area, Watercourses, Waterbodies and Environmentally Sensitive Areas.

Part 2 is approximately 38.9 hectares in size with street frontage of 74.01 metres along Watson Road South and 599.26 metres along Wellington Road 34. Part 2 is in part in agricultural production and vacant of buildings and structures, except for a frame building that is being used for tool storage.

Part 1 is approximately 7.51 hectares in size with 304.46 m of frontage along Watson Road South, and a depth of 301.75 m metres. Located on Part 1 are one (1) single-detached dwelling, two (2) metal clad buildings and one (1) septic bed.

The surrounding land uses consist primarily of agricultural, rural residential land, and extractive industrial uses. Two properties, 4470 Watson Road South and 7719 Wellington County Rd 34, located north-east of the Subject Lands, contain dwellings located less than 30 metres from Part 2. A private waterski lake owned by Summerski and an aggregate pit (Aberfoyle Pit 2) owned by Dufferin Aggregates, A Division of CRH Canada Group Inc., are located south of the Subject Lands. An aerial of the property is included as Attachment 1.

## PURPOSE

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The Application is required to fulfill conditions of Consent Application B28-24 to facilitate the conveyance of Part 2 to **rare** Charitable Research Reserve (**rare**). **rare** is an urban

land trust and environmental institute based in Cambridge, Ontario. **rare** protects and stewards over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County. **rare** has the goal to bring more lands of high ecological significance under its umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, protecting lands intact and in perpetuity.

The Application proposes to amend the Township of Puslinch Comprehensive Zoning By-law Number 023-18 (the “Puslinch Zoning By-law”) to rezone the Subject Lands from Agricultural Zone (A) and Natural Environment Zone (NE) to site-specific Agricultural Zone A (spXX) and to site-specific Natural Environment Zone NE (spXX).

Part 2 presently zoned a mix of Agricultural Zone (A) and Natural Environment Zone (NE) would be rezoned in its entirety to site-specific Natural Environment Zone NE (spXX). The Natural Environment Zone (NE) permits Agricultural Use, Boat House, Boat Dock, Conservation Use, and Public Park. The proposed Zoning By-law Amendment would prohibit the construction of a new dwelling or accessory building on Part 2, except for an existing frame building that is being used for tool storage. No new development is proposed on Part 2, except for the potential improvement to a small parking area or driveway at the entrance to allow off-street access to the Subject Lands.

The portion of Part 1 not impacted by natural heritage features is proposed to be rezoned to site-specific Agricultural Zone A (spXX). Table 4.1 under Section 4.4.2 of the Township Zoning By-law states that the maximum permitted height of an accessory building on an Agricultural Zone with a lot area greater than one (1) hectare is seven (7) metres. The Application would recognize the height of the existing workshop being ten (10) metres.

## REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Drinking water source protection screening form, prepared by Tom Woodcock dated November 30, 2023
- Environmental Impact Statement for Land Severance, prepared by **rare** Charitable Research Reserve dated January 15, 2024
- Planning Justification Report for Zoning Amendment, prepared by **rare** Charitable Research Reserve dated January 15, 2024
- Survey Sketch prepared by J.D. Barnes Limited dated January 15, 2024, revised June 26, 2024
- Draft By-law dated July 31, 2024

## POLICY AND LEGISLATIVE FRAMEWORK

### Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the Planning Act. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

### Provincial and County Policies

The Subject Lands are within a Rural Area and are considered to be Rural Lands as per the Provincial Policy Statement, 2024 (the “PPS”). The Subject Lands are designated Secondary Agricultural, Core Greenlands and Greenlands, and contain a watercourse as per Schedule B7 of the County Official Plan.

The following policies apply:

#### **Provincial Policy Statement (2024)**

##### 2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*

- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) conserving biodiversity and considering the ecological benefits provided by nature...*

##### 2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- g) other rural land uses.*

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

#### 4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

4. Development and site alteration shall not be permitted in:

a) significant wetlands in Ecoregions 5E, 6E and 7E1; and

5. Development and site alteration shall not be permitted in:

b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

9. Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.

#### 5.2 Natural Hazards

2. Development shall generally be directed to areas outside of:

b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards...

### **County of Wellington Official Plan (Last Updated July 2024)**

#### 2.2 Our Commitment to the Future

Over the next twenty years County Council commits to pursue planning policies which achieve the following objectives:

2.2.15 Protect, restore or, where feasible, improve the diversity, connectivity and ecological functions of natural heritage features and areas such as wetlands, environmentally sensitive areas, streams and valley lands, woodlands, areas of natural and scientific interest, discharge and recharge areas and other open space areas;



*2.2.16 Support the creation of partnerships among landowners, community groups and government which promote or undertake land stewardship activities.*

*2.2.18 Promote a natural heritage systems approach to watershed management that includes protecting the County's Greenlands System and public health and safety.*

## Part 5 The Greenlands System

### 5.1 Defined:

*The Greenlands System is intended to include those features and areas which are part of Wellington's natural heritage or areas in which natural or human-made conditions may pose a threat to public safety. These often inter-related areas include:*

- *wetlands*
- *environmentally sensitive areas*
- *streams and valley lands*
- *ponds, lakes and reservoirs*
- *areas of natural and scientific interest*
- *woodlands*
- *fish and wildlife habitat*
- *flood plains and hazardous lands*
- *threatened or endangered species*

### 5.4 Core Greenlands

*Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the "Core" Greenlands designations and include:*

- *provincially significant wetlands;*
- *all other wetlands;*
- *habitat of endangered or threatened species and fish habitat; and*
- *hazardous lands.*

## 5.6 Development Control

### 5.6.1 Permitted Uses

*Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements. In other Core Greenlands areas, and in Greenlands areas, permitted uses and activities may include:*

- a) agriculture;*
- b) existing uses;*
- c) conservation;*
- d) forestry;*
- e) aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning, licensing and the policies of this Plan;*
- f) open space; and*
- g) passive recreation.*

*Other uses permitted in the applicable adjacent or underlying designations may be permitted.*

### 5.6.2 Development Impacts

*The County will encourage the restoration or enhancement of the natural heritage system in accordance with the following:*

- In areas not undergoing significant development, particularly agricultural and rural areas, stewardship initiatives will be the main means to maintain, restore or, where possible, improve linkages and connectivity.*

## 5.7 Restoration and Enhancement

*While the majority of the County policy framework is focused on protecting natural heritage features from development and site alteration, the County also supports restoration and enhancement of the natural heritage system. The development control process can provide a means to identify opportunities for restoration and enhancement where development activities are taking place.*

*The Rural System is by far the largest land area of the County and this area is not normally undergoing development. The County believes that the most effective way to restore and enhance the natural heritage system in these areas lies in stewardship initiatives. These initiatives normally involve partnerships with willing landowners to identify and make improvements.*

## 6.0 The Rural System

### 6.1 Defined

*The Rural System is primarily natural resource land and some other uses typically found in nonurban areas.*

*The Rural System includes:*

- *secondary agricultural areas*

### 6.2 Purpose

- *The Rural System, for the most part, is a relatively stable part of the County landscape devoted to economic activities based on natural resources.*
- *The Rural System policies are intended to maintain the essential character of these areas and to ensure that the economic activities and employment opportunities which depend on Wellington's natural resources are maintained and enhanced.*
- *The Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated.*

## 6.5 Secondary Agricultural Areas

### 6.5.1 Defined

*Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.*

### 6.5.7 Minimum Distance Formula (MDS)

*The provincial minimum distance formula will be applied to new land uses, lot creation and new or expanding livestock facilities.*

## 10.2 Greenland System

### 10.2.1 New Lots Restricted

*New lots will not be allowed within the Greenlands System unless:*

*c) the lot is for conservation purposes which provide an overall benefit to the environment;*

*d) there will be no negative impacts on natural features or their ecological functions.*

### **10.2.2 Environmental Impact Studies**

*Where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation.*

### **13.3 Zoning By-laws**

*Zoning by-laws currently cover all lands in Wellington County. Zoning by-laws will be one of the most important means whereby this Plan is implemented.*

*Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.*

*Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.*

### **Zoning By-law 023-18**

According to Schedule 'A' of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural Zone (A) and Natural Environment Zone (NE) with an Environmental Protection Overlay. The applicant is proposing to rezone Part 2 to site-specific Natural Environment Zone NE (spXX) for the purpose of ensuring that no dwelling or accessory structures shall be permitted except for the existing frame building presently used for tool storage.

The portion of Part 1 not impacted by natural heritage features is proposed to be rezoned to site-specific Agricultural Zone A (spXX). Table 4.1 under Section 4.4.2 of the Township Zoning By-law states that the maximum permitted height of an accessory building on an Agricultural Zone with a lot area greater than one (1) hectare is seven (7) metres. The Application would recognize the height of the existing workshop being ten (10) metres.

## **REVIEW COMMENTS**

### **Township Comments:**

Township of Puslinch Building Department – No outstanding concerns.

Township of Puslinch Fire Department – No outstanding concerns.

Township of Puslinch By-law Enforcement – No outstanding concerns.

Hydrogeology – No outstanding concerns.

Township of Puslinch Public Works – No outstanding concerns.

Engineering (GEI Consultants Canada Ltd.) - No outstanding concerns.

Groundwater Environmental Management Services Inc. (GEMS) - No outstanding concerns.

### **County Comments:**

County of Wellington Planning and Development Department – No outstanding concerns. County Planning Staff suggest that the Township may want to consider a site-specific zoning provision to the Agricultural zone indicating no residential dwelling is permitted (similar to a surplus farm rezoning) rather than rezoning the land entirely to Natural Environment.

Wellington Source Water Protection – No outstanding concerns.

### **Agency Comments:**

Grand River Conservation Authority – No outstanding concerns.

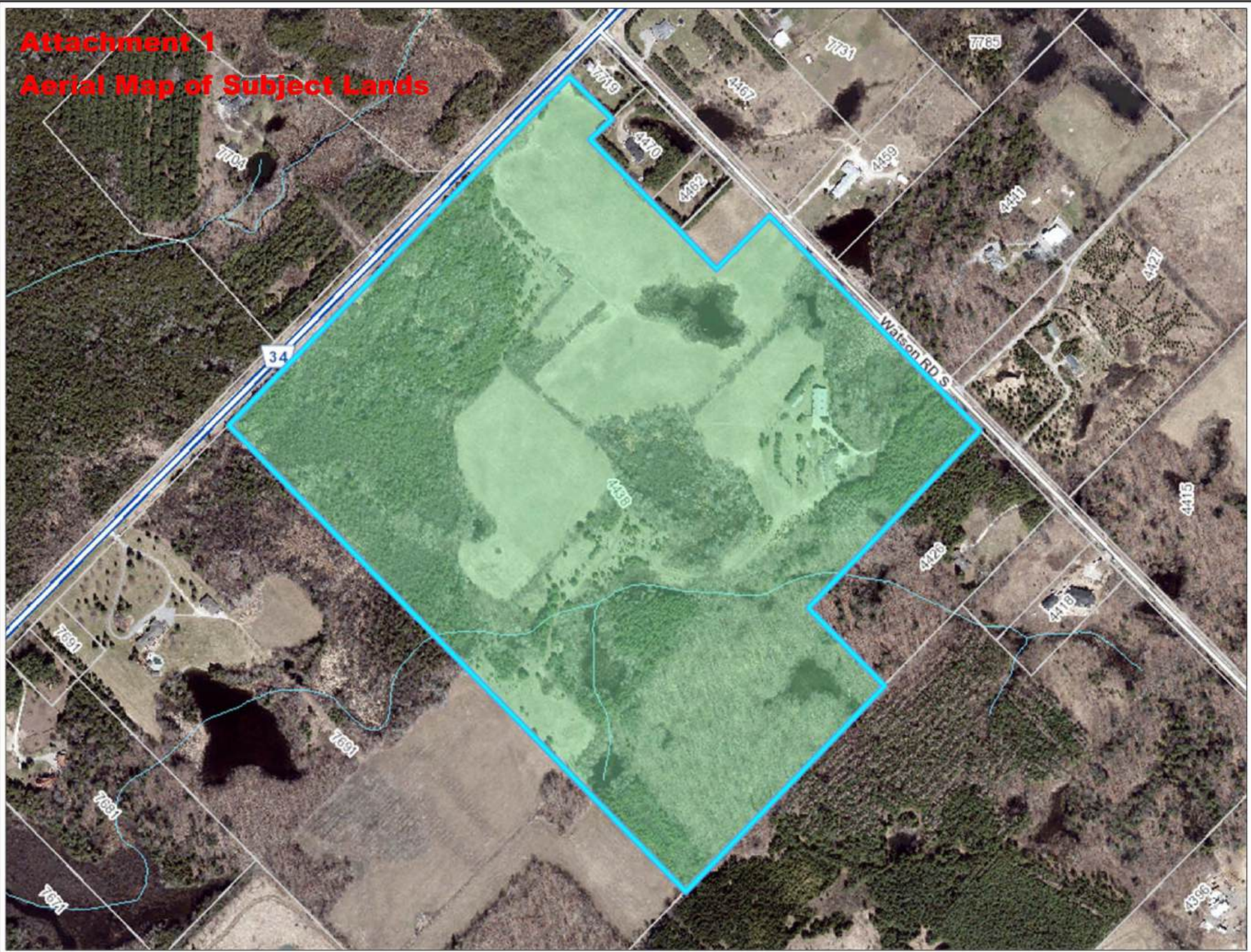
**Planning Development Advisory Committee (PDAC) Comments:** One question was raised regarding the type of scientific research that would be conducted on the property. The Applicant, Tom Woodcock indicated that research is environmental and ecological in nature such as soil, archaeological and restoration research.

### **NEXT STEPS**

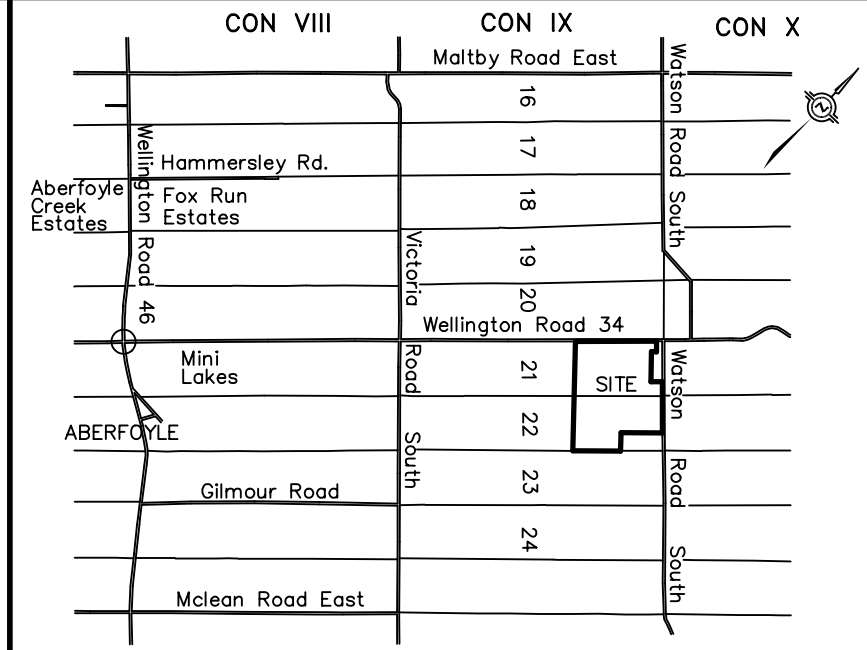
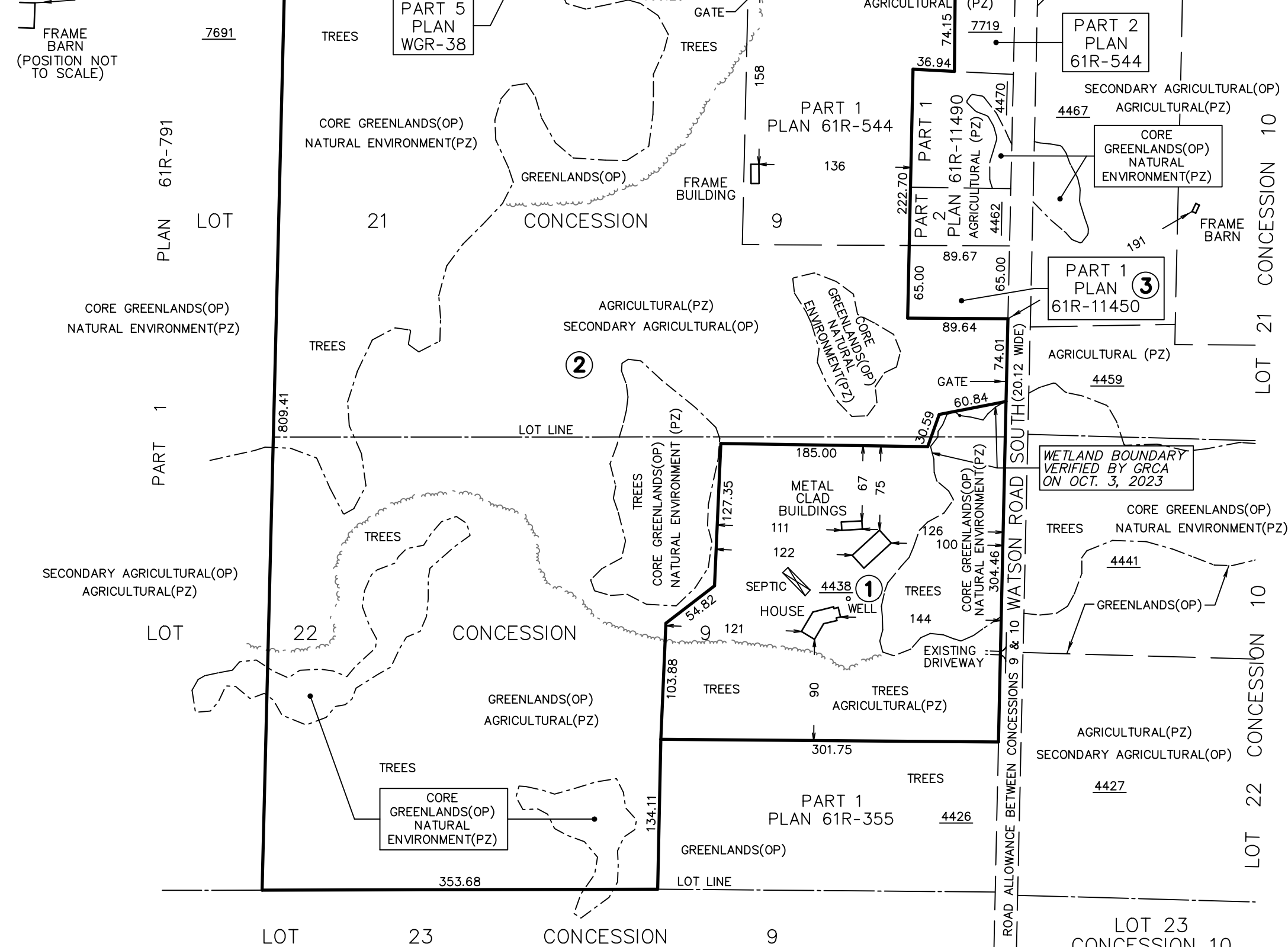
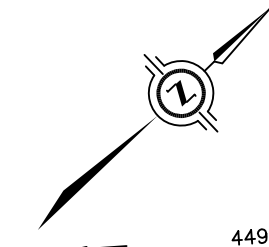
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- Our Recommendation Report is tentatively scheduled to be presented at the December 18, 2024 Council Meeting.

**Attachment 1**  
**Aerial Map of Subject Lands**



TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

**SKETCH**  
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED  
 © COPYRIGHT 2023

- ① DENOTES LANDS TO BE RETAINED (AREA = 7.51 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

**NOTES & LEGEND**

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.  
 ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.  
 BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

7387 DENOTES MUNICIPAL ADDRESS  
 GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY  
 OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN  
 PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW  
 - - - - DENOTES GRCA WETLAND LIMITS

REVISED JUNE 26, 2024

**J.D. BARNES LIMITED**  
 SURVEYING MAPPING GIS  
 LAND INFORMATION SPECIALISTS  
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1  
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
JAN. 15, 2024	DATE
JAN. 15, 2024	DATE
	Ref. No.
23-14-044-00	

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 PLOTTED 6/26/2024

**A By-law to amend  
TOWNSHIP OF PUSLINCH  
Comprehensive Zoning By-Law No. 023-18  
Consolidated 2021**

**Pt Lots 21 & 22, Con 9 as in RO758825 Save & Except Pt 1,  
61R11450; Township of Puslinch  
(part of 4438 Watson Rd. S.)**

**WHEREAS** the Council of the Corporation of the Township of Puslinch deems it expedient to enact this By-law to amend Zoning By-law Number 023-18;

**AND WHEREAS** Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1. That Zoning By-law Number 023-18, Section 14.0 Site-Specific Special Provisions, is hereby amended to add item #XX as follows:
  - a) That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted except for the existing unserviced frame building on Part 2 used for tool storage.
2. That existing buildings on Part 1 (the Retained Lands), specifically the workshop, with a height of 10m, exceeds the height permitted by Zoning By-law Number 023-18 for an accessory building. This building, legally constructed prior to adoption of Zoning By-law Number 023-18, is deemed in compliance (see Schedule "B" Summary of Buildings).
3. All other applicable provisions of By-law 023-18 shall continue to apply to the lands affected by this amendment.
4. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

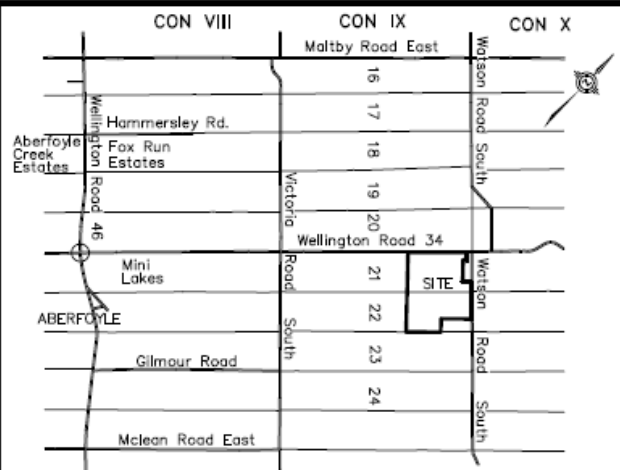
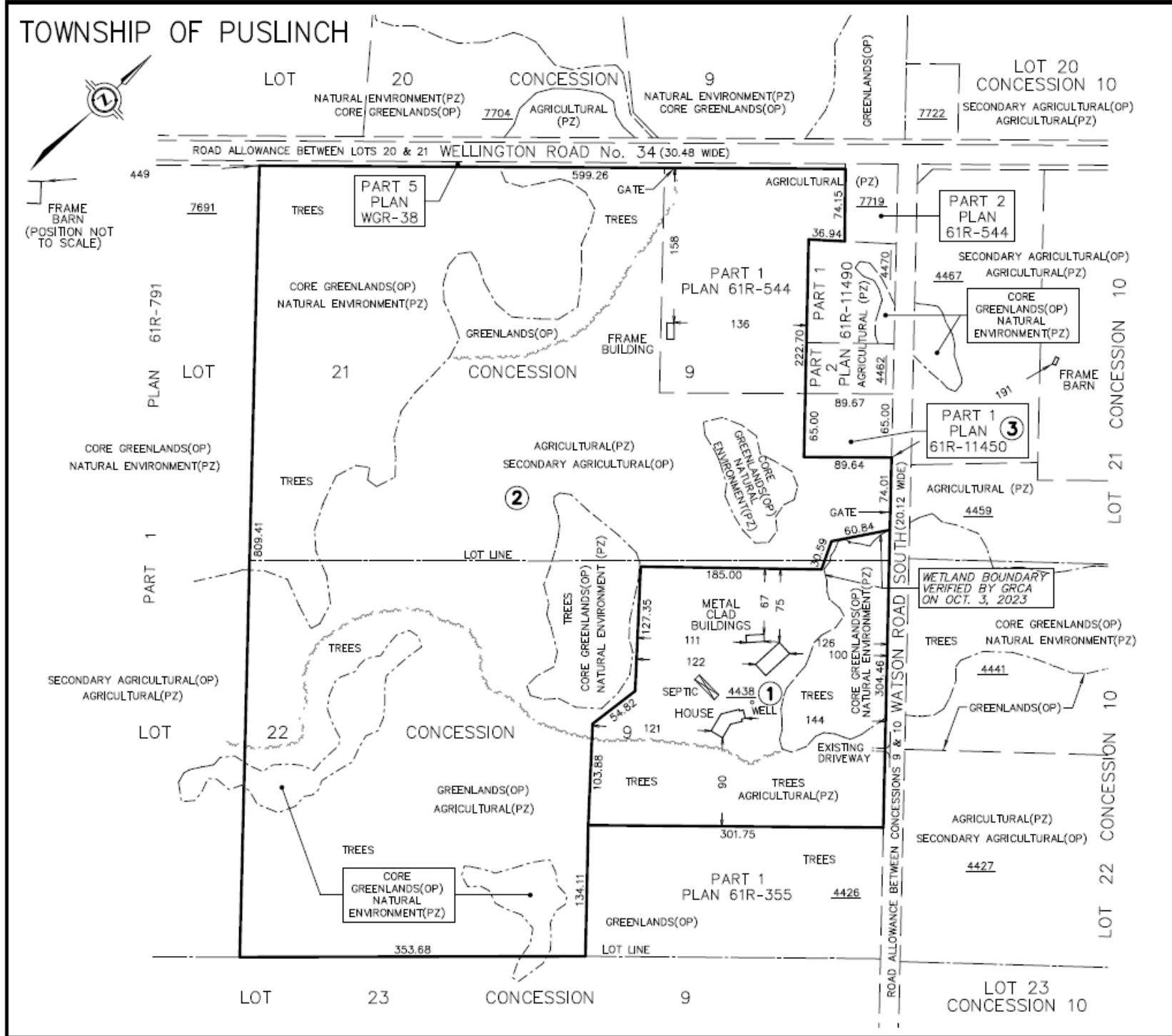


This is Schedule "A" to By-law No. \_\_\_\_\_

Passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_



**SKETCH**  
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000  
0 100 200 300 METRES

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED  
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- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

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ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- - - - DENOTES GRCA WETLAND LIMITS

REVISED JUNE 26, 2024

**J.D. BARNES LIMITED**  
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T: (519) 825-4031 F: (519) 825-1220 www.jdbarnes.com

DM DRAWN  
CHECKED  
JAN. 15, 2024  
JAN. 15, 2024  
Ref. No.  
23-14-044-00

G:\23-14-044\00\Drawing\23-14-044-00.dgn PLOTTED 6/26/2024

This is **Schedule “B”** to By-law No. \_\_\_\_\_

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ .

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

**Summary of Existing Structures**

	Unserviced Barn	Zone NE require	Dwelling	Shed	Workshop	Zone A require	Notes
Parcel	Severed		Retained	Retained	Retained		
Date of Construction	1900 (approx)		2000	2005	1998		construction date of unserviced barn is an estimate
Building Height (meters/feet)	4/13	10/33 (dwelling) 7/23 (accessory)	8/26	4/13	10/33	10/33 (dwelling) 7/23 (accessory)	Workshop (accessory bldg) legally constructed prior to zoning bylaw
Number of Floors	1		2	1	2		
Total Floor Area (square meters/feet)	135/1450	n/a	539/580 0	137/147 5	830/8930	n/a	
Ground Floor Area (square meters/feet)	135/1450	n/a	270/290 0	137/147 5	416/4477	n/a	excluding basements/ garage in dwelling
Total Area (hectares)	38.9	n/a	7.51			>4.0 hectares	shared by all structures on retained lot
<b>Distance from closest point on structure to:</b>							
Front lot line (meters/feet)	129/423	10m	137/450	147/482	96.7/317	10m	
North Side lot line (meters/feet)	160/525	6m	137/450	116/381	77.6/255	6m	
South side lot line (meters/feet)	228/748	6m	81.3/267	123/404	114/374	6m	
Rear lot line (meters/feet)	423/1388	2m	63.8/209	81.8/268	116/381	7.5m	
Lot Frontage (meters/feet)	599/1965	n/a	304/997			120m	
Percentage lot coverage	0.0003	0.013	2.03%			<30%	shared by all structures on retained lot
Number of parking spaces	0	n/a	20+			2	shared by all structures on retained lot
Number of loading spaces	0	n/a	0	0	0	n/a	n/a

Compliant with Zoning By-law Number  
023-18

Not compliant, but legally constructed  
prior to Zoning By-law Number 023-18



### Comment Summary – 4438 Watson Road S.

<b>Consultant</b>	<b>Comments</b>
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	As this land severance has no proposed development on either parcel, we have no comments from a hydrogeological perspective.
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	Assuming the shed on the property does not have livestock, I have no concerns from building perspective.
Township of Puslinch By-law Enforcement	No comments or concerns at this time
Township of Puslinch Public Works – Mike Fowler	No comments provided
Source Water	See letter attached
GRCA	See letter attached



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo L. Salis, BES, M.Sc. MCIP, RPP Director of Planning and Development

TEL: (519) 837-2600 ext. 2064

EMAIL: zachary@wellington.ca

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

December 12<sup>th</sup>, 2023

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Dear Ms. Lynne Banks:

**Re: Pre-consultation Request – 4438 Watson Rd S – Conservation use severance**

---

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, we have reviewed the following submitted items:

- Map provided by Rare Charitable Research Reserve

Based on our review of the above information, and in our capacity as the Township's Planning consultants, we offer the following planning comments for consideration:

The property is designated as Secondary Agricultural, Greenlands and Core Greenlands in the County of Wellington Official Plan. Identified features include Significant Wooded Area, Wetlands, Provincially Significant Wetlands, Environmentally Sensitive Area. The property is in the Paris-Galt Moraine Policy Area.

### ***Proposal***

The applicant is proposing to sever ~97.3 ac (39.3 ha) for Environmental Protection Use. The lands would be transferred to Rare Charitable Research Reserve. The retained lands are proposed to be ~16.3 ac (6.6 ha) and would remain in residential/agricultural use. Staff note a residential severance was created in approximately 2010 at the North corner of the property.

The property is zoned Agricultural, Natural Environment and Environmental Overlay.

### ***Planning Comments***

Severances in the Greenlands System and Secondary Agricultural areas are restricted. A new lot may be permitted in the Greenlands System if the lot is for conservation purposes which provide an overall benefit to the environment. Staff would request the applicant complete an environmental assessment outlining the features on the site and how they are proposed to be protected/enhanced. Further, staff would recommend a rezoning be applied for to limit the development of a residential dwelling, or other uses on the lot, and could include expanding the Natural Environment Zone to protect additional features identified in the environmental assessment.



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo L. Salis, BES, M.Sc. MCIP, RPP Director of Planning and Development

TEL: (519) 837-2600 ext. 2064

EMAIL: zacharyp@wellington.ca

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

Staff would recommend the applicant look at reducing the size of the retained residential parcel, generally residential lots in the County are between 1-2 acres in size. Additionally, staff would recommend the consent be applied for prior to filing a zoning amendment.

### ***Submission Requirements***

Regarding application requirements for the zoning amendment; staff would require an Environmental Assessment and Planning Justification Report from the applicant.

I trust these comments will be of assistance if you have questions, please contact the County of Wellington Planning and Development Department.

Yours truly,

A black rectangular redaction box covering the signature of the sender.

Zach Prince, RPP MCIP  
Senior Planner



November 29, 2023  
Our File: 123006-034

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Development Review Request  
4438 Watson Road South  
Township of Puslinch

Dear Ms. Banks,

Following our review of the pre-consultation submission documents received on November 23, 2023, we are providing comments related to a future Zoning By-law Amendment (ZBA) application for the subject lands located at 4438 Watson Road South in the Township of Puslinch. It is our understanding that the current owner is looking to sever conservation land from their property and designate it as Natural Environment.

In support of the identification of the engineering requirements for future ZBA application, the following documents were received and reviewed:

- Development Review Meeting Request, by Tom Woodcock.
- Image of subject property and proposed retained parcel, dated November 22, 2023.

Therefore, we provide the following requirements in support of future ZBA application:

- **GRCA Review;** the applicant is to provide GRCA comments to Township.

The subject lands contain watercourses, waterbodies and wetlands regulated by the GRCA. Designation of the severed lands as Natural Environment may hinder future development of surrounding areas by limiting legal outlets for stormwater.

From an engineering perspective, we do not have any other comments with respect to the Zoning By-Law Amendment application.

If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING

Per:

A black rectangular redaction box covering the signature of Parth Lad.

Parth Lad, E.I.T.  
Technical Specialist

A black rectangular redaction box covering the signature of Steve Conway.

Steve Conway, C.E.T., rcsi, PMP  
Branch Manager, Senior Project Manager

November 29, 2023

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Attn: Justine Brotherston

**Re: Pre-consultation Process Request for Zoning By-law Amendment 4438 Watson Road South, Puslinch**  
**Project #: 21-1227**

---

## 1.0 Introduction & Background

Groundwater Environmental Management Services Inc. (GEMS) understands that a request has been received regarding the proposed Zoning By-law Amendment for the severance of conservation land from the owners dwelling to donate it to the Agent's organization, a charitable land trust, to protect and steward in perpetuity as open space and wildlife habitat. The proposed severed portion of land will be rezoned to 'Natural Environment' (NE), assuming the approval of retention of an existing unserviced shed. The parcel of land in question is located at 4438 Watson Road South, Puslinch, Ontario.

To better understand the current site background and request, the following documents were reviewed:

- County of Wellington- Interactive Zoning Map
- Wythe Scrivener – Development Review Meeting Request for Zoning By-law Amendment -4438 Watson Road South, Puslinch – Dated November 21, 2023.
- Figure 1 – Subject Property Map – Charitable Research Reserve - 4438 Watson Road South, Puslinch – Dated November 22, 2023.
- Township of Puslinch – Comprehensive Zoning By-law No. 023-18. May 2021.

## 2.0 Review Results

As noted in the Development Review Meeting Request, a Zoning By-law Amendment is proposed to sever land from the owners' dwelling to be donated to a charitable land trust called rare Charitable Research Reserve, to steward and protect in perpetuity as open space and wildlife habitat. The amendment proposes the removal of approximately 97.3 acres from the existing subject property to be donated to the land trust and be re-zoned as 'Natural Environment' (NE), with approximately 16.3 acres retained by the property



owner. As per the County of Wellington Interactive Zoning Map, the subject site is currently designated as 'Agricultural' with multiple pockets of 'Natural Environment' which has the 'Environmental Protection Overlay'. As per the Township of Puslinch Zoning By-law No. 023-18, the 'Environmental Protection Overlay' corresponds to the Greenlands designation in the County Official Plan and indicates that a physical feature is present that may require further review or permissions prior to development approvals or issuance of building permit.

Notably, there are natural heritage features throughout the parcel with multiple pockets of Provincially Significant Wetland (PSW) and Unevaluated Woodland complex within the property proposed for severance, as well as retained parcel (MNRF Make a Map: Natural Heritage Areas). Additionally, multiple Species at Risk (SAR) were found within the MNRF Make a Map: Natural Heritage Areas NHIC Report. The site falls within zone 17NJ7016, 17NJ7116, and 17NJ7115 and includes species listed as special concern and threatened.

The rare Charitable Research Reserve acquires and stewards natural lands for the benefit of conservation, education, and research within the Waterloo-Wellington area; and currently owns a total of seven properties. Given the amount of land within the parcel that is designated as a PSW, land currently zoned as 'Natural Environment', 'Environmental Protection Overlay' and SAR in the area it is concluded that the proposed Zoning By-law Amendment to rezone the severed portion to 'Natural Environment' would have a net positive impact on the land and associated SAR that may be present on the property.

### **3.0 Limitations**

Groundwater Environmental Management Services Inc. (GEMS) has prepared this report for our client and its agents exclusively. GEMS accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use presently; the report should not be used without GEMS review/approval. No warranty, expressed or implied, is made.

## 4.0 Closing

We trust this information will meet your current requirements. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Yours truly,  
**Groundwater Environmental Management Services Inc.**

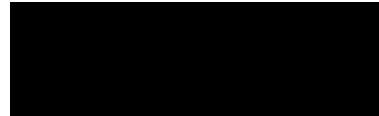
Prepared by:



---

Kent Johnstone, B.A., CAN-CISEC, EPT  
Ecologist

Reviewed by:



---

Danny McIsaac, B.Sc., MSc  
Ecologist/Project Manager

## Pre-Consultation Form

### Section 1: Property and Application Information

Property Address: 4438 Watson Road South

Application Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Official Plan Amendment            | <input type="checkbox"/> Plan of Subdivision |
| <input checked="" type="checkbox"/> Zoning By-law Amendment | <input type="checkbox"/> Plan of Condominium |
| <input type="checkbox"/> Minor Variance                     | Specify type: _____                          |
| <input type="checkbox"/> Consent                            | <input type="checkbox"/> Building permit     |
| <input type="checkbox"/> Site Plan                          |  |

### Section 2: Documentation to be provided by the Risk Management Office

	Current Application	Future Application (may apply)	Not Applicable
Section 59 Notice	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Section 3: Documentation to be provided by the owner or their agents

	Current Application	Future Application (may apply)	Not Applicable
Appendix A: Contact & Proposal Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking Water Threats Disclosure Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Liquid Fuel Handling/storage and Spill Response Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Winter Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical/ Waste Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hydrogeological Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Balance Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recharge Infiltration Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Functional Service Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase 1 and/or Phase 2 Environmental Assessments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see Appendix B for required documentation descriptions.

#### Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA  A  B  C  D  Q      Score  2  4  6  8  10

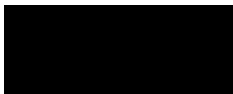
Issue Contributing Area (ICA):  None  Chloride  Trichloroethylene  Nitrate  Sodium

Significant Groundwater Recharge Area:  Yes  No

Highly Vulnerable Aquifer:  Yes  No

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,



December 5, 2023

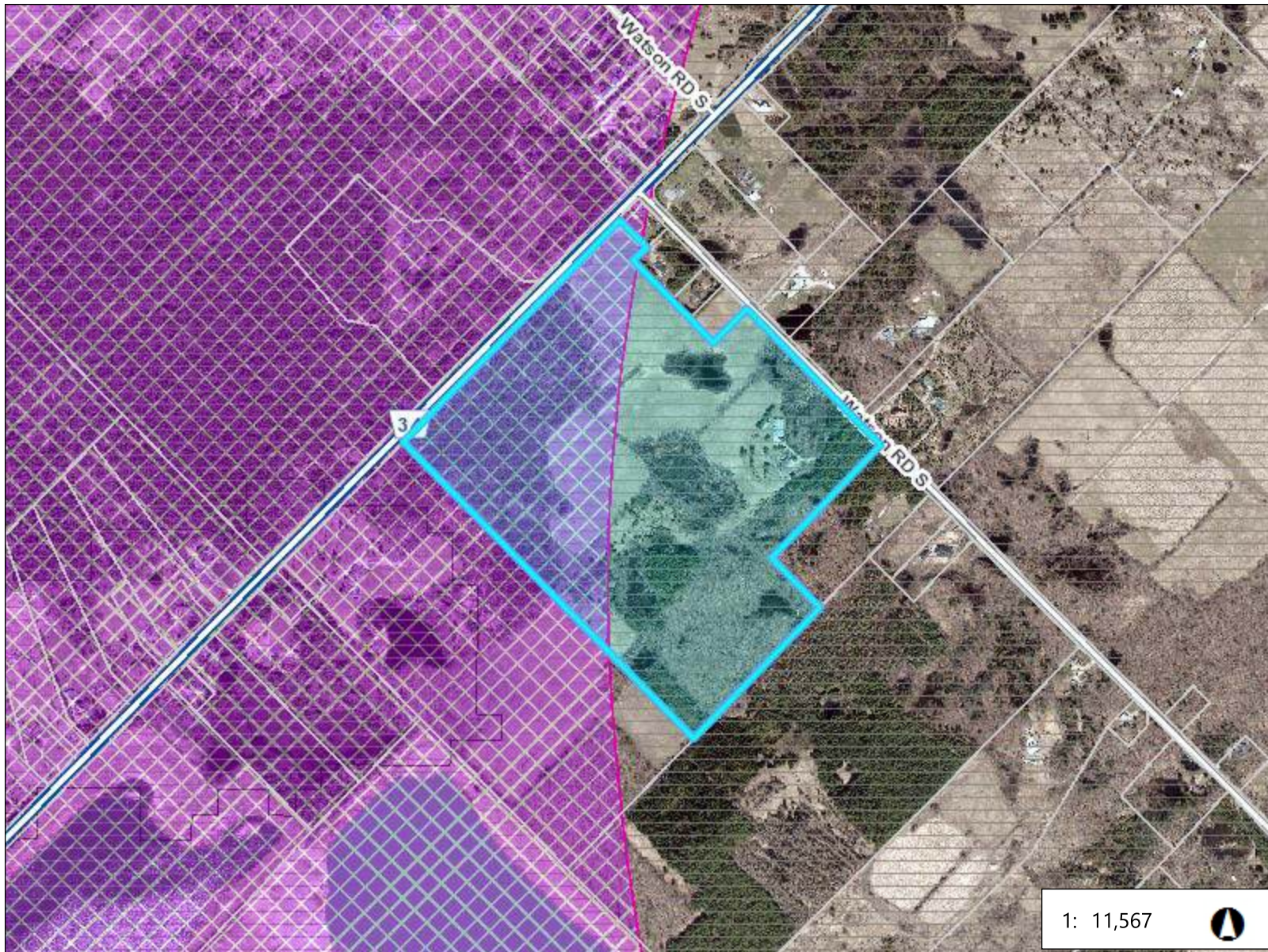
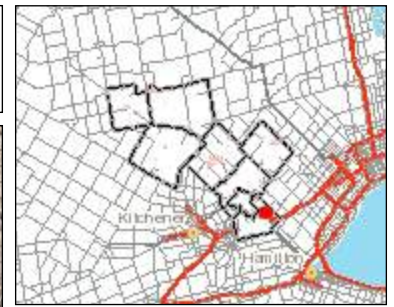
Kim Funk  
Source Protection Coordinator  
519-846-9691 ext. 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)

Attachment: WHPA Map(s)

Resources:

- [Appendix A: Contact & Proposal Information](#)
- [Appendix B: Source Water Protection required document descriptions](#)
- [Appendix C: Guidance documents](#)
- [Appendix D: Water Balance Terms of Reference](#)

*Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements.*



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary
- WHPA Q1\_Q2**
  - Approved
  - Draft
- SGRA
- RoadsLookup

1: 11,567

0.6 0 0.29 0.6 Kilometers



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



December 5, 2023  
Via email

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re: Pre-Consultation Request**  
4438 Watson Road South, Township of Puslinch  
Owner – Wythe Scrivener  
Agent – Tom Woodcock

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted pre-consultation request for 4438 Watson Road South in the Township of Puslinch. It is understood that the applicant wishes to sever conservation land from their dwelling and donate it to a charitable land trust. It is anticipated that a Zoning By-law Amendment will be a condition of a severance application to be submitted to the County of Wellington.

### **GRCA Comments**

Information available at this office indicates that most of the property is regulated by the GRCA due to the presence of the Mill Creek Puslinch Provincially Significant Wetland (PSW) Complex, watercourse/waterbody, floodplain, and the regulated allowance to these features. GRCA regulated areas mapping has been appended to this letter. Proposed development or site alteration within GRCA regulated area will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

1. It is the understanding of the GRCA that a wetland delineation was completed in the fall of 2023 for the wetland segment adjacent Watson Road South. The wetland limits have been confirmed in the field by GRCA ecologists. The GRCA requests that the confirmed wetland boundary be surveyed, and that information sent to the GRCA for confirmation. It is further requested that the surveyed wetland boundary be used when submitting for ZBA and Consent applications. It is recommended that proposed new lot lines be located outside of the wetland boundary.
2. The GRCA would not support new development or site alteration within the wetland or floodplain on the property. Proposed development or site alteration may necessitate the completion of an Environmental Impact Study (EIS) to demonstrate no negative impacts to the wetland as a result of potential development.

Should you have any questions, please contact me at 519-621-2236, or [clorenz@grandriver.ca](mailto:clorenz@grandriver.ca).

Sincerely,



Chris Lorenz, M.Sc.  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



4438 Watson Road South,  
Puslinch

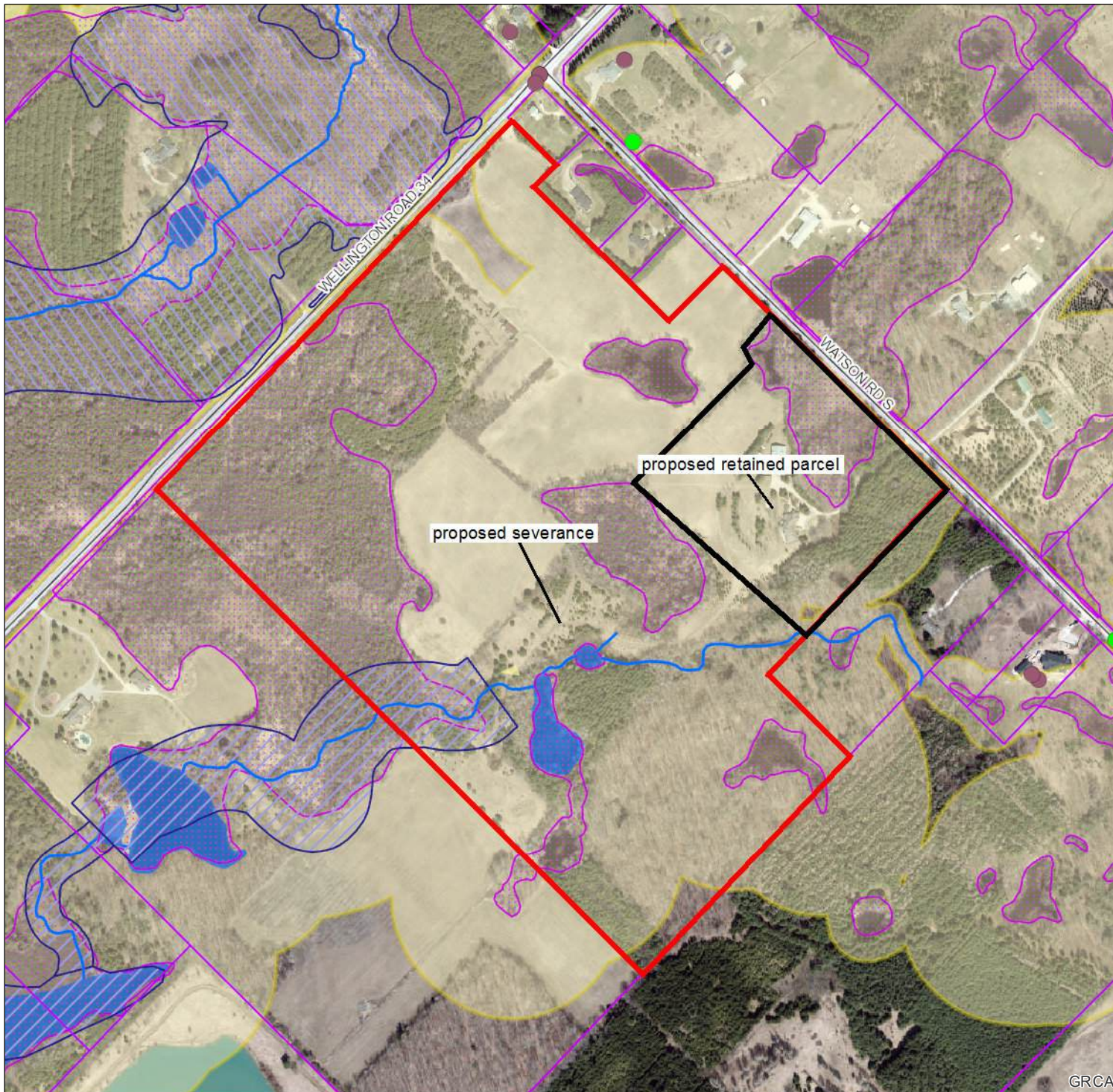
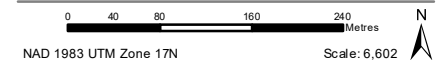


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>







**Comment Summary – 2<sup>nd</sup> Submission - 4438 Watson Road S.**

<b>Consultant</b>	<b>Comments</b>
County of Wellington Planning	See letter attached
GM Blue Plan	n/a
Hydrogeologist Comments	n/a
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	n/a
Township of Puslinch Building Department – Andrew Hartholt, CBO	n/a
Township of Puslinch By-law Enforcement	n/a
Township of Puslinch Public Works – Mike Fowler	n/a
Source Water	See letter attached
GRCA	See letter attached



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR  
TEL: 519.837.2600  
TEL: 1.800.663.0750  
FAX: 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ON N1H 3T9

February 27, 2024

Courtenay Hoytfox  
CAO (Acting)  
Township of Puslinch  
7404 Wellington Rd 34  
Puslinch, ON N0B 2J0

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – 2<sup>nd</sup> Submission Comments  
Wythe and Rosemary Scrivener and Rare Charitable Trust  
4438 Watson Rd S  
Township of Puslinch**

---

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application (2nd Submission). These comments are provided based on a review of the following:

**Reports Submitted:**

- Environmental Impact Statement for Land Severance, prepared by rare Charitable Research Reserve, dated January 15, 2024
- Concept Sketch for severance application, prepared by J. D. Barnes Ltd., dated January 15, 2024
- Planning Justification Report for Zoning Amendment, prepared by rare Charitable Research Reserve, dated January 15, 2024

**Proposed Use**

It is acknowledged that a severance application is proposed prior to application of the Zoning Bylaw Amendment (ZBA). The severance application proposes to sever 97.3 ac (39.3 ha) for Environmental Protection Use. The lands would be transferred to Rare Charitable Research Reserve. The retained lands are proposed to be 16.3 ac (6.6 ha) and would remain in residential/agricultural use.

The intent of the ZBA application is to rezone the proposed severed parcel of the subject property from Agricultural (A) Zone to Natural Environment Site Specific (NE-xx) Zone and Natural Environment Zone to Natural Environment Site Specific (NE-xx) Zone to prohibit future development. Please provide a draft by-law as a part of the application.

**Planning Comments:**

1. Based on a review of the additional information submitted, we acknowledge the following:
  - a. The applicant has provided a planning justification report and an Environmental Impact Statement for the proposed severance.

- b. The applicant has provided a site plan and has identified the retained parcel is proposed to be accessed by Watson Rd S and Wellington Rd 34.
- i. Please identify the existing buildings on the retained parcel with their area, height, and current and proposed uses.
  - ii. Please provide details of additional uses and buildings proposed.
  - iii. Given the intent is to have the property accessed by the public, please provide details for the proposed parking in compliance with Section 5 of the Township zoning by-law.

**Additional Comments/Clarification Items:**

Although it appears most of the comments previously made were responded to, we do ask that the above comments be addressed to determine compliance the Zoning By-law. Please ensure that a severance application is submitted to the County of Wellington Land Division Committee.

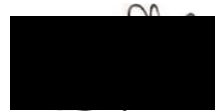
Please provide additional details requested, prior to deeming the proposed ZBA application complete.

We trust that these comments are of assistance and request a response letter addressing all comments to be submitted prior to deeming this application complete.

Yours truly,



Zach Prince, RPP MCIP  
Senior Planner



Asavari Jadhav  
Planner

February 23, 2024

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Attn: Justine Brotherston

**Re: Pre-consultation Process Request for Zoning By-law Amendment 4438 Watson Road South, Puslinch – 2<sup>nd</sup> Submission**  
**Project #: 21-1227**

---

## 1.0 Introduction & Background

Groundwater Environmental Management Services Inc. (GEMS) understands that a request has been received regarding the proposed Zoning By-law Amendment for the severance of conservation land from the owners dwelling to donate it to the Agent's organization, a charitable land trust, to protect and steward in perpetuity as open space and wildlife habitat. The proposed severed portion of land will be rezoned to 'Natural Environment' (NE), assuming the approval of retention of an existing unserviced shed. The parcel of land in question is located at 4438 Watson Road South, Puslinch, Ontario. Notably, this is the 2<sup>nd</sup> review of documents provided by *rare* Charitable Research Reserve supporting the Zoning By-law Amendment application.

To better understand the current site background and request, the following documents were reviewed:

- *rare* Charitable Research Reserve – Planning Justification Report for Zoning Amendment 4438 Watson Rd. S., Puslinch – January 15, 2024
- *rare* Charitable Research Reserve – Environmental Impact Statement for Land Severance 4438 Watson Road South, Township of Puslinch – Second Draft January 15, 2024
- J.D. Barnes Limited – Sketch Prepared for Severance Application #23-14-044-00 – January 15, 2024

## 2.0 Review Results

On December 14, 2023 a Pre-consultation meeting was held to discuss the proposed Zoning By-law Amendment application regarding the parcel of land located at 4438 Watson Road South, Puslinch, Ontario. Prior to the meeting, GEMS provided a review of background information and documents submitted by the owner and *rare* Charitable Research Reserve regarding the property in question. GEMS concluded that given

the amount of land within the parcel that is designated as a PSW, land currently zoned as 'Natural Environment', 'Environmental Protection Overlay' and SAR in the area it is concluded that the proposed Zoning By-law Amendment to rezone the severed portion to 'Natural Environment' would have a net positive impact on the land and associated SAR that may be present on the property.

A Planning Justification Report and Environmental Impact Statement have now been submitted by *rare* Charitable Research Reserve in support of the Zoning By-law Amendment. As noted in the Justification Report:

"The proposed amendment to TOWNSHIP OF PUSLINCH Comprehensive Zoning Bylaw No. 023-18 (consolidated May 2021) to amend the severed portion of PT LOT 21, CON 9, DES AS PT 1, 61R-11450, TWP OF PUSLINCH [Part 2 in Appendix I] from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses."

The Environmental Impact Statement supporting the amendment concludes that there are no anticipated impacts to the associated with the land severance and suggests that "the effects of the severance as described will not contravene regulatory requirements and represents sound environmental planning."

After reviewing the additional documentation submitted supporting the proposed Zoning By-law Amendment, GEMS anticipates that the proposed land severance will have no negative impacts on the property in question and result in a net positive impact on the land and associated SAR that may be present on the property. Should any development on the lot occur in the future, GEMS recommends the completion of a full Environmental Impact Study.

### **3.0 Limitations**

Groundwater Environmental Management Services Inc. (GEMS) has prepared this report for our client and its agents exclusively. GEMS accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use presently; the report should not be used without GEMS review/approval. No warranty, expressed or implied, is made.

#### 4.0 Closing

We trust this information will meet your current requirements. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Yours truly,  
**Groundwater Environmental Management Services Inc.**

Prepared by:



---

Kent Johnstone, B.A., CAN-CISEC, EPT  
Ecologist

Reviewed by:



---

Danny McIsaac, B.Sc., MSc  
Ecologist/Project Manager



02/15/2024

**Memorandum**

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Zach Prince – Senior Planner, Wellington County

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 4438 Watson Rd S, Township of Puslinch  
Zoning By-law Amendment - Preconsultation Submission 2**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

The applicant has submitted a Source Water Protection Drinking Water Threats Screening Form and indicated that no activities are proposed on the property that will be significant drinking water threat. Pursuant to the *Clean Water Act*, there is no Notice required for this proposal. It should be noted that if the nature of the development changes, Section 59 Notices may apply.

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

Feb. 15, 2023

Kim Funk  
Source Protection Coordinator  
519-846-9691 ext 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)



February 22, 2024  
Via email

Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re: Pre-Consultation Request – 2<sup>nd</sup> Submission**  
4438 Watson Road South, Township of Puslinch  
Owner – Wythe Scrivener  
Agent – Tom Woodcock

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted pre-consultation (2<sup>nd</sup> submission) request for 4438 Watson Road South in the Township of Puslinch. It is understood that the applicant wishes to sever conservation land from their dwelling and donate it to a charitable land trust. It is anticipated that a Zoning By-law Amendment will be a condition of a severance application to be submitted to the County of Wellington.

### **GRCA Comments**

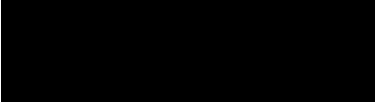
Information available at this office indicates that most of the property is regulated by the GRCA due to the presence of the Mill Creek Puslinch Provincially Significant Wetland (PSW) Complex, watercourse/waterbody, floodplain, and the regulated allowance to these features. GRCA regulated areas mapping has been appended to this letter. Proposed development or site alteration within GRCA regulated area will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

1. It is the understanding of the GRCA that a wetland delineation was completed on October 3<sup>rd</sup>, 2023 for the wetland segment adjacent Watson Road South. The wetland limits have been confirmed in the field by GRCA ecologists. The GRCA requests that the confirmed wetland boundary be surveyed, and that information (i.e., GIS shapefile) sent to the GRCA for confirmation. It is further requested that the surveyed wetland boundary be used when submitting for ZBA and Consent applications. It is recommended that proposed new lot lines be located outside of the wetland boundary.
2. The GRCA would not support new development or site alteration within the wetland or floodplain on the property. Proposed development or site alteration may necessitate the completion of an Environmental Impact Study (EIS) to demonstrate no negative impacts to the wetland as a result of potential development.
3. Please note that the planned future development of a parking lot will require GRCA permit authorization.

Should you have any questions, please contact me at 519-621-2761 ext. 2327, or [vwismer@grandriver.ca](mailto:vwismer@grandriver.ca).

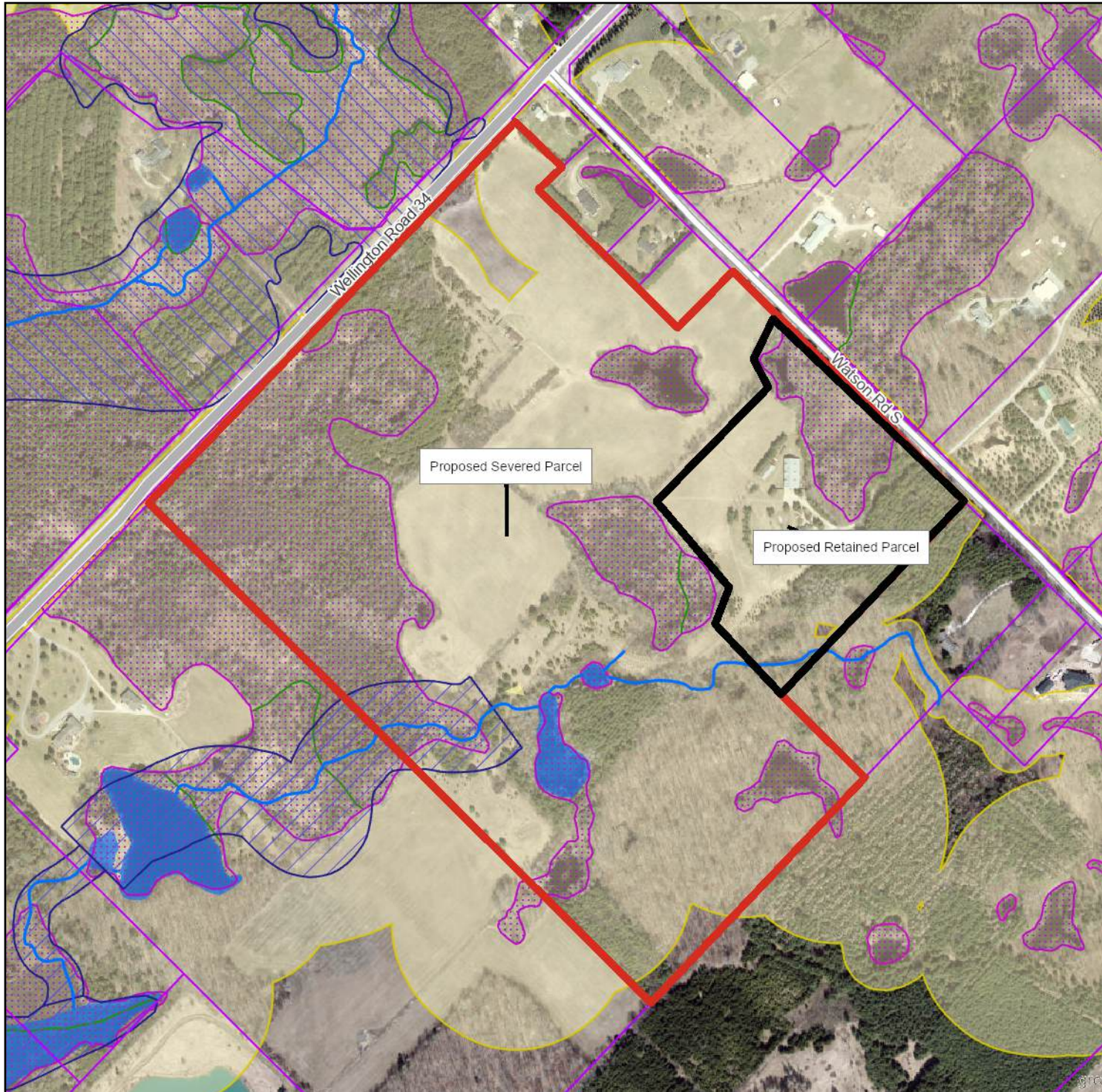


Sincerely,



Tyler Slaght, RPP, MCIP  
Supervisor of Resource Planning  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
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  - Toe
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- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Wetland (MNRF)
  - Provincially Significant
  - Locally Significant
  - Unevaluated
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2024.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.





### Comment Summary – ZBA – 4438 Watson Rd S.

<b>Consultant</b>	<b>Comments</b>
NPG	See letter attached
County of Wellington Planning	No objections
GEI	See letter attached
Hydrogeologist Comments	No comments
Ecology Comments	No comments
Township of Puslinch Fire Department – Brent Smith	No concerns with this application
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	Source protection has no further requirements. A section 59 notice is not required for this application.
GRCA	See letter attached



---

July 30, 2024

Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**  
**4438 Watson Rd S**  
**RE: Application for Zoning By-law Amendment**

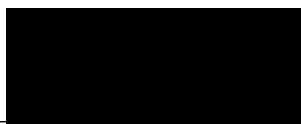
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NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone a portion of the Subject Lands to Natural Environment (NE) Zone. This application is being sought as a condition of approval for a Consent Application (File NO.B28-24). The Consent Application approved the severance of 38.9 ha of lands to be donated to the *rare* Charitable Research Reserve for conservation use. The retained 7.51 ha would remain with the existing rural residential use. There are no changes proposed for the existing structures/buildings. This is the third submission for this application.

### **Comments:**

1. Previous planning comments requested that a draft by-law be provided as part of the application. We request that this be provided with a zoning chart demonstrating how the proposal complies with the Puslinch Zoning By-law. Of note, as per Table 4.1 of the Township Zoning By-law, the maximum height of an accessory building and structure is 7 metres. As the workshop has a height of 10 metres, a site-specific exemption is required.

Sincerely,




---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
**NPG Planning Solutions Inc.**  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
[npgsolutions.ca](http://npgsolutions.ca)

 (905) 321 6743  
 [info@npgsolutions.ca](mailto:info@npgsolutions.ca)

July 25, 2024

Project No. 2402599 / 123006-034

VIA CLOUDPERMIT: Township of Puslinch

Lynne Banks  
Township of Puslinch  
4704 Wellington Road 34  
Puslinch, ON N0B 2J0

**Re: ZBA Submission  
4438 Watson Road South  
Puslinch, ON**

Dear Ms. Banks:

Following our review of submission documents for Zoning By-law Amendment application received on July 18, 2024, we are providing comments in support of the proposed rezoning at 4438 Watson Road South in the Township of Puslinch. It is our understanding that the current owner is looking to sever land from their property and designate it as Environmental Protection to be donated to a charitable land trust. No development is intended apart from improvement of the access point at Watson Road South.

The pre-consultation request was received on November 23, 2023, per our review letter dated November 29, 2023. Our only pre-consultation comment was requesting that GRCA comments be provided to the Township. As noted below, GRCA comments were provided and GRCA staff have no objections.

The following submission documents were received in support of the Zoning By-law Amendment:

- Sketch Prepared for Severance Application, prepared by JD Barnes, dated January 15, 2024.
- Notice of Application for Consent, prepared by County of Wellington, dated April 12, 2024.
- GRCA Comments, prepared by GRCA, dated May 24, 2024.

We defer detailed review of the submitted documents to Township staff and other consultants.

From an engineering perspective, we do not have any concerns with respect to the Zoning By-Law Amendment application.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Parth Lad, E.I.T.  
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP  
Construction Services Lead, Vice President



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR  
TEL: 519.837.2600  
TEL: 1.800.663.0750  
FAX: 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ON N1H 3T9

July 31, 2024

Courtenay Hoytfox  
Interim CAO  
Township of Puslinch  
7404 Wellington Rd 34  
Puslinch, ON NOB 2J0

Dear Ms. Hoytfox:

**Re: ZONING BY-LAW AMMENDMENT – Deeming Complete  
Wythe and Rosemary Scrivener and Rare Charitable Trust  
4438 Watson Rd S  
Township of Puslinch**

---

Thank you for circulating the above noted application and provide the following comments for the Township's consideration in deeming the application complete:

Based on the review of the information submitted, County Planning staff have no objections to the proposed Zoning By-law amendment application being deemed complete. It is requested that a copy of the proposed draft amending By-law be provided with the Notice of Complete Application and Public Meeting for County Planning staff's review. Any detailed planning comments will be provided at that time.

We trust that these comments are of assistance.

Yours truly,

---

Asavari Jadhav  
Planner



July 30<sup>th</sup>, 2024

*Via email*

Deborah Turchet, Secretary-Treasurer  
County of Wellington Planning and Land Division Committee  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

Dear Deborah,

**Re: Zoning By-law Amendment Application**  
Part Lots 21 & 22, Concession 9, 4438 Watson Road South

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Zoning By-law Amendment Application. It is the understanding of staff that the applicant would like to amend the severed portion of the subject property at 4438 Watson Road South in the Township of Puslinch from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses. The use of the retained parcel is to remain the same.

### **Recommendation**

The GRCA has no objection to the approval of the proposed Zoning By-law Amendment Application. Please see below for our detailed comments.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

The survey has been revised as requested on May 24<sup>th</sup>, 2024. The Zoning By-law Amendment will serve to environmentally protect the subject property, which does not negatively impact the regulated features on-site or require a permit from the GRCA at this time.

Staff note that should development (inclusive of grading and site alteration) be proposed in the future, please contact GRCA staff to confirm whether a permit is required.

Consistent with the GRCA's 2024 approved fee schedule, this application is considered a minor Zoning By-law Amendment Application, and the applicant will be invoiced in the amount of \$465 for the GRCA's review of this application.



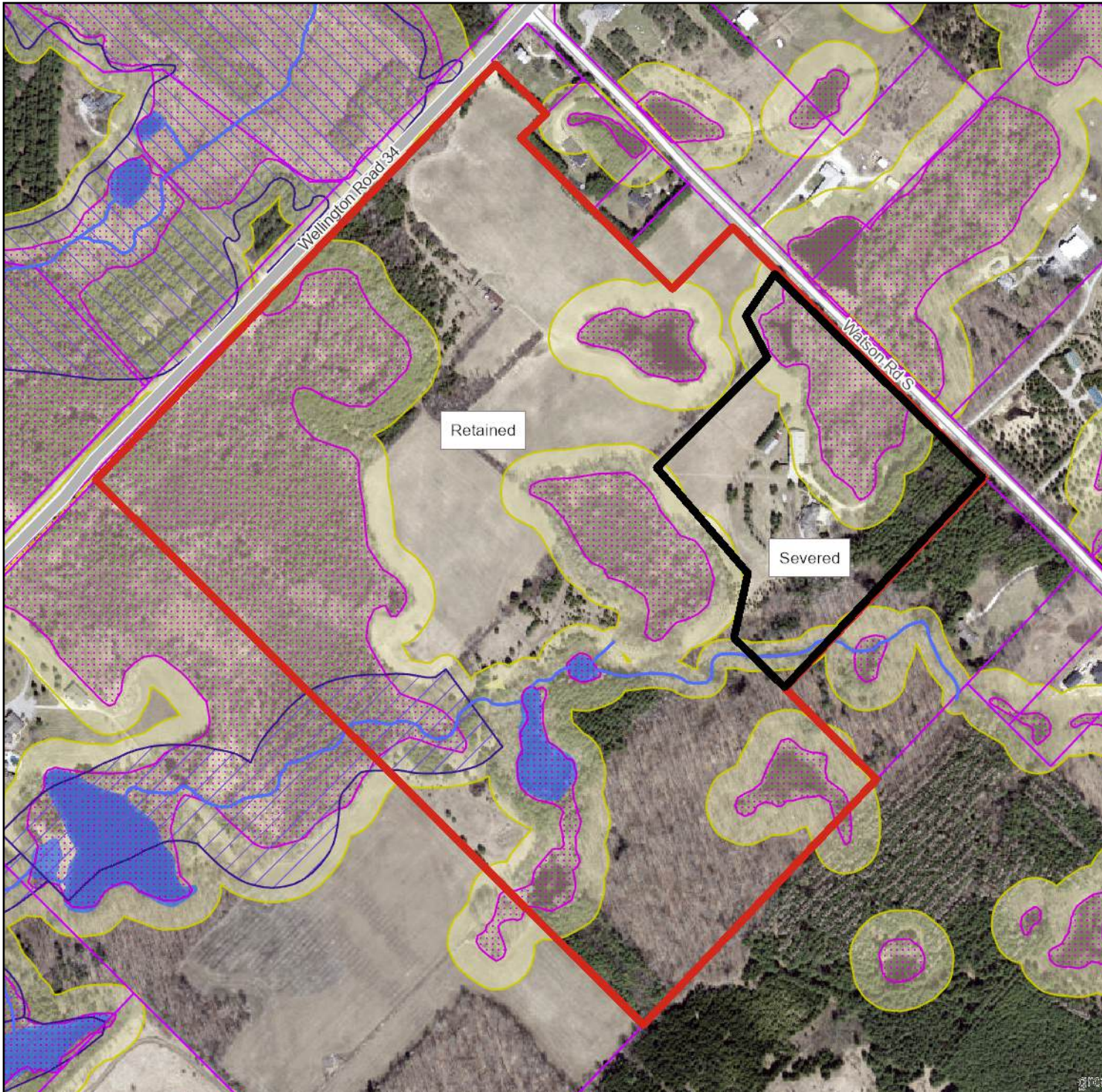
Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or [vwismer@grandriver.ca](mailto:vwismer@grandriver.ca).

Sincerely,



Chris Foster-Pengelly, M.Sc.  
Supervisor of Resource Planning and Regulations  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
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- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
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- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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### Comment Summary – ZBA – 4438 Watson Rd S. – Final Review pre PIM

<b>Consultant</b>	<b>Comments</b>
NPG	See letter attached
County of Wellington Planning	See letter attached
GEI	No comments
Hydrogeologist Comments	No comments
Ecology Comments	No comments
Township of Puslinch Fire Department – Brent Smith	No comments
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	No further comments
GRCA	No comments



Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

October 31, 2024

Dear Lynne Banks,

RE: **NPG Comments**  
**4438 Watson Rd S**  
**RE: Application for Zoning By-law Amendment**

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone a portion of the Subject Lands to Natural Environment (NE) Zone. This application is being sought as a condition of approval for a Consent Application (File No. B28-24). The Consent Application approved the severance of 38.9 ha of lands to be donated to the *rare* Charitable Research Reserve for conservation use. The retained 7.51 ha would remain with the existing rural residential use. There are no changes proposed for the existing structures/buildings.

### **Comments:**

1. We reviewed the latest Draft Zoning By-law, prepared by the applicant and attached to this letter.
2. The Applicant has provided information related to existing building and structures on both parcels in a Summary table attached to the Draft Zoning By-law. We note that the setback distances for the unserviced barn (labelled 'Frame Building' on the J.D. Barnes Sketch), shed and the workshop building (labelled 'Metal Clad Buildings' on Sketch) provided in the Summary table are inconsistent with the setback distances shown on the J.D. Barnes Sketch. Nonetheless, the setback distances in both versions comply with the Township of Puslinch Comprehensive Zoning By-law 023/18.

In this regard, we have no concerns.



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
[npgsolutions.ca](http://npgsolutions.ca)

 (905) 321 6743  
 [info@npgsolutions.ca](mailto:info@npgsolutions.ca)

Sincerely,



---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
**NPG Planning Solutions Inc.**  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)

Latest Draft Zoning By-law proposed

**A By-law to amend  
TOWNSHIP OF PUSLINCH  
Comprehensive Zoning By-Law No. 023-18  
Consolidated 2021**

**Pt Lots 21 & 22, Con 9 as in RO758825 Save & Except Pt 1,  
61R11450; Township of Puslinch  
(part of 4438 Watson Rd. S.)**

**WHEREAS** the Council of the Corporation of the Township of Puslinch deems it expedient to enact this By-law to amend Zoning By-law Number 023-18:

**AND WHEREAS** Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1. That Zoning By-law Number 023-18, Section 14.0 Site-Specific Special Provisions, is hereby amended to add item #XX as follows:
  - a) That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted except for the existing unserviced frame building on Part 2 used for tool storage.
2. That existing buildings on Part 1 (the Retained Lands), specifically the workshop, with a height of 10m, exceeds the height permitted by Zoning By-law Number 023-18 for an accessory building. This building, legally constructed prior to adoption of Zoning By-law Number 023-18, is deemed in compliance (see Schedule "B" Summary of Buildings).
3. All other applicable provisions of By-law 023-18 shall continue to apply to the lands affected by this amendment.
4. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT  
Aldo L. Salis, BES, M.Sc. MCIP, RPP Director of Planning and Development  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

October 31, 2024

BY E-MAIL [admin@puslinch.ca](mailto:admin@puslinch.ca)

Justine Brotherston, Municipal Clerk, Interim  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, On  
N0B 2J0

Dear Ms. Brotherston,

**Re: Notice of Complete Application & Public Meeting Notice  
Proposed Zoning By-law Amendment D14/SCR  
Restrict Residential uses related to consent application  
4438 Watson Road S  
Part Lots 21 and 22, Concession 9  
Township of Puslinch**

---

Thank you for circulating the Notice of Complete Application & Public Meeting for the above-noted application. We have reviewed the application and provide the following comments for the Township's consideration:

The intent of this application is to change the zoning from "A" Agriculture and "NE" Natural Environment to "NE" Natural Environment on the retained parcel (96 ac) to restrict residential and accessory uses.

This application is related to consent application B28-24 which was conditionally approved on June 13<sup>th</sup>, 2024. The proposed amendment is in relation to condition 7.

The subject lands are designated as Secondary Agricultural, Greenlands and Core Greenlands in the County Official Plan. Identified features include significant wooded area, provincially significant wetlands, wetlands regulated by the Grand River Conservation Authority, and environmentally sensitive area. The lands are located within the Paris Galt Moraine Policy Area. The Township may want to consider a site-specific zoning provision to the Agricultural zone indicating no residential dwelling is permitted (similar to a surplus farm rezoning) rather than rezoning the land entirely to Natural Environment.

The rezoning application would satisfy County requirements as a conservation severance by restricting residential uses on the lands being donated to Rare Charitable Research Reserve.

If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

Zach Prince MCIP RPP, Senior Planner



**Comment Summary – ZBA – 4438 Watson Rd S.**

<b>Consultant</b>	<b>Comments</b>
NPG	See letter attached
County of Wellington Planning	No objections
GEI	See letter attached
Hydrogeologist Comments	No comments
Ecology Comments	No comments
Township of Puslinch Fire Department – Brent Smith	No concerns with this application
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Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	Source protection has no further requirements. A section 59 notice is not required for this application.
GRCA	See letter attached





---

July 30, 2024

Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**  
**4438 Watson Rd S**  
**RE: Application for Zoning By-law Amendment**

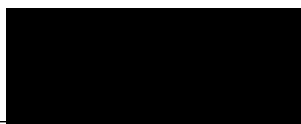
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**Comments:**

1. Previous planning comments requested that a draft by-law be provided as part of the application. We request that this be provided with a zoning chart demonstrating how the proposal complies with the Puslinch Zoning By-law. Of note, as per Table 4.1 of the Township Zoning By-law, the maximum height of an accessory building and structure is 7 metres. As the workshop has a height of 10 metres, a site-specific exemption is required.

Sincerely,



---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
**NPG Planning Solutions Inc.**  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
[npgsolutions.ca](http://npgsolutions.ca)

 (905) 321 6743  
 [info@npgsolutions.ca](mailto:info@npgsolutions.ca)

July 25, 2024

Project No. 2402599 / 123006-034

VIA CLOUDPERMIT: Township of Puslinch

Lynne Banks  
Township of Puslinch  
4704 Wellington Road 34  
Puslinch, ON N0B 2J0

**Re: ZBA Submission  
4438 Watson Road South  
Puslinch, ON**

Dear Ms. Banks:

Following our review of submission documents for Zoning By-law Amendment application received on July 18, 2024, we are providing comments in support of the proposed rezoning at 4438 Watson Road South in the Township of Puslinch. It is our understanding that the current owner is looking to sever land from their property and designate it as Environmental Protection to be donated to a charitable land trust. No development is intended apart from improvement of the access point at Watson Road South.

The pre-consultation request was received on November 23, 2023, per our review letter dated November 29, 2023. Our only pre-consultation comment was requesting that GRCA comments be provided to the Township. As noted below, GRCA comments were provided and GRCA staff have no objections.

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- GRCA Comments, prepared by GRCA, dated May 24, 2024.

We defer detailed review of the submitted documents to Township staff and other consultants.

From an engineering perspective, we do not have any concerns with respect to the Zoning By-Law Amendment application.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Parth Lad, E.I.T.  
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP  
Construction Services Lead, Vice President



## COUNTY OF WELLINGTON

---

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR  
TEL: 519.837.2600  
TEL: 1.800.663.0750  
FAX: 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ON N1H 3T9

July 31, 2024

Courtenay Hoytfox  
Interim CAO  
Township of Puslinch  
7404 Wellington Rd 34  
Puslinch, ON NOB 2J0

Dear Ms. Hoytfox:

**Re: ZONING BY-LAW AMMENDMENT – Deeming Complete  
Wythe and Rosemary Scrivener and Rare Charitable Trust  
4438 Watson Rd S  
Township of Puslinch**

---

Thank you for circulating the above noted application and provide the following comments for the Township's consideration in deeming the application complete:

Based on the review of the information submitted, County Planning staff have no objections to the proposed Zoning By-law amendment application being deemed complete. It is requested that a copy of the proposed draft amending By-law be provided with the Notice of Complete Application and Public Meeting for County Planning staff's review. Any detailed planning comments will be provided at that time.

We trust that these comments are of assistance.

Yours truly,

---

Asavari Jadhav  
Planner



July 30<sup>th</sup>, 2024

*Via email*

Deborah Turchet, Secretary-Treasurer  
County of Wellington Planning and Land Division Committee  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

Dear Deborah,

**Re: Zoning By-law Amendment Application**  
Part Lots 21 & 22, Concession 9, 4438 Watson Road South

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Zoning By-law Amendment Application. It is the understanding of staff that the applicant would like to amend the severed portion of the subject property at 4438 Watson Road South in the Township of Puslinch from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses. The use of the retained parcel is to remain the same.

### **Recommendation**

The GRCA has no objection to the approval of the proposed Zoning By-law Amendment Application. Please see below for our detailed comments.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

The survey has been revised as requested on May 24<sup>th</sup>, 2024. The Zoning By-law Amendment will serve to environmentally protect the subject property, which does not negatively impact the regulated features on-site or require a permit from the GRCA at this time.

Staff note that should development (inclusive of grading and site alteration) be proposed in the future, please contact GRCA staff to confirm whether a permit is required.

Consistent with the GRCA's 2024 approved fee schedule, this application is considered a minor Zoning By-law Amendment Application, and the applicant will be invoiced in the amount of \$465 for the GRCA's review of this application.

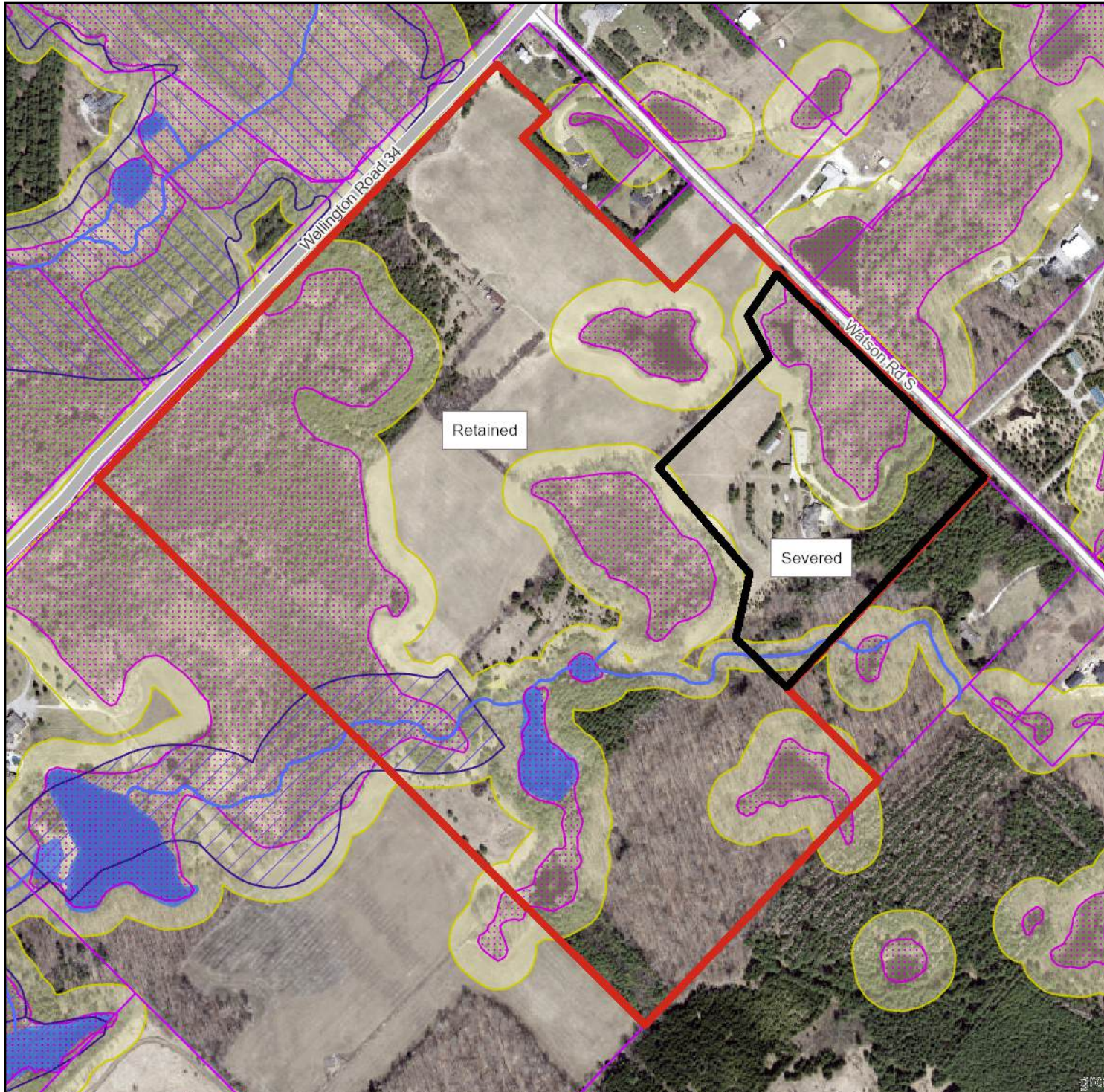
Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or [vwismer@grandriver.ca](mailto:vwismer@grandriver.ca).

Sincerely,

A black rectangular redaction box covering the signature of Chris Foster-Pengelly.

Chris Foster-Pengelly, M.Sc.  
Supervisor of Resource Planning and Regulations  
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.





### Comment Summary – ZBA – 4438 Watson Rd S. – Final Review pre PIM

<b>Consultant</b>	<b>Comments</b>
NPG	See letter attached
County of Wellington Planning	See letter attached
GEI	No comments
Hydrogeologist Comments	No comments
Ecology Comments	No comments
Township of Puslinch Fire Department – Brent Smith	No comments
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	No further comments
GRCA	No comments





Lynne Banks  
7404 Wellington Road 34,  
Puslinch, Ontario

October 31, 2024

Dear Lynne Banks,

RE: **NPG Comments**  
**4438 Watson Rd S**  
**RE: Application for Zoning By-law Amendment**

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone a portion of the Subject Lands to Natural Environment (NE) Zone. This application is being sought as a condition of approval for a Consent Application (File No. B28-24). The Consent Application approved the severance of 38.9 ha of lands to be donated to the *rare* Charitable Research Reserve for conservation use. The retained 7.51 ha would remain with the existing rural residential use. There are no changes proposed for the existing structures/buildings.

**Comments:**

1. We reviewed the latest Draft Zoning By-law, prepared by the applicant and attached to this letter.
2. The Applicant has provided information related to existing building and structures on both parcels in a Summary table attached to the Draft Zoning By-law. We note that the setback distances for the unserviced barn (labelled 'Frame Building' on the J.D. Barnes Sketch), shed and the workshop building (labelled 'Metal Clad Buildings' on Sketch) provided in the Summary table are inconsistent with the setback distances shown on the J.D. Barnes Sketch. Nonetheless, the setback distances in both versions comply with the Township of Puslinch Comprehensive Zoning By-law 023/18.

In this regard, we have no concerns.



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
npgsolutions.ca

(905) 321 6743  
info@npgsolutions.ca

Sincerely,



---

**Jesse Auspitz, MCIP, RPP**  
Principal Planner  
**NPG Planning Solutions Inc.**  
[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)

Latest Draft Zoning By-law proposed

**A By-law to amend  
TOWNSHIP OF PUSLINCH  
Comprehensive Zoning By-Law No. 023-18  
Consolidated 2021**

**Pt Lots 21 & 22, Con 9 as in RO758825 Save & Except Pt 1,  
61R11450; Township of Puslinch  
(part of 4438 Watson Rd. S.)**

**WHEREAS** the Council of the Corporation of the Township of Puslinch deems it expedient to enact this By-law to amend Zoning By-law Number 023-18:

**AND WHEREAS** Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1. That Zoning By-law Number 023-18, Section 14.0 Site-Specific Special Provisions, is hereby amended to add item #XX as follows:
  - a) That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted except for the existing unserviced frame building on Part 2 used for tool storage.
2. That existing buildings on Part 1 (the Retained Lands), specifically the workshop, with a height of 10m, exceeds the height permitted by Zoning By-law Number 023-18 for an accessory building. This building, legally constructed prior to adoption of Zoning By-law Number 023-18, is deemed in compliance (see Schedule "B" Summary of Buildings).
3. All other applicable provisions of By-law 023-18 shall continue to apply to the lands affected by this amendment.
4. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT  
Aldo L. Salis, BES, M.Sc. MCIP, RPP Director of Planning and Development  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

October 31, 2024

BY E-MAIL [admin@puslinch.ca](mailto:admin@puslinch.ca)

Justine Brotherston, Municipal Clerk, Interim  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, On  
N0B 2J0

Dear Ms. Brotherston,

**Re: Notice of Complete Application & Public Meeting Notice  
Proposed Zoning By-law Amendment D14/SCR  
Restrict Residential uses related to consent application  
4438 Watson Road S  
Part Lots 21 and 22, Concession 9  
Township of Puslinch**

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Thank you for circulating the Notice of Complete Application & Public Meeting for the above-noted application. We have reviewed the application and provide the following comments for the Township's consideration:

The intent of this application is to change the zoning from "A" Agriculture and "NE" Natural Environment to "NE" Natural Environment on the retained parcel (96 ac) to restrict residential and accessory uses.

This application is related to consent application B28-24 which was conditionally approved on June 13<sup>th</sup>, 2024. The proposed amendment is in relation to condition 7.

The subject lands are designated as Secondary Agricultural, Greenlands and Core Greenlands in the County Official Plan. Identified features include significant wooded area, provincially significant wetlands, wetlands regulated by the Grand River Conservation Authority, and environmentally sensitive area. The lands are located within the Paris Galt Moraine Policy Area. The Township may want to consider a site-specific zoning provision to the Agricultural zone indicating no residential dwelling is permitted (similar to a surplus farm rezoning) rather than rezoning the land entirely to Natural Environment.

The rezoning application would satisfy County requirements as a conservation severance by restricting residential uses on the lands being donated to Rare Charitable Research Reserve.

If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

Zach Prince MCIP RPP, Senior Planner

**From:** [Jesse Auspitz](#)  
**To:** [Lynne Banks](#)  
**Subject:** FW: ZBA - 4438 Watson Rd. S. - Scrivener  
**Date:** Tuesday, August 6, 2024 8:52:11 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image006.png](#)  
[image013.png](#)  
[image014.png](#)  
[image007.jpg](#)  
[image009.jpg](#)  
[image010.jpg](#)  
[image011.jpg](#)  
[image016.jpg](#)  
[image017.jpg](#)  
[2024\\_07\\_31\\_4438\\_Watson\\_Rd\\_S\\_Draft\\_By-law\\_v2.pdf](#)  
**Sensitivity:** Confidential

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I am satisfied with this. The Application is ready to deem complete in my opinion.

[Jesse Auspitz, MCIP, RPP](#)  
Principal Planner, Toronto  
M 905 226 0742 E [jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



#### Our offices:

**To our valued clients and industry partners:** We are now working in a hybrid office format at full capacity at each of our three office locations: Niagara Falls, Hamilton, and Toronto. Our landline (905) 321-6743 is available and all NPG team members are available via our individual cell phones. If you are having trouble reaching us, please email Dianne Rintjema @ [drintjema@npgsolutions.ca](mailto:drintjema@npgsolutions.ca). Thank you for working with NPG.

#### Summer Office Hours:

Our offices hours are revised for the summer season: From June through to the end of September all NPG office locations will close at noon on Fridays. Thank you.

---

**From:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Sent:** Friday, August 2, 2024 11:27 AM  
**To:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: ZBA - 4438 Watson Rd. S. - Scrivener  
**Sensitivity:** Confidential

Dear Jesse

Please see the updated document attached. I don't know if adding a schedule B with the building data and requirements is the proper way to present what we discussed on the phone.

Thanks, Tom

**Tom Woodcock, Ph.D.**

Planning Ecologist  
**rare Charitable Research Reserve**  
1679 Blair Road, Cambridge ON N3H 4R8  
phone: 519-650-9336 x121 fax: 519-650-5923  
email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)  
website: [raresites.org](http://raresites.org)

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**From:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Sent:** Thursday, August 1, 2024 10:48 AM  
**To:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: ZBA - 4438 Watson Rd. S. - Scrivener  
**Sensitivity:** Confidential

Good morning,

Please see comments as follows:

#### Workshop on Part 1

As discussed, the height of the workshop on Part 1 should also be recognized in your draft By-law. I note that there are two provisions regarding height that apply. One of the main buildings and one for accessory buildings and structures. The workshop on Part 1 would be an accessory building and structure.

#### 4.10 HEIGHT RESTRICTIONS

a. Unless otherwise restricted in the By-law, no building or structure shall exceed 10 metres in height, except that neither this provision, nor any other provision of this By-law shall apply to restrict the height of any of the following structures:...

#### 4.4.2 Accessory Buildings and Structures

Table 4.1 Additional Regulations – Accessory Buildings and Structures  
Agricultural (A) Zone – lot area greater than 1 ha - 7 m

## Frame Building on Part 2

We completed a subsequent review, and we note that there is an existing frame building on Part 2. Is there intent to remove that building? I note that the zoning by-law does not permit buildings within the Natural Environment (NE) zone. If the intent is to keep the frame building would add the highlighted text with the use for the frame building noted.

1. That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted, **except for the existing frame building on Part 2 being used for [state its use]**

While completed a preliminary zoning review of both parts, you should complete your own review, to confirm if there is any additional relief that is required. I typically would prepare a table, looking at the general provision in Section 4.0 of the Zoning By-law, parking in Section 5.0 and the specific provisions in the Agricultural Zone (Section 11.0) to confirm that both parts are in compliance.

<https://puslinch.ca/wp-content/uploads/2024/07/Puslinch-ZBL-023-18-Consolidated-June-2024.pdf>

These comments are very minor but should still be addressed prior to consideration of the Application.

Best regards,

Jesse Auspitz, MCIP, RPP  
Principal Planner, Toronto  
M 905 226 0742 E [jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)



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---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Thursday, August 1, 2024 9:40 AM  
**To:** Jesse Auspitz <[jauspitz@npgsolutions.ca](mailto:jauspitz@npgsolutions.ca)>  
**Subject:** ZBA - 4438 Watson Rd. S. - Scrivener  
**Sensitivity:** Confidential

Hi Jesse –

Attached is the draft by-law provided by the applicant (see below). Can you please let me know of any changes that might be required?

Thanks –

Lynne

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Tom Woodcock <[Tom.Woodcock@raresites.org](mailto:Tom.Woodcock@raresites.org)>  
**Sent:** Wednesday, July 31, 2024 2:34 PM  
**To:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** RE: uploads to application  
**Sensitivity:** Confidential

Hi Lynne  
Please see the attached. Please let me know if it is acceptable, and if anything else is required.

Thanks, Tom

**Tom Woodcock, Ph.D.**  
Planning Ecologist  
**rare Charitable Research Reserve**  
1679 Blair Road, Cambridge ON N3H 4R8  
phone: 519-650-9336 x121 fax: 519-650-5923  
email: [tom.woodcock@raresites.org](mailto:tom.woodcock@raresites.org)  
website: [raresites.org](http://raresites.org)

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