



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –
7404 WELLINGTON ROAD 34, PUSLINCH
MAY 14, 2024
7:00 p.m.

Register in advance:

<https://us02web.zoom.us/j/85356107546?pwd=allxV2lBbzFyVEFkZ3h5anBVWU4vZz09>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

+1 647 558 0588 Canada or

+1 778 907 2071

+1 438 809 7799

+1 587 328 1099

+1 613 209 3054

+1 647 374 4685

Webinar ID: 853 5610 7546

Passcode: 224723

International numbers available: <https://us02web.zoom.us/j/kcMnChIWLO>

AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE:

≠ Denotes resolution prepared

1. Call the Meeting to Order (Opening Remarks)
2. Roll Call
3. Moment of Reflection
4. Confirmation of Agenda ≠
5. Disclosure of Conflict of Interest
6. Delegations
 - 6.1 Specific Interest (Items Listed on the Meeting Agenda)
 - 6.2 General Interest (Items Not Listed on the Meeting Agenda)
7. Consent Agenda≠
 - 7.1 April 9, 2024 Planning & Development Advisory Committee Minutes
 - 7.2 Other Consent Items



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –
7404 WELLINGTON ROAD 34, PUSLINCH
MAY 14, 2024
7:00 p.m.

8. Notice of Public Meetings/Hearings

8.1 June 12, 2024 at 7:00 P.M. Public Information Meeting held in-person in Council Chambers, Municipal Office (7404 Wellington Rd 34) and by electronic participation through Zoom regarding proposed Zoning By-law Amendment D14/AZI (Usman Aziz) 6707 Gore Rd, Puslinch

9. Reports

9.1 Land Division (Consents)

9.1.1 Severance Application B103-21–McMaster, Daniel– Part Lot 6, Concession 2, municipally known as 4445 Wellington Rd 32, Township of Puslinch. ≠

Proposed severance is 69.44 m fr x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.

Retained parcel is 39 hectares with 228.43m frontage on Wellington Rd 34 and 862.58m frontage on Wellington Rd 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage and shop.

9.1.2 Severance Application B28-24 – Scrivener, Wythe and Rosemary - Part Lots 21 & 22, Concession 9, municipally known as 4438 Watson Rd S, Township of Puslinch ≠

Proposed severance is 38.9 hectares with 599.26m frontage, existing agriculture and natural habitat with large shed for proposed conservation.

Retained parcel is 7.51 hectares with 304.46m frontage, existing and proposed rural residential use with existing dwelling, garage/workshop & shed.

9.1.3 Severance Application B32-24 – Sloom, John - Part Lot 5, Reg Plan 131, municipally known as 480 Arkeil Rd, Township of Puslinch ≠

Proposed severance is 28m fr x 150m = 0.42 hectares, existing and proposed rural residential use with dwelling and shed.

Retained parcel is 2.33 hectares with 19m frontage, vacant land for proposed rural residential use.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
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7404 WELLINGTON ROAD 34, PUSLINCH
MAY 14, 2024
7:00 p.m.

9.1.4 Severance Application B39-24 – Moore, Terry – Part Lot 20, Concession 2, municipally known as 4432 Sideroad 20 N, Township of Puslinch ≠

Proposed severance is 2.6 hectares with 69.5m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.4 hectares with 79.5m frontage, existing and proposed rural residential use with existing dwelling, pool & sheds.

9.2 Zoning By-Law Amendment Applications

9.2.1 Report PDAC-2024-003-D14/AZI Zoning By-law Amendment application – 6706 Gore Rd, Township of Puslinch

9.3 Staff Reports

9.3.1 Report PDAC-2024-002 - Finance and Budget Training

10. Correspondence

11. New Business

12. Adjournment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: April 9, 2024
MEETING: Following Committee of Adjustment

The April 9, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Jeffrey Born
Amanda Knight
Chris Pickard

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

Justine Brotherston, Interim Clerk
Laura Emery, Communications & Committee Coordinator
Mehul Safiwala, Junior Planner
Asavari Jadhav, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-019:

Moved by Committee Member Jeffrey Born and
Seconded by Committee Member Chris Pickard



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That the Committee approves the April 9, 2024 Agenda and receives the reports as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

7.1.1 March 12, 2024

Resolution No. 2024-020:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee approves the Minutes from the meeting held March 12, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

9.1.1 Severance Application B12-24 (D10-ONT) – 2222703 Ontario Limited – Part Lot 1, Concession 1, municipally known as 7 Holly Trail, RR#2, City of Cambridge. #

Proposed easement over Part 1 to mutually benefit owners of 41, 43, 45, 47, 49 & 55 Holly Trail. Exclusive use of Parts 2-7 for individual waterfront access.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Resolution No. 2024-021:

Moved by Committee Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B12-24 subject to the following condition(s):

1. 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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; 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.
2. 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.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2024-022

Moved by Committee Member Jeffrey Born and
Seconded by Committee Member Amanda Knight

That the Planning and Development Advisory Committee hereby adjourns at 7:09 p.m.

CARRIED.



REPORT D10-2024-007

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: May 14, 2024

SUBJECT: Consent Application D10/MCM (McMaster)
4445 Wellington Road 32
Part of Lot 6, Concession 2
County File No. B103-21

RECOMMENDATION

That Report D10-2024-007 entitled Consent Application D10/MCM be received; and

Whereas the Township has reviewed the proposal to create a rural residential parcel along Wellington County Road 34 for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed rural residential lot of 0.81 ha, 54.86 m of frontage, depth of 147.52 m; and the retained parcel being 39 ha, 904 m of frontage on Wellington Road 32 and 228.43 m of frontage on Wellington Road 34, with an existing house, barn and shed;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition

Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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.

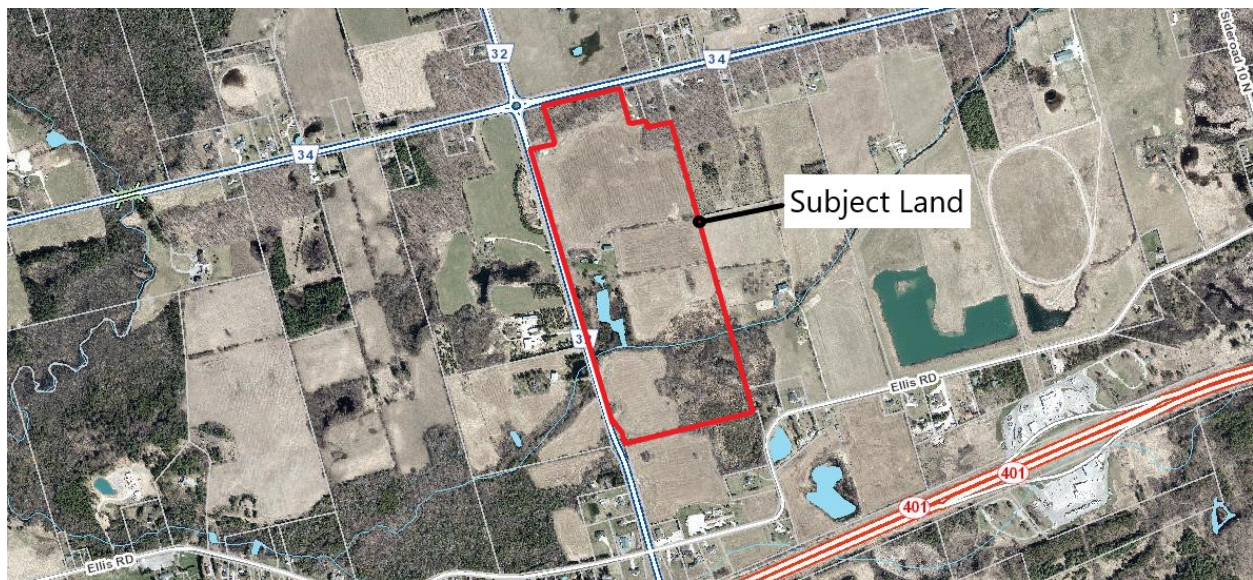
2. That zoning compliance for the proposed retained and severed parcel be demonstrated to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

3. That the submitted EIS be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington;

4. 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.

5. That servicing can be accommodate to the satisfaction of the Township for the severed parcel; 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.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	39 ha	0.4 ha	0.81 ha
Minimum Lot Frontage	120 m	228.43 m	25 m	54.86 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted - Agricultural use	Agricultural use	Permitted - Single Detached Dwelling	Single Detached Dwelling

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: See schedule “D”
2. Safe Access: Staff note that the existing driveway to the dwelling is located on Wellington Rd 34 under the jurisdiction of the County of Wellington.
3. Source Water comments: No concerns.
4. Building comments: No comments or concerns.
5. By-law Enforcement comments: No comments or concerns at this time.
6. Fire Prevention comments: No concern or comments.
7. Public comments: No comments received prior to publication.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the

Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

December 10, 2021

NOTICE OF AN APPLICATION FOR CONSENT


Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: November 17, 2021

FILE NO. B103-21

APPLICANT

Daniel McMaster


LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 6
Concession 2

Proposed severance is 69.44m fr x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.

Retained parcel is 39 hectares with 228.43m frontage on Wellington Rd 34 and 862.58m frontage on Wellington Rd 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage & shop.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

January 19, 2022

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that 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 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.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA
County Engineering Source Water Protection
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

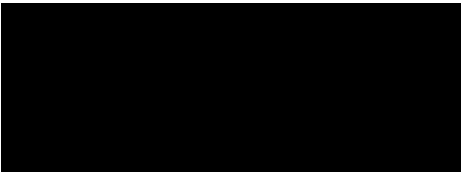
Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Accepted as Complete on: Nov 17/21



A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) DANIEL FARRELL McMASTER

Address [Redacted]

Phone No. [Redacted] Email [Redacted]

(b) Name and Address of Applicant (as authorized by Owner) D. F. McMaster (owner)

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Phone No. _____ Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER APPLICANT AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER APPLICANT AGENT

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL AGRICULTURAL URBAN RESIDENTIAL COMMERCIAL/INDUSTRIAL

OR

EASEMENT RIGHT OF WAY CORRECTION OF TITLE LEASE

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

D. F. McMaster (owner)

4. (a) Location of Land in the County of Wellington:

Local Municipality: Paslinch

Concession 2

Lot No. N. 6

Registered Plan No. WC 371405

Lot No. ~~WC 276233~~ 71208-0118

Reference Plan No. _____

Part No. 6 CON 2 Paslinch ROS 523509

Civic Address 4445 WELLINGTON CTR RD 32

(Original family)

(b) When was property acquired: 1832) 04/26/2013 Registered Instrument No. (71208-0118)

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 69.44 m.

AREA 2 acre, 181 hectares

Depth 116.77 m.

Existing Use(s) woodlot, recreation

Existing Buildings or structures: —

Proposed Uses (s): rural residential

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

CTR RD 34

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system

Well individual communal

Lake

Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): individual

Pit Privy

Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric Imperial

Frontage/Width 228.43 m AREA 92.7 acres 39ha
 Depth 813.51 m Existing Use(s) Cash crop, residence
 Existing Buildings or structures: Bank Barn, drive shed, garage, shop, house
 Proposed Uses (s): Cash crop

Type of access (Check appropriate space) Existing Proposed

- | | |
|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

WELL CTY. RD. 32

Type of water supply - Existing Proposed (check appropriate space)

- Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other

Type of sewage disposal - Existing Proposed (check appropriate space)

- Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): individual
 Pit Privy
 Other (Specify):

7. Is there an agricultural operation, (either a barn) ^{vacant} manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

conforms, rural residential, does not
impact agricultural holdings

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

conforms, proposed severance is in
2^o agricultural lands, woodlot,

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

conforms, not in well head, Paris-galt moraine,
or wetlands,

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Severed: 2^o agriculture, rural residential allowed,
no loss of crop land, retained: will continue as
Cash crop

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? 2^o Agriculture

29. Does the proposal for the subject lands conform to the existing zoning? YES NO []

If NO, a) has an application been made for re-zoning?
 YES [] NO [] File Number _____

b) has an application been made for a minor variance?
 YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other
Cash crop

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Severed Width _____ Length _____ Area _____ Use _____
 Width _____ Length _____ Area _____ Use _____

* Retained Barn Width _____ Length _____ Area _____ Use vacant - storage
Drive Shed Width _____ Length _____ Area _____ Use storage

33. **Manure Storage Facilities** on these lands: NONE

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands?

YES [] NO []

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
	IRISH CREEK + Ponds- 2	River/Stream [X] retained

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO []

If yes, please indicate the person you have met/spoken to: Zach Prince - phone + email

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Planting of trees to maintain the canopy and to offset any loss of woodlot function due to residence construction
is proposed on adjacent lands.

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), DANIEL FARRELL McMASTER the Registered Owners of
4445 WELLINGTON CTY RD. 32 Of the TWP. OF PUSLWICH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
myself

Is authorized to submit an application for consent on my (our) behalf.

[Redacted Signature]

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) DANIEL F. McMASTER of the
TWP. OF PUSLWICH In the County/Region of
WELLINGTON Solemnly declare that all
the statements contained in this application for consent for (property description) LOT 6, COW 2
4445 WELLINGTON CTY RD. 32

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of
Guelph In the
County/Region of Wellington
This 12 day of Nov 20 21

[Redacted Signature]

(Owner or Applicant)

[Redacted Signature]

(Owner or Applicant)

[Redacted Signature]

Commissioner of **COURTS**
DEPUTY CLERK

[Redacted Signature]

Printed Commissioner's, etc. Name

County of Wellington

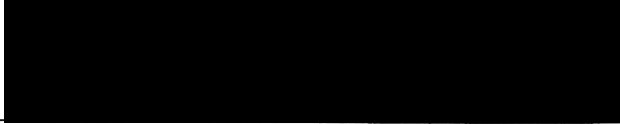
COUNTY OF WELLINGTON
A COMMISSIONER OF COURTS
IN THE PROVINCE OF ONTARIO

APPLICATION FORM - SEVERANCE

Revised December 2019

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, D. F. McMaster, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Applicant/Agent(s)

Nov. 12/21

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



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 Kurt Huschka

Contact Information

Email [Redacted] Telephone [Redacted]
 Civic Address 4487 Wellington Cir Rd 32 Municipality Pasadena
 Lot _____ Concession _____ Division _____
 Lot Size (where livestock facility is located) _____ hectares 4.8 acres

Signature of Livestock Facility Owner [Redacted] Date June 3, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 55' x 86' = 4,730 (ft²) m² 86' 20' x 46' 80' (ft²) m²

- 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)		
	Heifers (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)		
	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)		

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.*	X	X

*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).

no livestock
 ↓
 no manure storages

QUESTIONS?
PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9

P 519.837.2600 x2170
 F 519.923.1694



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 DANIEL F. McMASTER

Contact Information

Email [redacted] Telephone [redacted]
 Civic Address 4445 WELLINGTON COY RD 3 Municipality PASLIMCH
 Lot 6 Concession 2 Division _____
 Lot Size (where livestock facility is located) 39 hectares 96 acres

Signature of Livestock Facility Owner [redacted] Date JUNE 3, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 31' x 42' = 3,400 (ft²)m² ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
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	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
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	Lambs (dairy or feeder lambs)		
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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.*	X	X

*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).

Storage only
 ↓
 No manure pit or storage area for manure

**QUESTIONS?
 PLEASE CONTACT**

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9

P 519.837.2600 x2170
 F 519.923.1694

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, November 17, 2021 3:47 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B103-21 - SW Screening Form
Attachments: WHPA_Map_Wellington32_4445.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices.

Centre Wellington is now in Step Three of the Province's roadmap to reopening, a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

Although some Township facilities remain closed to the public, many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township's website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

From: Jana Poechman <janap@wellington.ca>
Sent: November 17, 2021 11:05 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B103-21 - SW Screening Form

Good Morning.

Here is a Screening Form for your review. This is for our December 9th circulation.

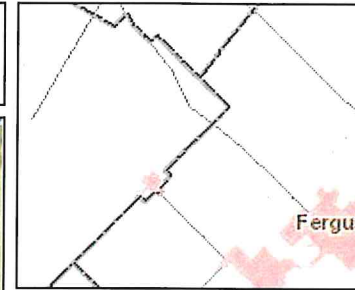
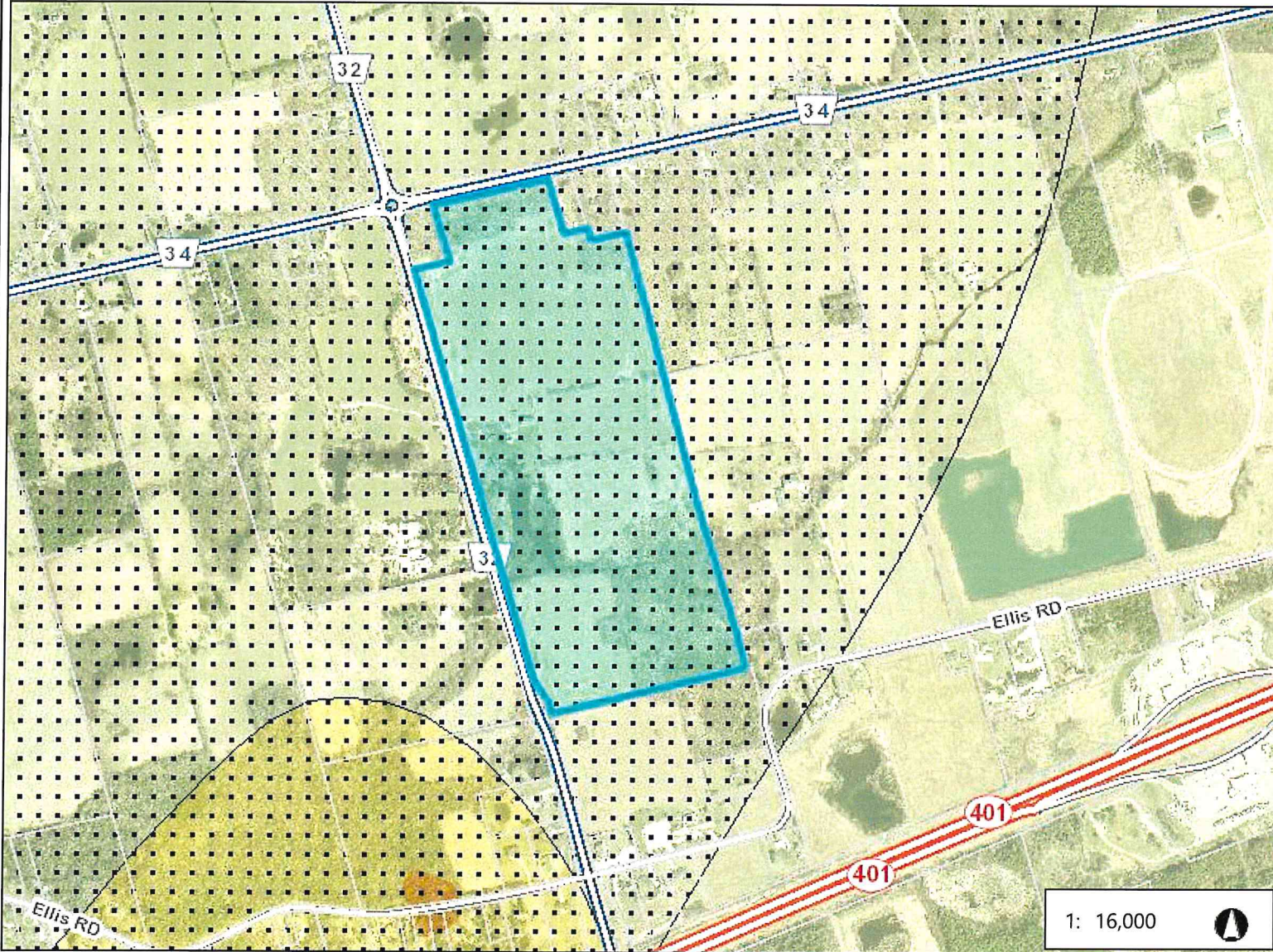
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9



Explore Wellington

4445 Wellington Road 32, Puslinch



Legend

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

0.8 0 0.41 0.8 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, 2016.

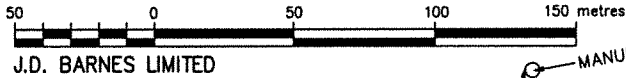
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2021

WGS_1984_Web_Mercator_Auxiliary_Sphere
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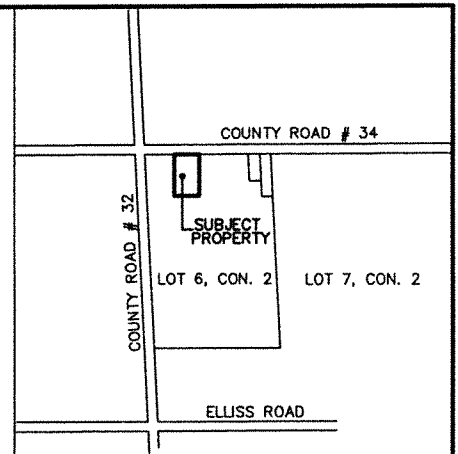
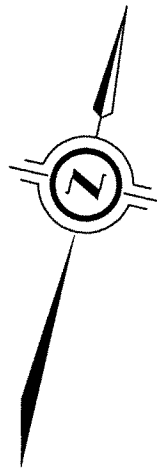
Notes

SEVERENCE SKETCH OF
PART OF LOT 6, CONCESSION 2
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

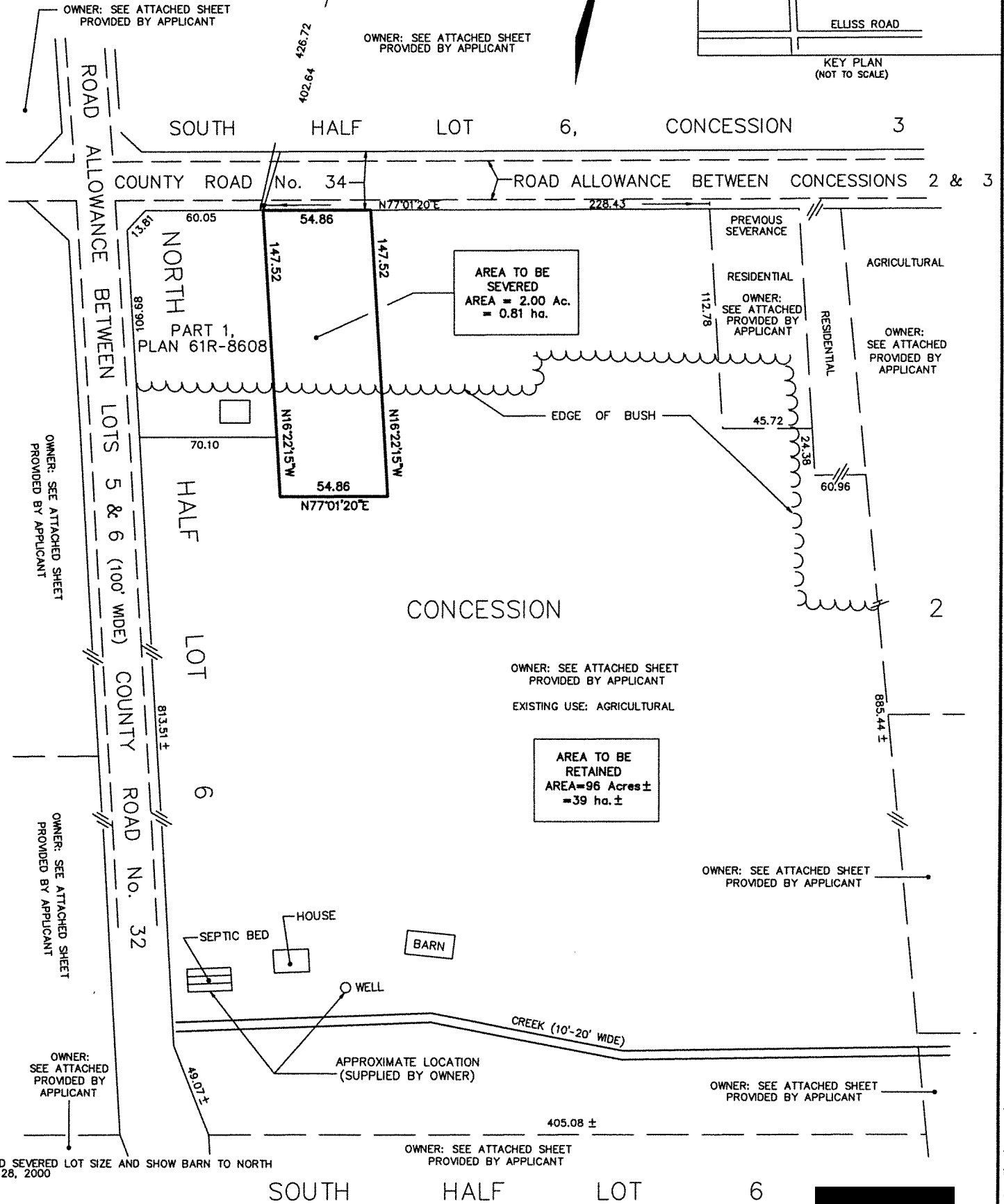
SCALE 1:2000



J.D. BARNES LIMITED



KEY PLAN
(NOT TO SCALE)



REVISED SEVERED LOT SIZE AND SHOW BARN TO NORTH
 JULY 28, 2000

SEPTEMBER 13, 2023
 DATE

ROD LORD
 ONTARIO LAND SURVEYOR

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J.D. BARNES
 LIMITED
 LAND INFORMATION SPECIALISTS
 4273 KING ST. E. #100, KITCHENER, ON, N2P 2E9
 T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DH	DRAWN
RL	CHECKED
6/02/21	DATED:
21-40-163-00	Ref. No.

G:\21-40-163\00\Drawing\21-40-163-00-SEV.dgn PLOTTED 3/25/24



**Scoped Environmental Impact
Study for 4445 Wellington Road
32, Puslinch, Ontario**

FINAL REPORT
Revision 2

March 15, 2024

File No. 160961463

Prepared for:

Dr. DF McMaster
14068 Guelph Line
Milton, ON L0P 1B0

Prepared by:

Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo ON N2L 0A4

Sign-off Sheet

This document entitled Scoped Environmental Impact Study for 4445 Wellington Road 32, Puslinch, Ontario was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Dan McMaster (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Melissa Straus, M.Sc.
Terrestrial Ecologist

Reviewed by _____
(signature)

Dan Eusebi, BES, MCIP, RPP
Senior Environmental Planner



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**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

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**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

LIST OF APPENDICES

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APPENDIX B AGENCY CORRESPONDENCE

APPENDIX C PLANT AND WILDLIFE LISTS

APPENDIX C1 PLANT LIST

APPENDIX C2 WILDLIFE LIST



Abbreviations

ANSI	Areas of Natural and Scientific Interest
CA	Conservation Authority
CAA	<i>Conservation Authorities Act, 1990</i>
CC	Coefficient of Conservatism
DFO	Fisheries and Oceans Canada
ECCC	Environment and Climate Change Canada
EIS	Environmental Impact Study
ELC	Ecological Land Classification
ESA	<i>Endangered Species Act, 2007</i>
FWCA	<i>Fish and Wildlife Conservation Act, 1997</i>
GIS	Geographic Information System
GRCA	Grand River Conservation Authority
LIO	Land Information Ontario
m	metres
MBCA	<i>Migratory Birds Convention Act, 1994</i>
MECP	Ministry of the Environment, Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry; formerly Ministry of Natural Resources (MNR)
MOECC	Ministry of the Environment and Climate Change Canada; formerly Ministry of Environment (MOE)
NHIC	Natural Heritage Information Centre
PSW	Provincially Significant Wetland
SAR	Species at Risk



**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

SARA	<i>Species at Risk Act, 2002</i>
SARO	Species at Risk in Ontario (List)
SOCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Introduction
March 15, 2024

1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was retained to complete a scoped Environmental Impact Study (EIS) to support an application to sever the Subject Property for future development of a single residence, located at 4445 Wellington Road 32, Puslinch, from a larger agricultural parcel, as shown on **Figure 1, Appendix A**. The Subject Property is predominantly wooded. The Study Area, defined as the 120 metre (m) area surrounding the Subject Property, is comprised of active agriculture (both perennial and row crops), woodlot, and an existing residential development.

Based on correspondence received from the Grand River Conservation Authority (GRCA) on May 10, 2021, the GRCA will support the proposed property severance and a permit will not be required due to the location of the property outside of the regulatory floodplain (**Appendix B**).

As per Section 10.2.2 of the County of Wellington's Official Plan (OP), an EIS is required *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.*

A preliminary EIS was submitted to the Township of Puslinch in support the proposed severance on November 11, 2021 which was revised based on comments received as part of a peer review (NRSI, 2022) and resubmitted on January 10, 2023 (Revision 1). This EIS (Revision 2) has been updated to revise the proposed development footprint for a proposed single-family dwelling with ancillary components (e.g., well, septic bed and driveway) to be outside of the woodland on site and illustrate the location of development envelope on lands currently under agricultural land use, so that impacts of the proposed development can be considered in support of the proposed severance.

This EIS includes:

- A summary of legislation and policies related to natural heritage features and Species at Risk (SAR)
- A description of the methods used to describe the natural environment and assign significance to existing natural heritage features and SAR
- A description of the existing natural environment based on a review of available background data and a single field investigation conducted in July 2021 (as agreed upon during consultation with the County of Wellington on June 4, 2021)
- An impact assessment of the proposed residence (and ancillary components) on existing natural heritage features and SAR
- Recommendations for mitigation measures to protect natural heritage features, functions, and SAR based on the impact assessment



**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

Introduction

March 15, 2024

- A summary of potential permitting requirements for the proposed severance and residential development.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
March 15, 2024

2.0 LEGISLATION AND POLICY OVERVIEW

This section summarizes the legislation and policies that apply to natural heritage features and SAR for the proposed severance and residential development. The summaries contained in this section are provided for information purposes only, and the reader should refer to the current legislation and policies for the complete text.

2.1 FEDERAL CONTEXT

2.1.1 *Migratory Birds Convention Act, 1994 and Migratory Birds Regulations 2022*

The federal *Migratory Birds Convention Act* (MBCA) is intended to conserve and protect migratory birds and their nests (S. 4). Under S. 12(1) of the MBCA, regulations necessary to uphold the purpose of the Act may be made by the Governor in Council. These regulations may be found under the *Migratory Bird Regulations* (C.R.C., c. 1035). Section 6 of the regulations prohibits the disturbance, destruction or taking of a nest, egg, or nest shelter of a migratory bird.

The *Migratory Birds Regulations* (MBR) modernizes the MBCA by defining timelines of protection and providing increased clarity on conditions. Migratory bird nests are protected when they contain a live bird or a viable egg while the nest of 18 species (listed on Schedule 1 of this regulation) have nests that receive year-round protection unless they can be demonstrated as abandoned. The Abandoned Nest Registry is an online notification system where abandoned nests can be registered.

Vegetation removal has the potential to impact migratory birds and their nests.

2.1.2 *Species at Risk Act, 2002*

The federal *Species at Risk Act* (SARA) protects wildlife species listed as extirpated, endangered or threatened under Schedule 2 of the act from harm, harassment, killing or capture (S. 32(1)) or collection (S. 32(2)). S. 33 of the Act prohibits the damage or destruction of the residence of the listed species, and S.58(1) prohibits the destruction of their critical habitat. SARA applies to projects on federally owned lands and projects where federal approvals are required.

S. 34 of the SARA states that the prohibitions outlined in S. 32 and S. 33 do not apply to non-aquatic species or species that are not protected under MBCA on non-federal lands unless an order is made under S. 34(2). Under S. 34(3), the Minister of the Environment must issue this order if of the opinion that the species is not adequately protected under provincial laws. No such orders were known to apply to the Project at the time of this report.



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2.1.3 Fisheries Act, 2019

The *Fisheries Act* (most recently amended on August 28, 2019) prohibits causing harmful alteration, disruption or destruction (HADD) to fish and fish habitat, unless authorized by the Minister of Fisheries, Oceans and the Canadian Coast Guard. This applies to work being conducted in or near watercourses or waterbodies that support fish and fish habitat. The fish and fish habitat protection provisions of the *Fisheries Act* apply to all fish and fish habitat in Canada (DFO 2019a).

Following guidance and criteria provided on DFO's website regarding mitigation, waterbody types and codes of practice, proponents determine whether their projects in or near water will require review by Fisheries and Oceans Canada (DFO). In cases where impacts to fish and fish habitat cannot be avoided, proponents submit a Request for Review form to DFO. DFO will review the project to identify the potential risks of the project to the conservation and protection of fish and fish habitat and will work with the proponent to provide advice and guidance on how to comply with the *Fisheries Act*. If the project can avoid impacts to fish and fish habitat, project approval is not required. There are no waterbodies associated with the Study Area and Subject Property.

2.2 PROVINCIAL CONTEXT

2.2.1 Endangered Species Act, 2007

The provincial *Endangered Species Act* (ESA) prohibits the killing, harming, harassing, capturing or taking of a living member of a species listed as Threatened, Endangered or Extirpated by the Species at Risk in Ontario (SARO) list (Ontario Regulation 230/08) (S. 9), and damage to habitat of designated species (S. 10). Permits for prohibited activities may be issued under S. 17(2) of the ESA.

Ontario Regulation 242/08 and 830/21 of the ESA provides a streamlined approach for some commonly encountered SAR that allows proponents to register limited prescribed activities through a Notice of Activity that might otherwise contravene the ESA. Ontario Regulation 242/08 and 830/21 provide a regulatory framework for the registry process, which exempts activities that meet a defined set of criteria, as outlined within the regulation, from the ESA Section 17(2) permit process. Not all species or activities are eligible for registration under Ontario Regulation 242/08.

2.2.2 Planning Act, 2014

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* (Government of Ontario 2021). In April 2023 a draft Provincial Planning Statement was released for public comment that incorporates policies from the PPS and the A Place to Grow (see Section 2.2.3) to form a single integrated province-wide land use planning policy document. The Planning Act was updated on February 22, 2024 and includes draft updates that are not yet in effect.

The PPS includes policies on development and land use patterns, resources and public health and safety. This includes the requirement of the identification of Natural Heritage Systems (NHS) in Ecoregions 6E and 7E, and the statement that development and site alteration shall not be permitted in



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habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

This report was prepared to be consistent with Policy 2.1 of the PPS (Government of Ontario 2020) under the *Planning Act* and with the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement 2005 Second Edition (MNR 2010). PPS Policy 2.1 addresses protection and management of natural heritage resources, as well as the draft PPS.

Natural heritage features relevant to the Study Area and defined in the PPS. The Study Area falls within Ecoregion 6E. Section 2.1.4 of the PPS (2020), states that development and site alteration shall not be permitted in the following features in Ecoregion 6E:

- a) significant wetlands
- b) significant coastal wetlands

Section 2.1.5 of the PPS states that development and site alteration shall not be permitted in the following features, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- a) significant woodlands
- b) significant valleylands
- c) significant wildlife habitat
- d) significant areas of natural and scientific interest
- e) coastal wetlands that are not subject to policy 2.1.4(b)

Further, Sections 2.1.6 and 2.1.7 state that development and site alteration shall not be permitted in the following features, except in accordance with provincial and federal requirements:

- a) habitat of endangered or threatened species
- b) fish habitat

Development or site alteration may be permitted on lands adjacent to the natural heritage features listed above if it is demonstrated that there will be no negative impacts on the natural features or the ecological function for which the area was identified.

The diversity and connectivity of the natural features in an area should be maintained and enhanced, where possible, recognizing linkages between and among natural heritage, surface water and groundwater features (PPS Policy 2.1.2).

The Subject Property and/or Study Area encompass undeveloped lands, which contain natural features and areas that are listed under Section 2.1 of the PPS.



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2.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for Greater Golden Horseshoe (GPGGH, Office Consolidation 2020) provides direction for development planning including policies for natural heritage features. The Subject Property is located within the 2020 GPGGH area, and outside of built-up (or settlement) areas (Schedule 2, GPGGH, 2020). As the Wellington County OP has been updated after July 1, 2017, the GPGGH applies to the Subject Property.

Section 4.2.2 where development is proposed within the *Natural Heritage System for the Growth Plan* one must demonstrate (among other things) no negative impact on key natural heritage features or their functions. The proposed severance is not anticipated to affect key natural heritage features.

As mentioned in Section 2.2.2, this policy may be replaced soon by the released draft policy that incorporates both the PPS and A Place to Grow.

2.2.4 Conservation Authorities Act, 1990

As of April 1, 2024, Ontario Regulation 41/24 will come into effect to support streamlined, timely and consistent conservation authority permitting decisions focusing on natural hazard considerations. This includes revoking the existing 36 conservation authority specific regulations, further defining watercourses, establishes a standard 30 m “other areas” from wetlands, guides permit conditions, and provides low-risk activity exemptions.

Consultation was undertaken with the GRCA regarding the proposed severance and as detailed in **Appendix B**, the Subject Property is located outside the regulated lands and as such a permit is not required.

2.2.5 Fish and Wildlife Conservation Act, 1997

The provincial *Fish and Wildlife Conservation Act*, 1997 (FWCA) provides protection of wildlife in Ontario including fish, furbearing mammals, game wildlife and specially protected wildlife through regulations for hunting, trapping, and fishing practices. Game and specially protected mammals, birds, reptiles, amphibians and invertebrates are listed on Schedules 1-11 of the FWCA. Definitions provided for hunting including capturing or harassing wildlife (Section 5) and would include activities that collect or handle wildlife for inventories or other scientific purposes, or to relocate wildlife out of harm's way (e.g., during construction activities), including individuals and eggs. Sections 7 and 8 also provide protection for nest and eggs of specified bird species including raptors, and dens of bears and furbearing animals, and beaver dams. Under the FWCA, the Minister has the authority to authorize activities that would otherwise be prohibited such as the safe capture of wildlife and removal of nests, dens and dams, and impose conditions on an authorization. No wildlife is anticipated to be harmed or killed as a result of the proposed severance.



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2.3 MUNICIPAL CONTEXT

2.3.1 County of Wellington Official Plan

The Corporation of the County of Wellington's Official Plan (OP; last updated September 2023) supports sustainable development, land stewardship, and healthy communities. This is incorporated into OP Policy Section 4.4.3 (h), which encourages...*limited severances and conversions*.

A review of OP mapping identifies the Subject Property on Schedule A7 as Greenlands, with new lots governed by Policy 10.2.1 which requires that:

- (a) *the lot has sufficient area outside the Core Greenland System for all its intended functions including suitable buffering and includes core greenland areas only to provide for logical boundaries*
- (b) *the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair greenland features or functions*
- (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.*

This scoped EIS is prepared to fulfil the requirement for an EIS outlined in Section 10.2.2 of the OP, confirmed by the County of Wellington on June 4, 2021, due to the presence of the Greenlands System and significant woodland on the Subject Property.

With regards to tree removals, Section 10.1.3 (g) indicates when creating new lots by subdivision, consent, or part lot control: *that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting.*

2.3.2 The Corporation of the County of Wellington Forest Conservation Bylaw (5115-09)

The County of Wellington's Forest Conservation Bylaw prohibits the injuring or destruction trees, defined as a woody perennial plant at least 4.5 m at maturity, within a woodlot unless done so under a series of exemptions or through an issued permit. Three types of permits exist, with various conditions, including but not limited to (Section 5.8):

- (e) *the manner and timing in which the injuring or destruction of trees is to be carried out;*
- (f) *the qualifications of persons authorized to injure or destroy trees;*
- (g) *the species, size, number and location of replacement trees to be planted; and*
- (h) *measures to be implemented to mitigate the direct and indirect effects of the injuring or destruction of trees on the natural environment.*



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Exemption 3.1 (l) indicates that a permit is not required if: *the injuring or destruction of trees provided that no more than 20 trees, or up to the equivalent of 15 cubic metres of wood (six (6) bush cords or 3,000 board feet) plus associated fuel wood from the tops of the aforementioned trees, are injured or destroyed in a calendar year from an owner's land, provided that the injury or destruction of trees does not reduce the density of the trees such that the area does not meet the definition of woodlands, and that the injuring or destruction of trees is consistent with good forestry practices.*

The proposed development is not planning to remove more than 20 trees to facilitate the driveway. However, if this changes a permit can be sought or per Exemption 3.1 (d) this can be addressed through the site plan approval stage.

2.3.3 Township of Puslinch Comprehensive Zoning Bylaw, 2018

The Township of Puslinch's Zoning Bylaw (No. 023-18) regulates the type of construction permissible and prohibits land uses related to the development and use of buildings.

As with the policies outlined above, Table 13.1 of the Zoning Bylaw details that...*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.* Development of the residence and ancillary features are proposed outside of the woodlot.

Mapping provided on Map B-1 includes the forested portion of the Subject Property within the of the Environment Protection (EP) zoning. By definition this zone type...*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 the issuance of a building permit.*

Setbacks to EP zones are not prescribed in the zoning bylaw. Notwithstanding the EIS provides a set back to the woodland feature.



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3.0 METHODS

The existing conditions and natural heritage summary provided in this scoped EIS was determined through a background review of terrestrial and aquatic resources and field investigations conducted by Stantec in July 2021.

3.1 BACKGROUND REVIEW

3.1.1 Terrestrial Resources

Stantec reviewed the following background information on terrestrial natural heritage features and potential terrestrial SAR for the Study Area:

- Ministry of Natural Resources and Forestry (MNRF)'s Natural Heritage Information Centre (NHIC) Biodiversity Explorer database (MNRF 2021a)
- MNRF's Land Information Ontario (LIO) database (MNRF 2021b)
- Species at Risk in Ontario (SARO) List (MNRF 2021c)
- Atlas of the Mammals of Ontario (range maps visually scanned for overlap with the Study Area) (Dobbyn 1994)
- Atlas of the Breeding Birds of Ontario (Cadman et al. 2007)
- Ontario Reptile and Amphibian Atlas (Ontario Nature 2019)

The results of these searches were used to guide field investigations, and to identify potential SAR and species of conservation concern (SOCC) that have the potential to overlap with the Study Area. These resources generally do not note the exact locations of a species occurrence, with accuracy ranging from 1 km² (NHIC) to 10 km² (wildlife atlases), to municipal boundaries or watersheds. As such, they are used as an indicator of potential occurrence in the Study Area.

3.1.1.1 Species at Risk

For this assessment, SAR are defined as species that are listed as Threatened (THR) or Endangered (END) on the Species at Risk in Ontario list (SARO). The Ontario *Endangered Species Act, 2007* (ESA) prohibits harm or harassment to Threatened or Endangered species, and damage or disturbance to their habitat. The ESA applies on all private and Crown owned lands in Ontario. Habitat protection under the ESA typically includes all habitats that directly or indirectly support SAR. Federally protected Endangered, Threatened, and Special Concern (SC) species are listed in Schedule 1 of SARA and apply only to federally owned lands.

The potential for SAR to be present within the Study Area was evaluated based on a review of background information, agency consultation, and field investigations. Records of significant species and SAR were obtained from NHIC (MNRF 2021a) and other online databases. These databases were used to identify recent records (within the past 20 years) of significant floral or faunal species within or near the



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Study Area and were used during field investigations to assess the potential for SAR habitat in the Study Area.

3.1.1.2 Species of Conservation Concern

SOCC are considered at a number of levels, including globally, nationally, and provincially. For this report, SOCC includes species that are provincially rare (with a Provincial S-rank of S1 to S3), listed as Special Concern in the SARO list, or listed on Schedule 1 of SARA but not included on the SARO list.

Provincial ranks (S-ranks) are used by the NHIC to set protection priorities for rare species and vegetation communities. They are based on the number of factors such as abundance, distribution, population trends, and threats in Ontario, and are not legal designations. By comparing the global and provincial ranks, the status, rarity, and the urgency of conservation needs can be determined. Species with provincial ranks of S1 to S3, and those tracked by the MNRF, are considered SOCC. Provincial sub-national S-ranks are defined as follows:

- S1: Critically imperiled; usually fewer than 5 occurrences
- S2: Imperiled; usually fewer than 20 occurrences
- S3: Vulnerable; usually fewer than 100 occurrences
- S4: Apparently secure; uncommon but not rare, usually more than 100 occurrences
- S5: Secure, common, widespread and abundant

S-rank followed by a “?” indicates the rank is still uncertain

3.1.2 Aquatic Resources

Stantec reviewed the following background information on aquatic natural heritage features and potential aquatic SAR for the Study Area:

- MNRF’s LIO database (MNRF 2021b) – to determine the presence of a watercourse and, if available, watercourse thermal regime and fish community data
- MNRF’s Constructed Drains digital dataset (MNRF 2021e) – to determine the presence of a constructed drain and, if applicable, the corresponding DFO drain classification
- MNRF’s NHIC Biodiversity Explorer database (MNRF 2021a) – to determine if provincially regulated fish or mussel species have been documented in the Study Area
- DFO’s online mapping tool of aquatic SAR – to determine if federally regulated fish or mussel SAR have been documented in the Study Area (DFO 2021)

3.2 FIELD INVESTIGATIONS

A site visit was conducted on July 6, 2021 consistent with the County consultation on June 4, 2021 regarding the scoped EIS, which included a breeding bird survey, a botanical inventory, vegetation community assessment using Ecological Land Classification (ELC), and wildlife habitat assessments, including for SAR.



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3.2.1 Vegetation

3.2.1.1 Ecological Land Classification Communities

Vegetation communities were identified using the ELC field guide for Southern Ontario (Lee et al. 1998) to the finest level of resolution (vegetation type) possible. Provincial significance of vegetation communities was based on the rankings assigned by the NHIC (MNRF 2021d).

3.2.1.2 Vascular Plant Species

Identification of regionally rare species in Wellington County followed The Flora of Wellington County (Frank and Anderson 2009).

The provincial status of all plant species and flora nomenclature were based on the NHIC's list of vascular plants (MNRF 2021a). Identification of potentially sensitive native plant species was based on their assigned coefficient of conservatism (CC) value, as determined by Oldham et al. (1995). This CC value ranges from 0 (low) to 10 (high) and is based on a species' tolerance of disturbance and fidelity to a specific natural habitat. Species with a CC value of 8, 9 or 10 generally exhibit a high degree of fidelity to a narrow range of habitat parameters.

3.2.2 Breeding Bird Survey

A breeding bird survey was conducted by recording incidental observations while traversing the Subject Property. Bird species that were seen or heard were recorded, and those seen or heard in appropriate habitat during the breeding season were assumed to be breeding.

Weather conditions were within suitable ranges to conduct the studies (see Ontario Breeding Bird Atlas, 2001) with partly cloudy conditions (25%), no rain, 23-24°C, and thunderstorms in the past 24 hours.

3.2.3 Incidental Wildlife Observations and Wildlife Habitat Assessment

All wildlife or signs of wildlife were recorded during the site investigation, including species identified by sight, sound, or through distinctive signs (e.g., scat, tracks).

During vegetation surveys, wildlife habitat assessments were conducted for each ELC community. Surveys included SAR, habitat assessments, and significant wildlife habitat (SWH) assessments.



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4.0 EXISTING CONDITIONS

4.1 BACKGROUND REVIEW

4.1.1 Designated Natural Areas

The NHIC (MNR 2021a) and LIO database (MNR 2021b) were reviewed to identify significant natural heritage features. There were no records of Provincially Significant Wetlands, Significant Valleylands, Provincial Parks, or Conservation Reserves identified in the Study Area.

Wellington County's OP Section 5.5.4 defines significant woodlots in the rural areas as: *woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system.* The County of Wellington confirmed during the June 4, 2021 call that the Subject Property includes significant woodlands, supported by the County's OP mapping identifying the Subject Property on Schedule A7 as Greenlands.

4.1.2 Species at Risk and Species of Conservation Concern

A total of six (6) SAR and six (6) SOCC were identified in the background records review as detailed in Table 4-1, below.

Table 4-1: SAR and SOCC with Potential to Occur in the Study Area

Common Name	Scientific Name	SARO Status	SARA Status
Birds			
Bank Swallow	<i>Riparia riparia</i>	Threatened	Threatened
Barn Swallow	<i>Hirundo rustica</i>	Special Concern	Threatened
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	Threatened
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	Threatened
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	Special Concern
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	Threatened
Mammals			
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered
Tri-colored Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered
Reptiles			
Eastern Milksnake	<i>Lampropeltis triangulum</i>	Not at Risk	Special Concern
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	Special Concern	Special Concern
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Special Concern

No aquatic SAR were identified within 1 kilometre (km) of the Study Area.



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4.2 VEGETATION COMMUNITIES

The Subject Property is comprised of an undulating sugar maple forest bordered by Wellington Road 35 to the north, contiguous forest to the east, a cultural meadow with sporadic saplings (potentially planted) to the south, and Wellington Road 32 to the west. Vegetation communities identified on the Subject Property and adjacent lands (which were based on aerial photography and roadside assessments) are shown on **Figure 2 (Appendix A)** and described below in **Table 4-2**. Scientific names of plants can be found in **Appendix C1**.

Table 4-2: Ecological Land Classification (ELC) Vegetation Types

ELC Type	Community Description
Forest (FO)	
Deciduous Forest (FOD)	
FOD5-6 Dry-Fresh Sugar Maple – Basswood Deciduous Forest Type	Undulating forest dominated by sugar maple with American basswood and hop hornbeam as associates in the canopy and sub-canopy, respectively. The understory consists of American ash saplings, ironwood, chokecherry, and comon buckthorn. Ground cover species include may apple, zig zag goldenrod, false solomon’s seal, and sedges (<i>Carex</i> sp.).
FOD5 Dry-Fresh Sugar Maple Deciduous Forest Ecosite	Sugar maple-dominated forests located northwest and west of the Subject Property. Bitternut hickory and staghorn sumac were observed from the roadside assessment.
Cultural (CU)	
Cultural Plantation (CUP)	
CUP3 Coniferous Plantation	Sparse plantation identified by aerial photography southwest of the Subject Property. Tamarack and pines, possible red and/or white, were noted from the roadside.
Cultural Meadow (CUM)	
CUM1 Mineral Cultural Meadow Ecosite	Open meadow dominated by awnless brome with a mix of scattered small saplings of white cedar, white pine, bitternut hickory, ash, and basswood.
Anthropogenic Communities	
Res	Residence
Ag	Agriculture (hay or soy)

Documented communities are ranked as common in Ontario (MNR 2021a).

4.2.1 Vascular Plant Species

Forty-nine (49) distinctive vascular plants were identified in the Study Area, 4 of which were identified to genus only. Of the 45 plants identified to species, 34 (76%) were native and 11 (24%) were non-native. Native plants documented had a provincial rank of S4 or S5, indicating they are common in Ontario. The plant list can be found in **Appendix C1**.



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4.3 BREEDING BIRDS

Stantec identified 18 avian species during the single breeding bird survey. A detailed summary of the survey is provided in **Appendix C2**. All but one of the identified species is expected to be breeding in the Study Area: a Barn Swallow which was observed foraging over the agricultural field to the south is not expected to be breeding on the Subject Property due to a lack of suitable nest sites. One species, Eastern Wood-pewee, is designated provincially and federally as Special Concern and was documented singing within the onsite woodlot. The remainder of the species are common in Ontario (S4-S5) and none are listed on schedule 1 of the MBR as requiring year-round nest protection.

4.4 AMPHIBIANS

No vernal pools were identified during the July 6, 2021 site visit. A gray treefrog was heard calling during the site visit from the southern edge of the woodlot.

4.5 BAT MATERNITY ROOSTS

Candidate bat maternity roost trees occur on the Subject Property, particularly associated with the dead white ash trees scattered throughout the forest community. Bat species at risk (e.g., Little Brown and Northern Myotis, Tri-colored Bat) may use these trees for maternity roosts between mid-May and mid-July.

4.6 INCIDENTAL WILDLIFE OBSERVATIONS

Incidental wildlife observations included observations of grey squirrels and a Northern Pearly Eye.

4.7 SAR AND SWH ASSESSMENT

4.7.1 SAR

Results of habitat suitability assessments and field surveys for the SAR species outlined in **Table 4-1** are presented in **Table 4-3**. SOCC are addressed under the SWH Assessment section.

Table 4-3: SAR Habitat Assessment

Species	Habitat Availability	Survey Results
Birds		
Bank Swallow	Banks absent from the Study Area.	Absent – not observed during site visit.
Bobolink	Hayfields present within the Study Area but not on the Subject Property.	Absent – Bobolink was not documented during breeding bird surveys conducted on the Subject Property. Potentially present in Study Area, although not documented in 2021.



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Table 4-3: SAR Habitat Assessment

Species	Habitat Availability	Survey Results
Eastern Meadowlark	Hayfields present within the Study Area but not on the Subject Property.	Absent – Eastern Meadowlark was not documented during breeding bird surveys conducted on the Subject Property. Potentially present in Study Area, although not documented in 2021.
Mammals		
Little Brown Myotis	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).
Northern Myotis	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).
Tri-colored Bat	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).

4.7.2 Significant Wildlife Habitat

A wildlife habitat assessment was conducted to determine the presence or absence of candidate and confirmed SWH in the Study Area. The assessment included the habitat features described by the SWH Criteria Schedules for Ecoregion 6E in the following categories: Habitats of Seasonal Concentrations of Animals, Rare Vegetation Communities or Specialized Habitats for Wildlife, Habitats of Species of Conservation Concern, and Animal Movement Corridors.

A summary table of the results of the SWH assessment is provided in **Table 4-5**.

Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
Seasonal Concentration Areas	Bat hibernacula	Abandoned mine shafts, underground foundations, caves, and crevices	Absent.
	Deer wintering congregation areas and deer yards	Deer yards are mapped by MNRF	Absent - no deer yards mapped by MNRF in the Study Area (MNRF 2021a).
	Colonially – nesting bird breeding habitat (bank and cliff)	Eroding banks, sandy hills, steep slopes, rock faces or piles. Cliff faces. Does not include disturbed soil areas such as berms, embankments, oil or aggregate stockpiles	Absent.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
	Colonially – nesting bird breeding habitat (trees/shrubs)	Dead trees in large marshes and lakes, flooded timber, and shrubs, with nests of Great Blue Heron, Great Egret, Green Heron, or Black-crowned Night-Heron	Absent.
	Colonially – nesting bird breeding habitat (ground)	Rock islands and peninsulas in a lake or large river	Absent.
	Waterfowl stopover and staging areas	Fields with evidence of annual spring flooding from meltwater or runoff; aquatic habitats such as ponds, marshes, lakes, bays, and watercourses used during migration, including large marshy wetlands	Absent - agricultural pond north of Regional Road 34 is too small to support large numbers of waterfowl.
	Shorebird migratory stopover area	Muddy and unvegetated shorelines, beach areas, bars	Absent.
	Raptor wintering areas	Combination of fields (CUM, CUT, CUS, CUW, >15 ha) and woodland (FOD, FOM, FOC, >20 ha)	Absent – large woodlots present but intermixed with pastures and hayfields that do not meet the definition of idle/fallow CUM, CUT, CUS, CUW.
	Bat maternity colonies	Mixed and deciduous forests and swamps with large diameter dead or dying trees with cavities	Candidate SWH Present - The forest communities in the Study Area have the potential to provide habitat for bat maternity colonies.
	Reptile hibernacula	Rock piles or slopes, stone fences, crumbling foundations	Absent.
	Turtle wintering area	Permanent waterbodies and large wetlands with sufficient dissolved oxygen; man-made ponds are not considered SWH	Candidate SWH Present - agricultural pond north of Wellington Road 34 and north of the Subject Property may have the potential to support turtle wintering areas.
	Migratory butterfly stopover area	Fields and forests that are a minimum of 10 ha and are located within 5 km of Lake Erie or Lake Ontario	Absent - Study Area is > 5 km from Lake Erie and Lake Ontario.
	Land bird migratory stopover area	Woodlands of a minimum size located within 5 km of Lake Erie or Lake Ontario	Absent - Study Area is > 5 km from Lake Erie and Lake Ontario.



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Existing Conditions
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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNR 2015)	Habitat Description	Candidate SWH in Study Area?
Rare or Specialized Habitat	Sand barren, alvar, cliffs and talus slopes	Sand barren, Alvar, Cliff and Talus ELC Community Classes, and other areas of exposed bed rock and patchy soil development, near vertical exposed bedrock and slopes of rock rubble	Absent.
	Prairie and savannah	Open canopy habitats (tree cover < 60%) dominated by prairie species	Absent.
	Old growth forest	Relatively undisturbed, structurally complex; dominant trees > 100 years' old	Absent.
	Other rare vegetation communities	Vegetation communities ranked S1-S3 by the NHIC.	Absent.
Habitat for Species of Conservation Concern	Waterfowl nesting areas	Upland habitats adjacent to wetlands	Absent - wetlands absent from Study Area.
	Bald Eagle and Osprey nesting, foraging and perching habitat	Treed communities adjacent to rivers, lakes, ponds, and other wetlands with stick nests of Bald Eagle or Osprey	Absent - no stick nests were observed.
	Woodland raptor nesting habitat	Stick nests in forested ELC communities >30 ha with 10 ha of interior habitat	Absent - no stick nests were observed.
	Turtle nesting areas	Exposed soil, including sand and gravel in open sunny areas in proximity to wetlands	Absent - wetlands absent from Study Area although an agricultural pond (OA) is present in the Study Area. There is a potential for turtles to nest in road shoulders; however, this habitat does not qualify as significant.
	Seeps and springs	Any forested area with groundwater at surface within the headwaters of a stream or river system	Absent - not documented during site visit.
	Amphibian breeding habitat (woodland and wetland)	Treed uplands with vernal pools, and wetland ecosites	Candidate SWH Present – vernal pools and wetlands absent from Subject Property, but candidate habitat may occur in the agricultural pond (OA).
	Woodland area sensitive breeding bird habitat	Large mature forest stands, woodlots >30 ha with interior forest habitat (i.e. at least 200 m from edge)	Absent - large forest communities present but interior habitat (>200 m from edge) is absent from the Study Area.



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Existing Conditions
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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
	Open country bird breeding habitat	Large grasslands and fields (>30 ha) with two or more of the following species; Upland Sandpiper, Grasshopper Sparrow, Vesper Sparrow, Northern Harrier, Savannah Sparrow OR with nesting Short-eared Owls	Absent - a single Vesper Sparrow was documented during breeding bird surveys south of the Study Area, but two species are required for significance.
	Shrub/early successional bird breeding habitat	Large shrub and thicket habitats (>10 ha) with; - At least one Brown Thrasher or Clay-colored Sparrow breeding, OR - At least two of Field Sparrow, Black-billed Cuckoo, Eastern Towhee and Willow Flycatcher OR - Nesting Yellow-breasted Chat or Golden-winged Warbler	Absent.
	Marsh bird breeding habitat	Wetlands with shallow water with emergent aquatic vegetation with American Bittern, Virginia Rail, Sora, Common Moorhen, American Coot, Pied-billed Grebe, Marsh Wren, Sedge Wren, Common Loon, Sandhill Crane, Green Heron, Trumpeter Swan, Black Tern, Yellow Rail	Absent.
	Terrestrial Crayfish	Wet meadows and edges of shallow marshes with burrows or chimneys	Absent.
	Special Concern and provincially rare (S1-S3) wildlife	An assessment of habitat for special concern and provincially rare wildlife is included in Table 4-4 .	Present – Eastern Wood-pewee identified on the Subject Property. Potentially suitable habitat identified for Double-striped Bluet, Monarch, and Snapping Turtle in the Study Area.
Animal Movement Corridors	Amphibian movement corridors	Associated with confirmed amphibian breeding habitat and in 15 m wide ecosites associated with water.	Absent - linear ecosites associated with water absent from the Study Area.
	Deer movement corridors	Associated with confirmed deer wintering habitat	Absent - deer wintering habitat was not identified by the MNRF in the Study Area.

4.7.2.1 Seasonal Concentration Areas of Animals

Seasonal concentration areas are those sites where large numbers of a species congregate at one time of the year, or where several species congregate.



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Candidate habitat for turtle wintering areas may occur in the agricultural pond documented north of Wellington Road 34 while potential bat maternity roosts could occur within the forested areas. No other Candidate Seasonal Concentration Areas of Animals were identified in the Study Area.

4.7.2.2 Rare Vegetation Communities

Rare vegetation communities are habitats with vegetation communities that are considered rare in the province. It is assumed that these habitats are at risk and that they are also likely to support additional wildlife species that are considered significant.

No Candidate Rare Vegetation Communities were identified in the Study Area.

4.7.2.3 Specialized Habitats for Wildlife

Specialized habitats are microhabitats that are critical to some wildlife species. The SWHTG (MNR 2000) identifies a number of habitats that could be considered specialized habitats, such as habitat for area-sensitive species, forests providing a high diversity of habitats, amphibian woodland breeding ponds, turtle nesting habitat, highly diverse sites, seeps, and springs. High quality habitat features generally occur outside of the influence of edge effects and wildlife mortality that are associated with major roadways.

Habitat for breeding amphibians may occur in the agricultural pond (OA) north of Wellington Road 34.

No other Candidate Specialized Habitats for Wildlife were identified in the Study Area.

4.7.2.4 Habitats of Species of Conservation Concern

Habitat for SOCC includes habitat for those species that are not covered under the ESA, including species ranked as special concern and provincially ranked as S1-S3. Data from field surveys were used to assess the potential for habitat of SOCC to occur within the Study Area. Habitat assessments for these species were completed through a combination of satellite photo interpretation and field investigations to determine whether suitable habitat may be present in the Study Area.

Suitable habitat for seven terrestrial SOCC was identified in the Study Area. The results of habitat suitability assessments and field surveys for these species are presented in **Table 4-5**.

Table 4-5: SOCC Habitat Assessment

Species	Habitat Suitability	Survey Results
Insects		
Double-striped Bluet	Around ponds, especially artificial ponds including pit and quarry sites, and along rivers. The Subject Property is not within typical range maps for this species and bluets are poorly studied.	Unlikely but potentially present - pond north of Wellington Road 34 could provide suitable habitat in the Study Area.



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Table 4-5: SOCC Habitat Assessment

Species	Habitat Suitability	Survey Results
Insects		
Slender Bluet	Found in highly vegetated (emergent and aquatic) permanent ponds and lakes as well as nutrient poor communities (such as bogs).	Absent – highly vegetated ponds and bogs absent from Study Area.
Monarch	Natural areas throughout the Study Area provide suitable nectaring habitat, and habitat for larval host plants (milkweed) of Monarch.	Potentially present – common milkweed was not observed on the Subject Property in CUM1 (Figure 1, Appendix A) but could occur within the Study Area, particularly roadsides or CUP3 (Figure 1, Appendix A).
Birds		
Eastern Wood-pewee	Forest bird of deciduous and mixed woods. Nest-site selection favors open space near the nest, typically provided by clearings, roadways, water, and forest edges.	Present – documented on the Subject Property.
Wood Thrush	Found in deciduous and mixed forests where tall trees and a thick understory are preferred.	Absent – not documented during breeding bird survey.
Reptiles		
Eastern Ribbonsnake	Found at the edge of shallow ponds, streams, marshes, swamps, or bogs with dense vegetation nearby that provides cover, with abundant exposure to sunlight and upland areas for nesting. Hibernate in animal burrows or rock crevices.	Absent – Suitable habitat absent, no hibernacula or waterbodies identified on the Subject Property.
Snapping Turtle	Candidate turtle wintering habitat identified in agricultural pond north of Wellington Road 34.	Potentially present – Suitable habitat may occur in the Study Area but outside of the Subject Property.



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4.7.2.5 Animal Movement Corridors

Migration corridors are areas that are traditionally used by wildlife to move from one habitat to another. This is usually in response to different seasonal habitat requirements. There are two types of animal movement corridors in Ecoregion 6E: amphibian and deer movement corridors. These corridors are identified after amphibian breeding habitat (woodlands) and/or deer wintering/yarding areas are confirmed. Based on habitat assessments, woodland amphibian breeding habitat is considered absent from the Subject Property, although wetland breeding may occur within the Subject Property in the agricultural pond north of Wellington Road 34. This pond is isolated in a hayfield and as such movement corridors as defined in MNRF 2015 (e.g., native vegetation, bordering waterways) are absent. Deer wintering yards were not identified during the background review and there was no evidence observed during the field survey of significant game trails or browse, as such deer movement corridors are also absent.



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4.8 SUMMARY OF NATURAL HERITAGE FEATURES

Based on the results of the background review and conducted field investigation, the following natural heritage features were identified on the Subject Property and/or Study Area:

- Significant woodland (FOD5-6, FOD5; Subject Property and Study Area)
- Candidate Habitat for bat SAR (FOD5-6, FOD5; Subject Property and Study Area)
- Candidate SWH:
 - bat maternity habitat in the woodlots (FOD5-6, FOD5)
 - habitat for turtle overwintering (OA; Study Area)
 - habitat for breeding amphibians (OA; Study Area)
- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides; Study Area)
 - Reptiles: Snapping Turtle (OA; Study Area)
- Confirmed presence of SOCC:
 - Birds: Eastern Wood-Pewee (FOD5-6; Subject Property and Study Area)

These features will be carried forward to the impact assessment in **Section 6.0**.



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Proposed Severance And Development
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5.0 PROPOSED SEVERANCE AND DEVELOPMENT

The Subject Property is proposed to be severed from the original farm lot as shown on **Figure 1 (Appendix A)**. A residence was under construction during the July 2021 site visit and has now been completed on the adjacent property to the west.

The proposed development consists of a single-family residence with associated ancillary features, including a well and septic system, that will be placed outside the woodland (plus a 10 m buffer to the woodland dripline) and within the existing meadow and agricultural fields. The residence will be accessed through a driveway from Wellington Road 34 of no more than six (6) metres through the onsite forest and has been sited to overlap with a historical logging road to minimize vegetation removal. Approximate locations of proposed access lane are shown on **Figure 3 (Appendix A)**.



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Impact Assessment
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6.0 IMPACT ASSESSMENT

Potential impacts of the proposed severance and subsequent residential development are described in below. Measures to mitigate these potential impacts can be found in Section 7.0.

6.1 SIGNIFICANT WOODLAND AND VEGETATION

The residence, septic system, and well are proposed within a cultural meadow and active agricultural field to reduce impacts to the significant woodland. Vegetation removal within the open meadow will be primarily associated with exotic cultural vegetation species (e.g., awnless brome) and will include scattered small and planted saplings (e.g., white cedar, white pine, bitternut hickory, ash, and basswood). The driveway that will provide access to the residence will require targeted tree removal but has been sited to follow a historical logging road to avoid additional impacts to vegetation.

Construction phase activities such as inadvertent encroachment of heavy equipment, siltation and / or spills of deleterious substances, noise, and dust migration may also impact remaining vegetation onsite. These impacts may alter species composition by compacting and smothering vegetation and introducing substances that could be harmful to vegetation (and wildlife), such as fuel used by construction vehicles. Buffer recommendations are further discussed in Section 7.1.3.

Additional disturbance may be required to facilitate spill clean-up activities. Should these unexpected events occur, these impacts are expected to be localized to the construction area and adjacent areas.

6.2 SPECIES AT RISK

Potential habitat for bat SAR (e.g., Little Brown Myotis, Northern Myotis, and Tri-colored bat) was identified in the forest habitats on the Subject Property and surrounding Study Area. Tree removal proposed to facilitate the driveway has the potential to influence SAR bat habitat and is discussed further in detail in Section 8.2.1.

6.3 SIGNIFICANT WILDLIFE HABITAT

General construction impacts to wildlife (e.g., SAR, SOCC) varies with time but include disturbance effects (e.g., noise, dust) on various life process (e.g., hibernation, breeding, movement, foraging, etc.) depending on timing. Additional construction impacts may be associated with habitat disturbance and degradation as discussed in Section 6.1 as well as longer term impacts associated with poor environmental stewardship through dumping (including yard waste) and outdoor pets.

The following SWH habitat features were identified within the Study Area:

- Candidate bat maternity habitat in the woodlots (FOD5-6, FOD5)
- Candidate habitat for turtle overwintering and candidate habitat for breeding amphibians in the agricultural pond north of Wellington Road 34 (OA), not associated with Subject Property



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- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides)
 - Reptiles: Snapping Turtle (OA), not associated with the Subject Property
- Confirmed presence of SOCC:
 - Birds: Eastern Wood-Pewee (FOD5-6)

As discussed in **Section 6.2**, candidate bat maternity roost trees may occur within the forested community on the Subject Property. Considerations for bat SAR addressed in Section **8.2.1** will also protect this category of SWH.

Snapping Turtles and breeding amphibians may use the agricultural pond (OA) north of Wellington Road 34 in the Study Area for overwintering, migration and summer residence. Due to the separation of the Subject Property from the candidate SWH, impacts to these candidate SWHs are not anticipated.

Foraging habitat for Monarch (CUP3, roadside) as well as Double-striped Bluet (OA) are located in the Study Area. Impacts are not anticipated to the habitat for these species based on the location of these features, separated from the Subject Property by Wellington Road 34 and Country Road 32.

Eastern Wood-peewee habitat is present in the forested community on the Subject Property. Tree removal required to accommodate the driveway is not anticipated to impact habitat for this species as they are often associated with forest clearings and edges (Watt et al. 2020). Timing windows are discussed in Section 7.1.1 to avoid impacts to these birds during the breeding season.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Mitigation Recommendations
March 15, 2024

7.0 MITIGATION RECOMMENDATIONS

This section describes site specific and construction mitigation measures that have been developed to reduce potential negative impacts of the proposed severance and single home (and ancillary components) development on the identified natural heritage features described in Section 4.0.

7.1 SITE SPECIFIC MITIGATION

7.1.1 Bird's Nests

To avoid damaging or disturbing bird nests and contravening the MBCA, including SOCC such as the Eastern Wood-pewee, the timing of vegetation clearing should occur outside of the primary nesting period (i.e., the period when the percent of total nesting species is greater than 10% based on Environment Canada's Nesting Calendars). The primary nesting period identified for the Study Area is generally April 1 – August 15. However, birds may also nest outside this period and nests should be avoided until no longer active.

7.1.2 Endangered Bats and their Habitat

As tree removal is required within the woodland to facilitate the proposed driveway, consultation with the MECP is recommended and discussed in Section 8.2.1.

Typically, timing restrictions are recommended to avoid disturbance to bats that may be using maternity roost trees or structures, including bat SAR. Bats generally use maternity and other roosts between April 1 and September 30, and removal of suitable bat maternity roost trees (i.e., trees >10-cm dbh) should occur outside this period.

7.1.3 Significant Woodland

The primary mitigation measure for protecting the onsite significant woodland is siting the proposed residence and ancillary components (well, septic) outside of the significant woodland. Additional measures to avoid impacts to the woodland include minimizing tree removal by siting the proposed driveway along a historical logging road as well as measures to be implemented during construction (see Section 7.2).

In addition, a 10m buffer is recommended from the dripline of the woodland as illustrate on Figure 3 (Appendix A) as a protection zone where no development will occur.

7.2 CONSTRUCTION MITIGATION

The following measures are recommended to be implemented during the future construction phase of the residence and supporting components.



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7.2.1 Site Delineation

To avoid accidental encroachment into adjacent areas, particularly within the significant woodland:

- stake and/or fence the boundary of the work zone. No equipment will be permitted to enter natural features beyond the fencing
- Natural features inadvertently disturbed during construction will be stabilized and re-vegetated, through the placement of seed and mulching or seed and an erosion control blanket, promptly upon completion of construction activities.

7.2.2 Erosion and Sediment Control

The primary principles associated with sedimentation and erosion protection measures are to:

- Minimize the duration of soil exposure
- Retain existing vegetation, where feasible
- Encourage re-vegetation
- Divert runoff away from exposed soils
- Keep runoff velocities low
- Trap sediment as close to the source as possible

To address these principles, the following mitigation measures will be implemented during construction:

- Silt fencing will be used along all construction areas adjacent to or within natural features.
- Equipment will be re-fueled >30 m away from natural features avoid potential impacts, in the event that an accidental spill occurs.
- In addition to any specified requirements, additional silt fence will be available on site, prior to grading operations, to provide a contingency supply in the event of an emergency.
- All sediment and erosion controls will be monitored regularly and properly maintained, as required. Controls will be removed only after the construction area has been stabilized.
- Maintain proper muffling of machinery and equipment to mitigate noise during construction.

7.2.3 Clean Equipment Protocol

As detailed in Halloran et al. (2013), plant material (e.g., seeds, rhizomes) may occur in mud that can become attached to or lodged in various parts of vehicles and construction equipment. This could include the introduction of invasive plant species to new areas when they are moved between locations. Implementation of a clean equipment protocol during construction is recommended to avoid the introduction of additional invasive species to the Subject Property.



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Regulatory Approval Requirements
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8.0 REGULATORY APPROVAL REQUIREMENTS

8.1 FEDERAL CONTEXT

8.1.1 Migratory Birds Convention Act, 1994 and Migratory Birds Regulation 2022

Timing windows are recommended in Section 7.1.1 to avoid impacts to birds and their nests, which would contravene the MBCA.

8.1.2 Species at Risk Act, 2002

Potential habitat for Little Brown Myotis (endangered), Northern Myotis (endangered), and Tri-colored Bat (endangered) were identified in the Study Area during field investigations. Due to the location of the proposed severance and development on private property, SAR will be addressed under the ESA as detailed in Section 8.2.1.

8.1.3 Fisheries Act, 2019

No watercourses were identified within the background review of the Study Area nor on the Subject Property during the July 7, 2021, site visit. The agricultural pond north of Wellington Road 34 is an isolated pond and located more than 30 m from any proposed construction work. A self-assessment or other authorization under the Fisheries Act is not anticipated to be required.

8.2 PROVINCIAL CONTEXT

8.2.1 Endangered Species Act, 2007

Potential habitat for Little Brown Myotis (endangered), Northern Myotis (endangered), and Tri-colored Bat (endangered) were identified in the Study Area during field investigation. To facilitate the proposed driveway, tree removal is required and may impact SAR habitat. Consultation with the MECP through the submission of an Information Gathering Form is recommended.

The MECP provides the following avoidance considerations: If a proposed activity will avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers) and the timing of tree removal will avoid the bat active season (April 1 – September 30) in Southern Ontario), then there is no need to conduct species at risk bat surveys of treed habitats. The damage and destruction assessment may vary geographically as the availability of other nearby maternity and day roost trees differs across the province of Ontario. The proposed limited future tree clearing along the historic logging road is considered to avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers).



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In addition future tree clearing would be subject timing of tree removal to avoid the bat active season (April 1 – September 30 in Southern Ontario). As such, the proposed limited tree clearing along the historic logging road with the greater woodland feature will most likely not contravene neither section 9 (species protection) nor section 10 (habitat protection) of the ESA 2007, as long as the proposed mitigation measures are implemented.

Consultation with MECP at the time of proposed development should be undertaken, including the submission of an IGF, to confirm that the noted MECP guidance remains current and applicable to the note development scenario.

8.2.2 Planning Act, 2014

The proposed severance is in accordance with PPS Section 2.1 where natural heritage features will be protected by targeting development outside of the features, except where no negative impacts on the feature or their ecological function are demonstrated. The purpose of this scoped EIS in the preceding sections is to demonstrate no negative impact on the natural features for concordance with the PPS as a result of the proposed severance and residential development with the implementation of the mitigation measures recommended.

8.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

Like the requirements of the PPS, the proposed severance and development is assessed in accordance with the Growth Plan Section 4.2.2 where development within the *Natural Heritage System for the Growth Plan* must demonstrate (among other things) no negative impact on key natural heritage features or their functions. The purpose of this scoped EIS is to demonstrate no negative impact on the natural features for concordance with the Growth Plan as a result of the proposed severance and residential development with the implementation of the mitigation measures recommended.

8.2.4 Conservation Authority Regulated Areas

Based on consultation undertaken with the GRCA, provided in **Appendix B**, the proposed severance would not require a permit due to the location of the property outside of the regulatory floodplain.



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8.2.5 Fish and Wildlife Conservation Act, 1997

No animal handling or nest removal is proposed and as such no authorizations are anticipated under the FWCA.

8.3 MUNICIPAL CONTEXT

8.3.1 County of Wellington Official Plan

The proposed severance and residential development on the Subject Property would be permissible under the OP, through the provisioning of an EIS that demonstrates concordance with Policy 10.2.1, which requires no negative impacts of the development on natural features or their ecological functions.

This scoped EIS is submitted in accordance with Section 10.2.2 where an EIS is required to assess potential impacts and means of mitigation. Mitigation measures proposed in Section 7.0 are designed to avoid negative impacts on the natural features and their ecological functions.

8.3.2 The Corporation of the County of Wellington Forest Conservation Bylaw (5115-09)

At this time, the proposed residential development is not planning to remove more than 20 trees to accommodate the driveway. However, if this changes a permit can be sought or per Exemption 3.1 (d) this can be addressed through the site plan approval stage.

8.3.3 Township of Puslinch Comprehensive Zoning Bylaw, 2018

The proposed residential development has been sited outside of the onsite significant woodlot, with the application of a 10 m setback. The siting of the driveway coincident with the existing historic logging road reduces impacts so that no negative impacts on the significant woodlot are anticipated.

9.0 CONCLUSIONS

This scoped EIS provides a description of the natural heritage features and the ecosystem functions that could potentially be affected by the proposed severance and residential development on the Subject Property.

Natural heritage features documented for the Study Area included:

- Significant woodland
- SAR Habitat:, candidate Little Brown Myotis, Northern Myotis, and Tri-colored Bat habitat
- Candidate SWH
 - bat maternity habitat in the woodlots (FOD5-6, FOD5)



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- habitat for turtle overwintering and habitat for breeding amphibians in the agricultural pond north of Wellington Road 34 (OA), not on Subject Property
- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides)
 - Reptiles: Snapping Turtle (OA), not on Subject Property
- Confirmed presence of SOCC:
 - Bird: Eastern Wood-Pewee (FOD5-6).

Impacts to these natural heritage features include vegetation removal, habitat degradation, and construction impacts such as encroachment, noise, and dust. Construction mitigation measures related to site delineation, erosion and sediment control, clean equipment are recommended along with site-specific items related to timing windows and consultation with the MECP, pre-development, to present the development scenario and confirm that an authorization under the ESA is not required.

Due to the deliberate siting of the residence, well, and septic area outside of the significant woodland and an associated 10 m protective buffer to the woodland as well as placing the driveway along a historical logging road, impacts on the natural heritage features have been minimized to the extent possible. With the implementation of the mitigation measures recommended, no negative impacts to the natural heritage features and their ecological functions are anticipated as a result of the proposed severance and residential development.



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APPENDIX A

FIGURES

Figure 1: Background Data

Figure 2: –Ecological Land Classification

Figure 3: Proposed Residential Development

APPENDIX B
AGENCY CORRESPONDENCE

APPENDIX C
PLANT AND WILDLIFE LISTS

APPENDIX C1
Plant List

APPENDIX C2
Wildlife List

Mehul Safiwala

From: Andrew Hartholt
Sent: Monday, April 29, 2024 9:50 AM
To: Lynne Banks
Cc: Mehul Safiwala
Subject: RE: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32

Sensitivity: Confidential

Lynne,

I have no concerns or comments from a building code perspective for the proposed lot configuration changes for consent B103-21.



Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, April 5, 2024 11:06 AM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Sarah Huether <shuether@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32
Sensitivity: Confidential

Attached please find revised Consent Application B103-21 and supporting documents for your review and comment. Please provide comments by April 22, 2024. The only change to the original application is that the lot configuration has changed and the EIS will need to be peer reviewed once approved by the County LDC.

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

Mehul Safiwala

From: Jacob Normore
Sent: Friday, April 5, 2024 11:19 AM
To: Lynne Banks
Subject: RE: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32

Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Kind Regards,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, April 5, 2024 11:06 AM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Sarah Huether <shuether@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32
Sensitivity: Confidential

Attached please find revised Consent Application B103-21 and supporting documents for your review and comment. Please provide comments by April 22, 2024. The only change to the original application is that the lot configuration has changed and the EIS will need to be peer reviewed once approved by the County LDC.

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

Mehul Safiwala

From: Brent Smith
Sent: Tuesday, May 7, 2024 3:30 PM
To: Lynne Banks
Subject: Re: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32

Sensitivity: Confidential

Sorry Lynne,
We have no concerns with this application.
Brent

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, May 7, 2024 9:49:19 AM
To: Brent Smith <bsmith@puslinch.ca>
Subject: FW: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32

Hi Brent –

I'm just following up to see if you have any comments for this consent application? I will need them today by 11 so that we can include them in the agenda, which will be circulated this afternoon.

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

From: Lynne Banks
Sent: Friday, April 5, 2024 11:06 AM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Sarah Huether <shuether@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B103-21 (revised) - McMaster - 4445 Wellington Rd 32
Sensitivity: Confidential

Attached please find revised Consent Application B103-21 and supporting documents for your review and comment. Please provide comments by April 22, 2024. The only change to the original application is that the lot configuration has changed and the EIS will need to be peer reviewed once approved by the County LDC.

Thanks - Lynne



Lynne Banks
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**Scoped Environmental Impact
Study for 4445 Wellington Road
32, Puslinch, Ontario**

FINAL REPORT
Revision 2

March 18, 2024

File No. 160961463

Prepared for:

Dr. DF McMaster
14068 Guelph Line
Milton, ON L0P 1B0

Prepared by:

Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo ON N2L 0A4


Sign-off Sheet

This document entitled Scoped Environmental Impact Study for 4445 Wellington Road 32, Puslinch, Ontario was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Dan McMaster (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by  Digitally signed by
Melissa Straus
Date: 2024.03.18
15:38:24 -04'00'

(signature)

Melissa Straus, M.Sc.
Terrestrial Ecologist

Reviewed by **Eusebi,
Daniel**  Digitally signed by
Eusebi, Daniel
Date: 2024.04.29
14:00:06 -04'00'

(signature)

Dan Eusebi, BES, MCIP, RPP
Senior Environmental Planner



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APPENDIX C1 PLANT LIST

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Abbreviations

ANSI	Areas of Natural and Scientific Interest
CA	Conservation Authority
CAA	<i>Conservation Authorities Act, 1990</i>
CC	Coefficient of Conservatism
DFO	Fisheries and Oceans Canada
ECCC	Environment and Climate Change Canada
EIS	Environmental Impact Study
ELC	Ecological Land Classification
ESA	<i>Endangered Species Act, 2007</i>
FWCA	<i>Fish and Wildlife Conservation Act, 1997</i>
GIS	Geographic Information System
GRCA	Grand River Conservation Authority
LIO	Land Information Ontario
m	metres
MBCA	<i>Migratory Birds Convention Act, 1994</i>
MECP	Ministry of the Environment, Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry; formerly Ministry of Natural Resources (MNR)
MOECC	Ministry of the Environment and Climate Change Canada; formerly Ministry of Environment (MOE)
NHIC	Natural Heritage Information Centre
PSW	Provincially Significant Wetland
SAR	Species at Risk



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SARA	<i>Species at Risk Act, 2002</i>
SARO	Species at Risk in Ontario (List)
SOCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Introduction
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1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was retained to complete a scoped Environmental Impact Study (EIS) to support an application to sever the Subject Property for future development of a single residence, located at 4445 Wellington Road 32, Puslinch, from a larger agricultural parcel, as shown on **Figure 1, Appendix A**. The Subject Property is predominantly wooded. The Study Area, defined as the 120 metre (m) area surrounding the Subject Property, is comprised of active agriculture (both perennial and row crops), woodlot, and an existing residential development.

Based on correspondence received from the Grand River Conservation Authority (GRCA) on May 10, 2021, the GRCA will support the proposed property severance and a permit will not be required due to the location of the property outside of the regulatory floodplain (**Appendix B**).

As per Section 10.2.2 of the County of Wellington's Official Plan (OP), an EIS is required *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.*

A preliminary EIS was submitted to the Township of Puslinch in support the proposed severance on November 11, 2021 which was revised based on comments received as part of a peer review (NRSI, 2022) and resubmitted on January 10, 2023 (Revision 1). This EIS (Revision 2) has been updated to revise the proposed development footprint for a proposed single-family dwelling with ancillary components (e.g., well, septic bed and driveway) to be outside of the woodland on site and illustrate the location of development envelope on lands currently under agricultural land use, so that impacts of the proposed development can be considered in support of the proposed severance.

This EIS includes:

- A summary of legislation and policies related to natural heritage features and Species at Risk (SAR)
- A description of the methods used to describe the natural environment and assign significance to existing natural heritage features and SAR
- A description of the existing natural environment based on a review of available background data and a single field investigation conducted in July 2021 (as agreed upon during consultation with the County of Wellington on June 4, 2021)
- An impact assessment of the proposed residence (and ancillary components) on existing natural heritage features and SAR
- Recommendations for mitigation measures to protect natural heritage features, functions, and SAR based on the impact assessment



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Introduction
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- A summary of potential permitting requirements for the proposed severance and residential development.



2.0 LEGISLATION AND POLICY OVERVIEW

This section summarizes the legislation and policies that apply to natural heritage features and SAR for the proposed severance and residential development. The summaries contained in this section are provided for information purposes only, and the reader should refer to the current legislation and policies for the complete text.

2.1 FEDERAL CONTEXT

2.1.1 Migratory Birds Convention Act, 1994 and Migratory Birds Regulations 2022

The federal *Migratory Birds Convention Act* (MBCA) is intended to conserve and protect migratory birds and their nests (S. 4). Under S. 12(1) of the MBCA, regulations necessary to uphold the purpose of the Act may be made by the Governor in Council. These regulations may be found under the Migratory Bird Regulations (C.R.C., c. 1035). Section 6 of the regulations prohibits the disturbance, destruction or taking of a nest, egg, or nest shelter of a migratory bird.

The Migratory Birds Regulations (MBR) modernizes the MBCA by defining timelines of protection and providing increased clarity on conditions. Migratory bird nests are protected when they contain a live bird or a viable egg while the nest of 18 species (listed on Schedule 1 of this regulation) have nests that receive year-round protection unless they can be demonstrated as abandoned. The Abandoned Nest Registry is an online notification system where abandoned nests can be registered.

Vegetation removal has the potential to impact migratory birds and their nests.

2.1.2 Species at Risk Act, 2002

The federal *Species at Risk Act* (SARA) protects wildlife species listed as extirpated, endangered or threatened under Schedule 2 of the act from harm, harassment, killing or capture (S. 32(1)) or collection (S. 32(2)). S. 33 of the Act prohibits the damage or destruction of the residence of the listed species, and S.58(1) prohibits the destruction of their critical habitat. SARA applies to projects on federally owned lands and projects where federal approvals are required.

S. 34 of the SARA states that the prohibitions outlined in S. 32 and S. 33 do not apply to non-aquatic species or species that are not protected under MBCA on non-federal lands unless an order is made under S. 34(2). Under S. 34(3), the Minister of the Environment must issue this order if of the opinion that the species is not adequately protected under provincial laws. No such orders were known to apply to the Project at the time of this report.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
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2.1.3 Fisheries Act, 2019

The *Fisheries Act* (most recently amended on August 28, 2019) prohibits causing harmful alteration, disruption or destruction (HADD) to fish and fish habitat, unless authorized by the Minister of Fisheries, Oceans and the Canadian Coast Guard. This applies to work being conducted in or near watercourses or waterbodies that support fish and fish habitat. The fish and fish habitat protection provisions of the *Fisheries Act* apply to all fish and fish habitat in Canada (DFO 2019a).

Following guidance and criteria provided on DFO's website regarding mitigation, waterbody types and codes of practice, proponents determine whether their projects in or near water will require review by Fisheries and Oceans Canada (DFO). In cases where impacts to fish and fish habitat cannot be avoided, proponents submit a Request for Review form to DFO. DFO will review the project to identify the potential risks of the project to the conservation and protection of fish and fish habitat and will work with the proponent to provide advice and guidance on how to comply with the *Fisheries Act*. If the project can avoid impacts to fish and fish habitat, project approval is not required. There are no waterbodies associated with the Study Area and Subject Property.

2.2 PROVINCIAL CONTEXT

2.2.1 Endangered Species Act, 2007

The provincial *Endangered Species Act* (ESA) prohibits the killing, harming, harassing, capturing or taking of a living member of a species listed as Threatened, Endangered or Extirpated by the Species at Risk in Ontario (SARO) list (Ontario Regulation 230/08) (S. 9), and damage to habitat of designated species (S. 10). Permits for prohibited activities may be issued under S. 17(2) of the ESA.

Ontario Regulation 242/08 and 830/21 of the ESA provides a streamlined approach for some commonly encountered SAR that allows proponents to register limited prescribed activities through a Notice of Activity that might otherwise contravene the ESA. Ontario Regulation 242/08 and 830/21 provide a regulatory framework for the registry process, which exempts activities that meet a defined set of criteria, as outlined within the regulation, from the ESA Section 17(2) permit process. Not all species or activities are eligible for registration under Ontario Regulation 242/08.

2.2.2 Planning Act, 2014

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* (Government of Ontario 2021). In April 2023 a draft Provincial Planning Statement was released for public comment that incorporates policies from the PPS and the A Place to Grow (see **Section 2.2.3**) to form a single integrated province-wide land use planning policy document. The Planning Act was updated on February 22, 2024 and includes draft updates that are not yet in effect.

The PPS includes policies on development and land use patterns, resources and public health and safety. This includes the requirement of the identification of Natural Heritage Systems (NHS) in Ecoregions 6E and 7E, and the statement that development and site alteration shall not be permitted in



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
March 18, 2024

habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

This report was prepared to be consistent with Policy 2.1 of the PPS (Government of Ontario 2020) under the *Planning Act* and with the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement 2005 Second Edition (MNR 2010). PPS Policy 2.1 addresses protection and management of natural heritage resources, as well as the draft PPS.

Natural heritage features relevant to the Study Area and defined in the PPS. The Study Area falls within Ecoregion 6E. Section 2.1.4 of the PPS (2020), states that development and site alteration shall not be permitted in the following features in Ecoregion 6E:

- a) significant wetlands
- b) significant coastal wetlands

Section 2.1.5 of the PPS states that development and site alteration shall not be permitted in the following features, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- a) significant woodlands
- b) significant valleylands
- c) significant wildlife habitat
- d) significant areas of natural and scientific interest
- e) coastal wetlands that are not subject to policy 2.1.4(b)

Further, Sections 2.1.6 and 2.1.7 state that development and site alteration shall not be permitted in the following features, except in accordance with provincial and federal requirements:

- a) habitat of endangered or threatened species
- b) fish habitat

Development or site alteration may be permitted on lands adjacent to the natural heritage features listed above if it is demonstrated that there will be no negative impacts on the natural features or the ecological function for which the area was identified.

The diversity and connectivity of the natural features in an area should be maintained and enhanced, where possible, recognizing linkages between and among natural heritage, surface water and groundwater features (PPS Policy 2.1.2).

The Subject Property and/or Study Area encompass undeveloped lands, which contain natural features and areas that are listed under Section 2.1 of the PPS.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

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2.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for Greater Golden Horseshoe (GPGGH, Office Consolidation 2020) provides direction for development planning including policies for natural heritage features. The Subject Property is located within the 2020 GPGGH area, and outside of built-up (or settlement) areas (Schedule 2, GPGGH, 2020). As the Wellington County OP has been updated after July 1, 2017, the GPGGH applies to the Subject Property.

Section 4.2.2 where development is proposed within the *Natural Heritage System for the Growth Plan* one must demonstrate (among other things) no negative impact on key natural heritage features or their functions. The proposed severance is not anticipated to affect key natural heritage features.

As mentioned in **Section 2.2.2**, this policy may be replaced soon by the released draft policy that incorporates both the PPS and A Place to Grow.

2.2.4 Conservation Authorities Act, 1990

As of April 1, 2024, Ontario Regulation 41/24 will come into effect to support streamlined, timely and consistent conservation authority permitting decisions focusing on natural hazard considerations. This includes revoking the existing 36 conservation authority specific regulations, further defining watercourses, establishes a standard 30 m “other areas” from wetlands, guides permit conditions, and provides low-risk activity exemptions.

Consultation was undertaken with the GRCA regarding the proposed severance and as detailed in **Appendix B**, the Subject Property is located outside the regulated lands and as such a permit is not required.

2.2.5 Fish and Wildlife Conservation Act, 1997

The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) provides protection of wildlife in Ontario including fish, furbearing mammals, game wildlife and specially protected wildlife through regulations for hunting, trapping, and fishing practices. Game and specially protected mammals, birds, reptiles, amphibians and invertebrates are listed on Schedules 1-11 of the FWCA. Definitions provided for hunting including capturing or harassing wildlife (Section 5) and would include activities that collect or handle wildlife for inventories or other scientific purposes, or to relocate wildlife out of harm’s way (e.g., during construction activities), including individuals and eggs. Sections 7 and 8 also provide protection for nest and eggs of specified bird species including raptors, and dens of bears and furbearing animals, and beaver dams. Under the FWCA, the Minister has the authority to authorize activities that would otherwise be prohibited such as the safe capture of wildlife and removal of nests, dens and dams, and impose conditions on an authorization. No wildlife is anticipated to be harmed or killed as a result of the proposed severance.



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2.3 MUNICIPAL CONTEXT

2.3.1 County of Wellington Official Plan

The Corporation of the County of Wellington's Official Plan (OP; last updated September 2023) supports sustainable development, land stewardship, and healthy communities. This is incorporated into OP Policy Section 4.4.3 (h), which encourages...*limited severances and conversions*.

A review of OP mapping identifies the Subject Property on Schedule A7 as Greenlands, with new lots governed by Policy 10.2.1 which requires that:

- (a) *the lot has sufficient area outside the Core Greenland System for all its intended functions including suitable buffering and includes core greenland areas only to provide for logical boundaries*
- (b) *the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair greenland features or functions*
- (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.*

This scoped EIS is prepared to fulfil the requirement for an EIS outlined in Section 10.2.2 of the OP, confirmed by the County of Wellington on June 4, 2021, due to the presence of the Greenlands System and significant woodland on the Subject Property.

With regards to tree removals, Section 10.1.3 (g) indicates when creating new lots by subdivision, consent, or part lot control: *that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting.*

2.3.2 The Corporation of the County of Wellington Forest Conservation Bylaw (5115-09)

The County of Wellington's Forest Conservation Bylaw prohibits the injuring or destruction trees, defined as a woody perennial plant at least 4.5 m at maturity, within a woodlot unless done so under a series of exemptions or through an issued permit. Three types of permits exist, with various conditions, including but not limited to (Section 5.8):

- (e) *the manner and timing in which the injuring or destruction of trees is to be carried out;*
- (f) *the qualifications of persons authorized to injure or destroy trees;*
- (g) *the species, size, number and location of replacement trees to be planted; and*
- (h) *measures to be implemented to mitigate the direct and indirect effects of the injuring or destruction of trees on the natural environment.*



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Exemption 3.1 (l) indicates that a permit is not required if: *the injuring or destruction of trees provided that no more than 20 trees, or up to the equivalent of 15 cubic metres of wood (six (6) bush cords or 3,000 board feet) plus associated fuel wood from the tops of the aforementioned trees, are injured or destroyed in a calendar year from an owner's land, provided that the injury or destruction of trees does not reduce the density of the trees such that the area does not meet the definition of woodlands, and that the injuring or destruction of trees is consistent with good forestry practices.*

The proposed development is not planning to remove more than 20 trees to facilitate the driveway. However, if this changes a permit can be sought or per Exemption 3.1 (d) this can be addressed through the site plan approval stage.

2.3.3 Township of Puslinch Comprehensive Zoning Bylaw, 2018

The Township of Puslinch's Zoning Bylaw (No. 023-18) regulates the type of construction permissible and prohibits land uses related to the development and use of buildings.

As with the policies outlined above, Table 13.1 of the Zoning Bylaw details that...*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.* Development of the residence and ancillary features are proposed outside of the woodland.

Mapping provided on Map B-1 includes the forested portion of the Subject Property within the of the Environment Protection (EP) zoning. By definition this zone type...*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 the issuance of a building permit.* Setbacks to EP zones are not prescribed in the zoning bylaw. Notwithstanding the EIS provides a set back to the woodland feature.



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3.0 METHODS

The existing conditions and natural heritage summary provided in this scoped EIS was determined through a background review of terrestrial and aquatic resources and field investigations conducted by Stantec in July 2021.

3.1 BACKGROUND REVIEW

3.1.1 Terrestrial Resources

Stantec reviewed the following background information on terrestrial natural heritage features and potential terrestrial SAR for the Study Area:

- Ministry of Natural Resources and Forestry (MNRF)'s Natural Heritage Information Centre (NHIC) Biodiversity Explorer database (MNRF 2021a)
- MNRF's Land Information Ontario (LIO) database (MNRF 2021b)
- Species at Risk in Ontario (SARO) List (MNRF 2021c)
- Atlas of the Mammals of Ontario (range maps visually scanned for overlap with the Study Area) (Dobbyn 1994)
- Atlas of the Breeding Birds of Ontario (Cadman et al. 2007)
- Ontario Reptile and Amphibian Atlas (Ontario Nature 2019)

The results of these searches were used to guide field investigations, and to identify potential SAR and species of conservation concern (SOCC) that have the potential to overlap with the Study Area. These resources generally do not note the exact locations of a species occurrence, with accuracy ranging from 1 km² (NHIC) to 10 km² (wildlife atlases), to municipal boundaries or watersheds. As such, they are used as an indicator of potential occurrence in the Study Area.

3.1.1.1 Species at Risk

For this assessment, SAR are defined as species that are listed as Threatened (THR) or Endangered (END) on the Species at Risk in Ontario list (SARO). The Ontario *Endangered Species Act, 2007* (ESA) prohibits harm or harassment to Threatened or Endangered species, and damage or disturbance to their habitat. The ESA applies on all private and Crown owned lands in Ontario. Habitat protection under the ESA typically includes all habitats that directly or indirectly support SAR. Federally protected Endangered, Threatened, and Special Concern (SC) species are listed in Schedule 1 of SARA and apply only to federally owned lands.

The potential for SAR to be present within the Study Area was evaluated based on a review of background information, agency consultation, and field investigations. Records of significant species and SAR were obtained from NHIC (MNRF 2021a) and other online databases. These databases were used to identify recent records (within the past 20 years) of significant floral or faunal species within or near the



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Study Area and were used during field investigations to assess the potential for SAR habitat in the Study Area.

3.1.1.2 Species of Conservation Concern

SOCC are considered at a number of levels, including globally, nationally, and provincially. For this report, SOCC includes species that are provincially rare (with a Provincial S-rank of S1 to S3), listed as Special Concern in the SARO list, or listed on Schedule 1 of SARA but not included on the SARO list.

Provincial ranks (S-ranks) are used by the NHIC to set protection priorities for rare species and vegetation communities. They are based on the number of factors such as abundance, distribution, population trends, and threats in Ontario, and are not legal designations. By comparing the global and provincial ranks, the status, rarity, and the urgency of conservation needs can be determined. Species with provincial ranks of S1 to S3, and those tracked by the MNRF, are considered SOCC. Provincial sub-national S-ranks are defined as follows:

S1: Critically imperiled; usually fewer than 5 occurrences

S2: Imperiled; usually fewer than 20 occurrences

S3: Vulnerable; usually fewer than 100 occurrences

S4: Apparently secure; uncommon but not rare, usually more than 100 occurrences

S5: Secure, common, widespread and abundant

S-rank followed by a “?” indicates the rank is still uncertain

3.1.2 Aquatic Resources

Stantec reviewed the following background information on aquatic natural heritage features and potential aquatic SAR for the Study Area:

- MNRF's LIO database (MNRF 2021b) – to determine the presence of a watercourse and, if available, watercourse thermal regime and fish community data
- MNRF's Constructed Drains digital dataset (MNRF 2021e) – to determine the presence of a constructed drain and, if applicable, the corresponding DFO drain classification
- MNRF's NHIC Biodiversity Explorer database (MNRF 2021a) – to determine if provincially regulated fish or mussel species have been documented in the Study Area
- DFO's online mapping tool of aquatic SAR – to determine if federally regulated fish or mussel SAR have been documented in the Study Area (DFO 2021)

3.2 FIELD INVESTIGATIONS

A site visit was conducted on July 6, 2021 consistent with the County consultation on June 4, 2021 regarding the scoped EIS, which included a breeding bird survey, a botanical inventory, vegetation community assessment using Ecological Land Classification (ELC), and wildlife habitat assessments, including for SAR.



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3.2.1 Vegetation

3.2.1.1 Ecological Land Classification Communities

Vegetation communities were identified using the ELC field guide for Southern Ontario (Lee et al. 1998) to the finest level of resolution (vegetation type) possible. Provincial significance of vegetation communities was based on the rankings assigned by the NHIC (MNR 2021d).

3.2.1.2 Vascular Plant Species

Identification of regionally rare species in Wellington County followed The Flora of Wellington County (Frank and Anderson 2009).

The provincial status of all plant species and flora nomenclature were based on the NHIC's list of vascular plants (MNR 2021a). Identification of potentially sensitive native plant species was based on their assigned coefficient of conservatism (CC) value, as determined by Oldham et al. (1995). This CC value ranges from 0 (low) to 10 (high) and is based on a species' tolerance of disturbance and fidelity to a specific natural habitat. Species with a CC value of 8, 9 or 10 generally exhibit a high degree of fidelity to a narrow range of habitat parameters.

3.2.2 Breeding Bird Survey

A breeding bird survey was conducted by recording incidental observations while traversing the Subject Property. Bird species that were seen or heard were recorded, and those seen or heard in appropriate habitat during the breeding season were assumed to be breeding.

Weather conditions were within suitable ranges to conduct the studies (see Ontario Breeding Bird Atlas, 2001) with partly cloudy conditions (25%), no rain, 23-24°C, and thunderstorms in the past 24 hours.

3.2.3 Incidental Wildlife Observations and Wildlife Habitat Assessment

All wildlife or signs of wildlife were recorded during the site investigation, including species identified by sight, sound, or through distinctive signs (e.g., scat, tracks).

During vegetation surveys, wildlife habitat assessments were conducted for each ELC community. Surveys included SAR, habitat assessments, and significant wildlife habitat (SWH) assessments.



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4.0 EXISTING CONDITIONS

4.1 BACKGROUND REVIEW

4.1.1 Designated Natural Areas

The NHIC (MNRF 2021a) and LIO database (MNRF 2021b) were reviewed to identify significant natural heritage features. There were no records of Provincially Significant Wetlands, Significant Valleylands, Provincial Parks, or Conservation Reserves identified in the Study Area.

Wellington County’s OP Section 5.5.4 defines significant woodlots in the rural areas as: *woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system.* The County of Wellington confirmed during the June 4, 2021 call that the Subject Property includes significant woodlands, supported by the County’s OP mapping identifying the Subject Property on Schedule A7 as Greenlands.

4.1.2 Species at Risk and Species of Conservation Concern

A total of six (6) SAR and six (6) SOCC were identified in the background records review as detailed in Table 4-1, below.

Table 4-1: SAR and SOCC with Potential to Occur in the Study Area

Common Name	Scientific Name	SARO Status	SARA Status
Birds			
Bank Swallow	<i>Riparia riparia</i>	Threatened	Threatened
Barn Swallow	<i>Hirundo rustica</i>	Special Concern	Threatened
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	Threatened
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	Threatened
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	Special Concern
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	Threatened
Mammals			
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered
Tri-colored Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered
Reptiles			
Eastern Milksnake	<i>Lampropeltis triangulum</i>	Not at Risk	Special Concern
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	Special Concern	Special Concern
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Special Concern

No aquatic SAR were identified within 1 kilometre (km) of the Study Area.



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4.2 VEGETATION COMMUNITIES

The Subject Property is comprised of an undulating sugar maple forest bordered by Wellington Road 35 to the north, contiguous forest to the east, a cultural meadow with sporadic saplings (potentially planted) to the south, and Wellington Road 32 to the west. Vegetation communities identified on the Subject Property and adjacent lands (which were based on aerial photography and roadside assessments) are shown on **Figure 2 (Appendix A)** and described below in **Table 4-2**. Scientific names of plants can be found in **Appendix C1**.

Table 4-2: Ecological Land Classification (ELC) Vegetation Types

ELC Type	Community Description
Forest (FO)	
Deciduous Forest (FOD)	
FOD5-6 Dry-Fresh Sugar Maple – Basswood Deciduous Forest Type	Undulating forest dominated by sugar maple with American basswood and hop hornbeam as associates in the canopy and sub-canopy, respectively. The understory consists of American ash saplings, ironwood, chokecherry, and comon buckthorn. Ground cover species include may apple, zig zag goldenrod, false solomon’s seal, and sedges (<i>Carex</i> sp.).
FOD5 Dry-Fresh Sugar Maple Deciduous Forest Ecosite	Sugar maple-dominated forests located northwest and west of the Subject Property. Bitternut hickory and staghorn sumac were observed from the roadside assessment.
Cultural (CU)	
Cultural Plantation (CUP)	
CUP3 Coniferous Plantation	Sparse plantation identified by aerial photography southwest of the Subject Property. Tamarack and pines, possible red and/or white, were noted from the roadside.
Cultural Meadow (CUM)	
CUM1 Mineral Cultural Meadow Ecosite	Open meadow dominated by awnless brome with a mix of scattered small saplings of white cedar, white pine, bitternut hickory, ash, and basswood.
Anthropogenic Communities	
Res	Residence
Ag	Agriculture (hay or soy)

Documented communities are ranked as common in Ontario (MNRF 2021a).

4.2.1 Vascular Plant Species

Forty-nine (49) distinctive vascular plants were identified in the Study Area, 4 of which were identified to genus only. Of the 45 plants identified to species, 34 (76%) were native and 11 (24%) were non-native. Native plants documented had a provincial rank of S4 or S5, indicating they are common in Ontario. The plant list can be found in **Appendix C1**.



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4.3 BREEDING BIRDS

Stantec identified 18 avian species during the single breeding bird survey. A detailed summary of the survey is provided in **Appendix C2**. All but one of the identified species is expected to be breeding in the Study Area: a Barn Swallow which was observed foraging over the agricultural field to the south is not expected to be breeding on the Subject Property due to a lack of suitable nest sites. One species, Eastern Wood-pewee, is designated provincially and federally as Special Concern and was documented singing within the onsite woodlot. The remainder of the species are common in Ontario (S4-S5) and none are listed on schedule 1 of the MBR as requiring year-round nest protection.

4.4 AMPHIBIANS

No vernal pools were identified during the July 6, 2021 site visit. A gray treefrog was heard calling during the site visit from the southern edge of the woodlot.

4.5 BAT MATERNITY ROOSTS

Candidate bat maternity roost trees occur on the Subject Property, particularly associated with the dead white ash trees scattered throughout the forest community. Bat species at risk (e.g., Little Brown and Northern Myotis, Tri-colored Bat) may use these trees for maternity roosts between mid-May and mid-July.

4.6 INCIDENTAL WILDLIFE OBSERVATIONS

Incidental wildlife observations included observations of grey squirrels and a Northern Pearly Eye.

4.7 SAR AND SWH ASSESSMENT

4.7.1 SAR

Results of habitat suitability assessments and field surveys for the SAR species outlined in **Table 4-1** are presented in **Table 4-3**. SOCC are addressed under the SWH Assessment section.

Table 4-3: SAR Habitat Assessment

Species	Habitat Availability	Survey Results
Birds		
Bank Swallow	Banks absent from the Study Area.	Absent – not observed during site visit.
Bobolink	Hayfields present within the Study Area but not on the Subject Property.	Absent – Bobolink was not documented during breeding bird surveys conducted on the Subject Property. Potentially present in Study Area, although not documented in 2021.



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Table 4-3: SAR Habitat Assessment

Species	Habitat Availability	Survey Results
Eastern Meadowlark	Hayfields present within the Study Area but not on the Subject Property.	Absent – Eastern Meadowlark was not documented during breeding bird surveys conducted on the Subject Property. Potentially present in Study Area, although not documented in 2021.
Mammals		
Little Brown Myotis	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).
Northern Myotis	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).
Tri-colored Bat	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).

4.7.2 Significant Wildlife Habitat

A wildlife habitat assessment was conducted to determine the presence or absence of candidate and confirmed SWH in the Study Area. The assessment included the habitat features described by the SWH Criteria Schedules for Ecoregion 6E in the following categories: Habitats of Seasonal Concentrations of Animals, Rare Vegetation Communities or Specialized Habitats for Wildlife, Habitats of Species of Conservation Concern, and Animal Movement Corridors.

A summary table of the results of the SWH assessment is provided in **Table 4-5**.

Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
Seasonal Concentration Areas	Bat hibernacula	Abandoned mine shafts, underground foundations, caves, and crevices	Absent.
	Deer wintering congregation areas and deer yards	Deer yards are mapped by MNRF	Absent - no deer yards mapped by MNRF in the Study Area (MNRF 2021a).
	Colonially – nesting bird breeding habitat (bank and cliff)	Eroding banks, sandy hills, steep slopes, rock faces or piles. Cliff faces. Does not include disturbed soil areas such as berms, embankments, oil or aggregate stockpiles	Absent.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
	Colonially – nesting bird breeding habitat (trees/shrubs)	Dead trees in large marshes and lakes, flooded timber, and shrubs, with nests of Great Blue Heron, Great Egret, Green Heron, or Black-crowned Night-Heron	Absent.
	Colonially – nesting bird breeding habitat (ground)	Rock islands and peninsulas in a lake or large river	Absent.
	Waterfowl stopover and staging areas	Fields with evidence of annual spring flooding from meltwater or runoff; aquatic habitats such as ponds, marshes, lakes, bays, and watercourses used during migration, including large marshy wetlands	Absent - agricultural pond north of Regional Road 34 is too small to support large numbers of waterfowl.
	Shorebird migratory stopover area	Muddy and unvegetated shorelines, beach areas, bars	Absent.
	Raptor wintering areas	Combination of fields (CUM, CUT, CUS, CUW, >15 ha) and woodland (FOD, FOM, FOC, >20 ha)	Absent – large woodlots present but intermixed with pastures and hayfields that do not meet the definition of idle/fallow CUM, CUT, CUS, CUW.
	Bat maternity colonies	Mixed and deciduous forests and swamps with large diameter dead or dying trees with cavities	Candidate SWH Present - The forest communities in the Study Area have the potential to provide habitat for bat maternity colonies.
	Reptile hibernacula	Rock piles or slopes, stone fences, crumbling foundations	Absent.
	Turtle wintering area	Permanent waterbodies and large wetlands with sufficient dissolved oxygen; man-made ponds are not considered SWH	Candidate SWH Present - agricultural pond north of Wellington Road 34 and north of the Subject Property may have the potential to support turtle wintering areas.
	Migratory butterfly stopover area	Fields and forests that are a minimum of 10 ha and are located within 5 km of Lake Erie or Lake Ontario	Absent - Study Area is > 5 km from Lake Erie and Lake Ontario.
	Land bird migratory stopover area	Woodlands of a minimum size located within 5 km of Lake Erie or Lake Ontario	Absent - Study Area is > 5 km from Lake Erie and Lake Ontario.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
Rare or Specialized Habitat	Sand barren, alvar, cliffs and talus slopes	Sand barren, Alvar, Cliff and Talus ELC Community Classes, and other areas of exposed bed rock and patchy soil development, near vertical exposed bedrock and slopes of rock rubble	Absent.
	Prairie and savannah	Open canopy habitats (tree cover < 60%) dominated by prairie species	Absent.
	Old growth forest	Relatively undisturbed, structurally complex; dominant trees > 100 years' old	Absent.
	Other rare vegetation communities	Vegetation communities ranked S1-S3 by the NHIC.	Absent.
Habitat for Species of Conservation Concern	Waterfowl nesting areas	Upland habitats adjacent to wetlands	Absent - wetlands absent from Study Area.
	Bald Eagle and Osprey nesting, foraging and perching habitat	Treed communities adjacent to rivers, lakes, ponds, and other wetlands with stick nests of Bald Eagle or Osprey	Absent - no stick nests were observed.
	Woodland raptor nesting habitat	Stick nests in forested ELC communities >30 ha with 10 ha of interior habitat	Absent - no stick nests were observed.
	Turtle nesting areas	Exposed soil, including sand and gravel in open sunny areas in proximity to wetlands	Absent - wetlands absent from Study Area although an agricultural pond (OA) is present just outside the 120 m Study Area. There is a potential for turtles to nest in road shoulders; however, this habitat does not qualify as significant.
	Seeps and springs	Any forested area with groundwater at surface within the headwaters of a stream or river system	Absent - not documented during site visit.
	Amphibian breeding habitat (woodland and wetland)	Treed uplands with vernal pools, and wetland ecosites	Candidate SWH Present – vernal pools and wetlands absent from Subject Property, but candidate habitat may occur in the agricultural pond (OA) just beyond the 120 m Study Area.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
	Woodland area sensitive breeding bird habitat	Large mature forest stands, woodlots >30 ha with interior forest habitat (i.e. at least 200 m from edge)	Absent - large forest communities present but interior habitat (>200 m from edge) is absent from the Study Area.
	Open country bird breeding habitat	Large grasslands and fields (>30 ha) with two or more of the following species; Upland Sandpiper, Grasshopper Sparrow, Vesper Sparrow, Northern Harrier, Savannah Sparrow OR with nesting Short-eared Owls	Absent - a single Vesper Sparrow was documented during breeding bird surveys south of the Study Area, but two species are required for significance.
	Shrub/early successional bird breeding habitat	Large shrub and thicket habitats (>10 ha) with; - At least one Brown Thrasher or Clay-colored Sparrow breeding, OR - At least two of Field Sparrow, Black-billed Cuckoo, Eastern Towhee and Willow Flycatcher OR - Nesting Yellow-breasted Chat or Golden-winged Warbler	Absent.
	Marsh bird breeding habitat	Wetlands with shallow water with emergent aquatic vegetation with American Bittern, Virginia Rail, Sora, Common Moorhen, American Coot, Pied-billed Grebe, Marsh Wren, Sedge Wren, Common Loon, Sandhill Crane, Green Heron, Trumpeter Swan, Black Tern, Yellow Rail	Absent.
	Terrestrial Crayfish	Wet meadows and edges of shallow marshes with burrows or chimneys	Absent.
	Special Concern and provincially rare (S1-S3) wildlife	An assessment of habitat for special concern and provincially rare wildlife is included in Table 4-4 .	Present – Eastern Wood-pewee identified on the Subject Property. Potentially suitable habitat identified for Double-striped Bluet, Monarch, and Snapping Turtle in the Study Area.
Animal Movement Corridors	Amphibian movement corridors	Associated with confirmed amphibian breeding habitat and in 15 m wide ecosites associated with water.	Absent - linear ecosites associated with water absent from the Study Area.
	Deer movement corridors	Associated with confirmed deer wintering habitat	Absent - deer wintering habitat was not identified by the MNRF in the Study Area.



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4.7.2.1 Seasonal Concentration Areas of Animals

Seasonal concentration areas are those sites where large numbers of a species congregate at one time of the year, or where several species congregate.

Candidate habitat for turtle wintering areas may occur in the agricultural pond documented north of Wellington Road 34 while potential bat maternity roosts could occur within the forested areas. No other Candidate Seasonal Concentration Areas of Animals were identified in the Study Area.

4.7.2.2 Rare Vegetation Communities

Rare vegetation communities are habitats with vegetation communities that are considered rare in the province. It is assumed that these habitats are at risk and that they are also likely to support additional wildlife species that are considered significant.

No Candidate Rare Vegetation Communities were identified in the Study Area.

4.7.2.3 Specialized Habitats for Wildlife

Specialized habitats are microhabitats that are critical to some wildlife species. The SWHTG (MNR 2000) identifies a number of habitats that could be considered specialized habitats, such as habitat for area-sensitive species, forests providing a high diversity of habitats, amphibian woodland breeding ponds, turtle nesting habitat, highly diverse sites, seeps, and springs. High quality habitat features generally occur outside of the influence of edge effects and wildlife mortality that are associated with major roadways.

Habitat for breeding amphibians may occur in the agricultural pond (OA) north of Wellington Road 34, just beyond the 120 m Study Area.

No other Candidate Specialized Habitats for Wildlife were identified in the Study Area.

4.7.2.4 Habitats of Species of Conservation Concern

Habitat for SOCC includes habitat for those species that are not covered under the ESA, including species ranked as special concern and provincially ranked as S1-S3. Data from field surveys were used to assess the potential for habitat of SOCC to occur within the Study Area. Habitat assessments for these species were completed through a combination of satellite photo interpretation and field investigations to determine whether suitable habitat may be present in the Study Area.

Suitable habitat for seven terrestrial SOCC was identified in the Study Area. The results of habitat suitability assessments and field surveys for these species are presented in **Table 4-5**.



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Table 4-5: SOCC Habitat Assessment

Species	Habitat Suitability	Survey Results
Insects		
Double-striped Bluet	Around ponds, especially artificial ponds including pit and quarry sites, and along rivers. The Subject Property is not within typical range maps for this species and bluets are poorly studied.	Unlikely but potentially present - pond north of Wellington Road 34 could provide suitable habitat in the Study Area.
Slender Bluet	Found in highly vegetated (emergent and aquatic) permanent ponds and lakes as well as nutrient poor communities (such as bogs).	Absent – highly vegetated ponds and bogs absent from Study Area.
Monarch	Natural areas throughout the Study Area provide suitable nectaring habitat, and habitat for larval host plants (milkweed) of Monarch.	Potentially present – common milkweed was not observed on the Subject Property in CUM1 (Figure 1, Appendix A) but could occur within the Study Area, particularly roadsides or CUP3 (Figure 1, Appendix A).
Birds		
Eastern Wood-pewee	Forest bird of deciduous and mixed woods. Nest-site selection favors open space near the nest, typically provided by clearings, roadways, water, and forest edges.	Present – documented on the Subject Property.
Wood Thrush	Found in deciduous and mixed forests where tall trees and a thick understory are preferred.	Absent – not documented during breeding bird survey.
Reptiles		
Eastern Ribbonsnake	Found at the edge of shallow ponds, streams, marshes, swamps, or bogs with dense vegetation nearby that provides cover, with abundant exposure to sunlight and upland areas for nesting. Hibernate in animal burrows or rock crevices.	Absent – Suitable habitat absent, no hibernacula or waterbodies identified on the Subject Property.
Snapping Turtle	Candidate turtle wintering habitat identified in agricultural pond north of Wellington Road 34.	Potentially present – Suitable habitat may occur in the Study Area but outside of the Subject Property.



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Existing Conditions
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4.7.2.5 Animal Movement Corridors

Migration corridors are areas that are traditionally used by wildlife to move from one habitat to another. This is usually in response to different seasonal habitat requirements. There are two types of animal movement corridors in Ecoregion 6E: amphibian and deer movement corridors. These corridors are identified after amphibian breeding habitat (woodlands) and/or deer wintering/yarding areas are confirmed. Based on habitat assessments, woodland amphibian breeding habitat is considered absent from the Subject Property, although wetland breeding may occur within the Subject Property in the agricultural pond north of Wellington Road 34. This pond is isolated in a hayfield and as such movement corridors as defined in MNRF 2015 (e.g., native vegetation, bordering waterways) are absent. Deer wintering yards were not identified during the background review and there was no evidence observed during the field survey of significant game trails or browse, as such deer movement corridors are also absent.



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Existing Conditions
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4.8 SUMMARY OF NATURAL HERITAGE FEATURES

Based on the results of the background review and conducted field investigation, the following natural heritage features were identified on the Subject Property and/or Study Area:

- Significant woodland (FOD5-6, FOD5; Subject Property and Study Area)
- Candidate Habitat for bat SAR (FOD5-6, FOD5; Subject Property and Study Area)
- Candidate SWH:
 - bat maternity habitat in the woodlots (FOD5-6, FOD5)
 - habitat for turtle overwintering (OA; just beyond the 120 m Study Area)
 - habitat for breeding amphibians (OA; just beyond the 120 m Study Area)
- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides; Study Area)
 - Reptiles: Snapping Turtle (OA; just beyond the 120 m Study Area)
- Confirmed presence of SOCC:
 - Birds: Eastern Wood-Pewee (FOD5-6; Subject Property and Study Area)

These features will be carried forward to the impact assessment in **Section 6.0**.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Proposed Severance And Development
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5.0 PROPOSED SEVERANCE AND DEVELOPMENT

The Subject Property is proposed to be severed from the original farm lot as shown on **Figure 1 (Appendix A)**. A residence was under construction during the July 2021 site visit and has now been completed on the adjacent property to the west.

The proposed development consists of a single-family residence with associated ancillary features, including a well and septic system, that will be placed outside the woodland (plus a 10 m buffer to the woodland dripline) and within the existing meadow and agricultural fields. The residence will be accessed through a driveway from Wellington Road 34 of no more than six (6) metres through the onsite forest and has been sited to overlap with a historical logging road to minimize vegetation removal. Approximate locations of proposed access lane are shown on **Figure 3 (Appendix A)**.



6.0 IMPACT ASSESSMENT

Potential impacts of the proposed severance and subsequent residential development are described in below. Measures to mitigate these potential impacts can be found in **Section 7.0**.

6.1 SIGNIFICANT WOODLAND AND VEGETATION

The residence, septic system, and well are proposed within a cultural meadow and active agricultural field to reduce impacts to the significant woodland. Vegetation removal within the open meadow will be primarily associated with exotic cultural vegetation species (e.g., awnless brome) and will include scattered small and planted saplings (e.g., white cedar, white pine, bitternut hickory, ash, and basswood). The driveway that will provide access to the residence will require targeted tree removal but has been sited to follow a historical logging road to avoid additional impacts to vegetation.

Construction phase activities such as inadvertent encroachment of heavy equipment, siltation and / or spills of deleterious substances, noise, and dust migration may also impact remaining vegetation onsite. These impacts may alter species composition by compacting and smothering vegetation and introducing substances that could be harmful to vegetation (and wildlife), such as fuel used by construction vehicles. Buffer recommendations are further discussed in **Section 7.1.3**.

Additional disturbance may be required to facilitate spill clean-up activities. Should these unexpected events occur, these impacts are expected to be localized to the construction area and adjacent areas.

6.2 SPECIES AT RISK

Potential habitat for bat SAR (e.g., Little Brown Myotis, Northern Myotis, and Tri-colored bat) was identified in the forest habitats on the Subject Property and surrounding Study Area. Tree removal proposed to facilitate the driveway has the potential to influence SAR bat habitat and is discussed further in detail in **Section 8.2.1**.

6.3 SIGNIFICANT WILDLIFE HABITAT

General construction impacts to wildlife (e.g., SAR, SOCC) varies with time but include disturbance effects (e.g., noise, dust) on various life process (e.g., hibernation, breeding, movement, foraging, etc.) depending on timing. Additional construction impacts may be associated with habitat disturbance and degradation as discussed in **Section 6.1** as well as longer term impacts associated with poor environmental stewardship through dumping (including yard waste) and outdoor pets.

The following SWH habitat features were identified within the Study Area:

- Candidate bat maternity habitat in the woodlots (FOD5-6, FOD5)



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- Candidate habitat for turtle overwintering and candidate habitat for breeding amphibians in the agricultural pond north of Wellington Road 34 (OA, just beyond the 120 m Study Area), not associated with Subject Property
- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides)
 - Reptiles: Snapping Turtle (OA, just beyond the 120 m Study Area), not associated with the Subject Property
- Confirmed presence of SOCC:
 - Birds: Eastern Wood-Pewee (FOD5-6)

As discussed in **Section 6.2**, candidate bat maternity roost trees may occur within the forested community on the Subject Property. Considerations for bat SAR addressed in **Section 8.2.1** will also protect this category of SWH.

Snapping Turtles and breeding amphibians may use the agricultural pond (OA) north of Wellington Road 34 just beyond the 120 m Study Area for overwintering, migration and summer residence. Due to the separation of the Subject Property from the candidate SWH, impacts to these candidate SWHs are not anticipated.

Foraging habitat for Monarch (CUP3, roadside) as well as Double-striped Bluet (OA) are located in the Study Area. Impacts are not anticipated to the habitat for these species based on the location of these features, separated from the Subject Property by Wellington Road 34 and Country Road 32.

Eastern Wood-peewee habitat is present in the forested community on the Subject Property. Tree removal required to accommodate the driveway is not anticipated to impact habitat for this species as they are often associated with forest clearings and edges (Watt et al. 2020). Timing windows are discussed in **Section 7.1.1** to avoid impacts to these birds during the breeding season.



7.0 MITIGATION RECOMMENDATIONS

This section describes site specific and construction mitigation measures that have been developed to reduce potential negative impacts of the proposed severance and single home (and ancillary components) development on the identified natural heritage features described in **Section 4.0**.

7.1 SITE SPECIFIC MITIGATION

7.1.1 Bird's Nests

To avoid damaging or disturbing bird nests and contravening the MBCA, including SOCC such as the Eastern Wood-pewee, the timing of vegetation clearing should occur outside of the primary nesting period (i.e., the period when the percent of total nesting species is greater than 10% based on Environment Canada's Nesting Calendars). The primary nesting period identified for the Study Area is generally April 1 – August 15. However, birds may also nest outside this period and nests should be avoided until no longer active.

7.1.2 Endangered Bats and their Habitat

As tree removal is required within the woodland to facilitate the proposed driveway, consultation with the MECP is recommended and discussed in **Section 8.2.1**.

Typically, timing restrictions are recommended to avoid disturbance to bats that may be using maternity roost trees or structures, including bat SAR. Bats generally use maternity and other roosts between April 1 and September 30, and removal of suitable bat maternity roost trees (i.e., trees >10-cm dbh) should occur outside this period.

7.1.3 Significant Woodland

The primary mitigation measure for protecting the onsite significant woodland is siting the proposed residence and ancillary components (well, septic) outside of the significant woodland. Additional measures to avoid impacts to the woodland include minimizing tree removal by siting the proposed driveway along a historical logging road as well as measures to be implemented during construction (see **Section 7.2**).

In addition, a 10m buffer is recommended from the dripline of the woodland as illustrate on **Figure 3 (Appendix A)** as a protection zone where no development will occur.

7.2 CONSTRUCTION MITIGATION

The following measures are recommended to be implemented during the future construction phase of the residence and supporting components.



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7.2.1 Site Delineation

To avoid accidental encroachment into adjacent areas, particularly within the significant woodland:

- stake and/or fence the boundary of the work zone. No equipment will be permitted to enter natural features beyond the fencing
- Natural features inadvertently disturbed during construction will be stabilized and re-vegetated, through the placement of seed and mulching or seed and an erosion control blanket, promptly upon completion of construction activities.

7.2.2 Erosion and Sediment Control

The primary principles associated with sedimentation and erosion protection measures are to:

- Minimize the duration of soil exposure
- Retain existing vegetation, where feasible
- Encourage re-vegetation
- Divert runoff away from exposed soils
- Keep runoff velocities low
- Trap sediment as close to the source as possible

To address these principles, the following mitigation measures will be implemented during construction:

- Silt fencing will be used along all construction areas adjacent to or within natural features.
- Equipment will be re-fueled >30 m away from natural features avoid potential impacts, in the event that an accidental spill occurs.
- In addition to any specified requirements, additional silt fence will be available on site, prior to grading operations, to provide a contingency supply in the event of an emergency.
- All sediment and erosion controls will be monitored regularly and properly maintained, as required. Controls will be removed only after the construction area has been stabilized.
- Maintain proper muffling of machinery and equipment to mitigate noise during construction.

7.2.3 Clean Equipment Protocol

As detailed in Halloran et al. (2013), plant material (e.g., seeds, rhizomes) may occur in mud that can become attached to or lodged in various parts of vehicles and construction equipment. This could include the introduction of invasive plant species to new areas when they are moved between locations.



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Implementation of a clean equipment protocol during construction is recommended to avoid the introduction of additional invasive species to the Subject Property.



8.0 REGULATORY APPROVAL REQUIREMENTS

8.1 FEDERAL CONTEXT

8.1.1 Migratory Birds Convention Act, 1994 and Migratory Birds Regulation 2022

Timing windows are recommended in **Section 7.1.1** to avoid impacts to birds and their nests, which would contravene the MBCA.

8.1.2 Species at Risk Act, 2002

Potential habitat for Little Brown Myotis (endangered), Northern Myotis (endangered), and Tri-colored Bat (endangered) were identified in the Study Area during field investigations. Due to the location of the proposed severance and development on private property, SAR will be addressed under the ESA as detailed in **Section 8.2.1**.

8.1.3 Fisheries Act, 2019

No watercourses were identified within the background review of the Study Area nor on the Subject Property during the July 7, 2021, site visit. The agricultural pond north of Wellington Road 34 is an isolated pond and located more than 30 m from any proposed construction work. A self-assessment or other authorization under the Fisheries Act is not anticipated to be required.

8.2 PROVINCIAL CONTEXT

8.2.1 Endangered Species Act, 2007

Potential habitat for Little Brown Myotis (endangered), Northern Myotis (endangered), and Tri-colored Bat (endangered) were identified in the Study Area during field investigation. To facilitate the proposed driveway, tree removal is required and may impact SAR habitat. Consultation with the MECP through the submission of an Information Gathering Form is recommended.

The MECP provides the following avoidance considerations: If a proposed activity will avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers) and the timing of tree removal will avoid the bat active season (April 1 – September 30) in Southern Ontario), then there is no need to conduct species at risk bat surveys of treed habitats. The damage and destruction assessment may vary geographically as the availability of other nearby maternity and day roost trees differs across the province of Ontario. The proposed limited future tree clearing along the historic logging road is considered to avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers).



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In addition future tree clearing would be subject timing of tree removal to avoid the bat active season (April 1 – September 30 in Southern Ontario). As such, the proposed limited tree clearing along the historic logging road with the greater woodland feature will most likely not contravene neither section 9 (species protection) nor section 10 (habitat protection) of the ESA 2007, as long as the proposed mitigation measures are implemented.

Consultation with MECP at the time of proposed development should be undertaken, including the submission of an IGF, to confirm that the noted MECP guidance remains current and applicable to the note development scenario.

8.2.2 Planning Act, 2014

The proposed severance is in accordance with PPS Section 2.1 where natural heritage features will be protected by targeting development outside of the features, except where no negative impacts on the feature or their ecological function are demonstrated. The purpose of this scoped EIS in the preceding sections is to demonstrate no negative impact on the natural features for concordance with the PPS as a result of the proposed severance and residential development with the implementation of the mitigation measures recommended.

8.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

Like the requirements of the PPS, the proposed severance and development is assessed in accordance with the Growth Plan Section 4.2.2 where development within the *Natural Heritage System for the Growth Plan* must demonstrate (among other things) no negative impact on key natural heritage features or their functions. The purpose of this scoped EIS is to demonstrate no negative impact on the natural features for concordance with the Growth Plan as a result of the proposed severance and residential development with the implementation of the mitigation measures recommended.

8.2.4 Conservation Authority Regulated Areas

Based on consultation undertaken with the GRCA, provided in **Appendix B**, the proposed severance would not require a permit due to the location of the property outside of the regulatory floodplain.



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8.2.5 Fish and Wildlife Conservation Act, 1997

No animal handling or nest removal is proposed and as such no authorizations are anticipated under the FWCA.

8.3 MUNICIPAL CONTEXT

8.3.1 County of Wellington Official Plan

The proposed severance and residential development on the Subject Property would be permissible under the OP, through the provisioning of an EIS that demonstrates concordance with Policy 10.2.1, which requires no negative impacts of the development on natural features or their ecological functions.

This scoped EIS is submitted in accordance with Section 10.2.2 where an EIS is required to assess potential impacts and means of mitigation. Mitigation measures proposed in **Section 7.0** are designed to avoid negative impacts on the natural features and their ecological functions.

8.3.2 The Corporation of the County of Wellington Forest Conservation Bylaw (5115-09)

At this time, the proposed residential development is not planning to remove more than 20 trees to accommodate the driveway. However, if this changes a permit can be sought or per Exemption 3.1 (d) this can be addressed through the site plan approval stage.

8.3.3 Township of Puslinch Comprehensive Zoning Bylaw, 2018

The proposed residential development has been sited outside of the onsite significant woodlot, with the application of a 10 m setback. The siting of the driveway coincident with the existing historic logging road reduces impacts so that no negative impacts on the significant woodlot are anticipated.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

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9.0 CONCLUSIONS

This scoped EIS provides a description of the natural heritage features and the ecosystem functions that could potentially be affected by the proposed severance and residential development on the Subject Property.

Natural heritage features documented for the Study Area included:

- Significant woodland
- SAR Habitat:, candidate Little Brown Myotis, Northern Myotis, and Tri-colored Bat habitat
- Candidate SWH
 - bat maternity habitat in the woodlots (FOD5-6, FOD5)
 - habitat for turtle overwintering and habitat for breeding amphibians in the agricultural pond north of Wellington Road 34 (OA), not on Subject Property
 - Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides)
 - Reptiles: Snapping Turtle (OA), not on Subject Property
- Confirmed presence of SOCC:
 - Bird: Eastern Wood-Pewee (FOD5-6).

Impacts to these natural heritage features include vegetation removal, habitat degradation, and construction impacts such as encroachment, noise, and dust. Construction mitigation measures related to site delineation, erosion and sediment control, clean equipment are recommended along with site-specific items related to timing windows and consultation with the MECP, pre- development, to present the development scenario and confirm that an authorization under the ESA is not required.

Due to the deliberate siting of the residence, well, and septic area outside of the significant woodland and an associated 10 m protective buffer to the woodland as well as placing the driveway along a historical logging road, impacts on the natural heritage features have been minimized to the extent possible. With the implementation of the mitigation measures recommended, no negative impacts to the natural heritage features and their ecological functions are anticipated as a result of the proposed severance and residential development.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

References

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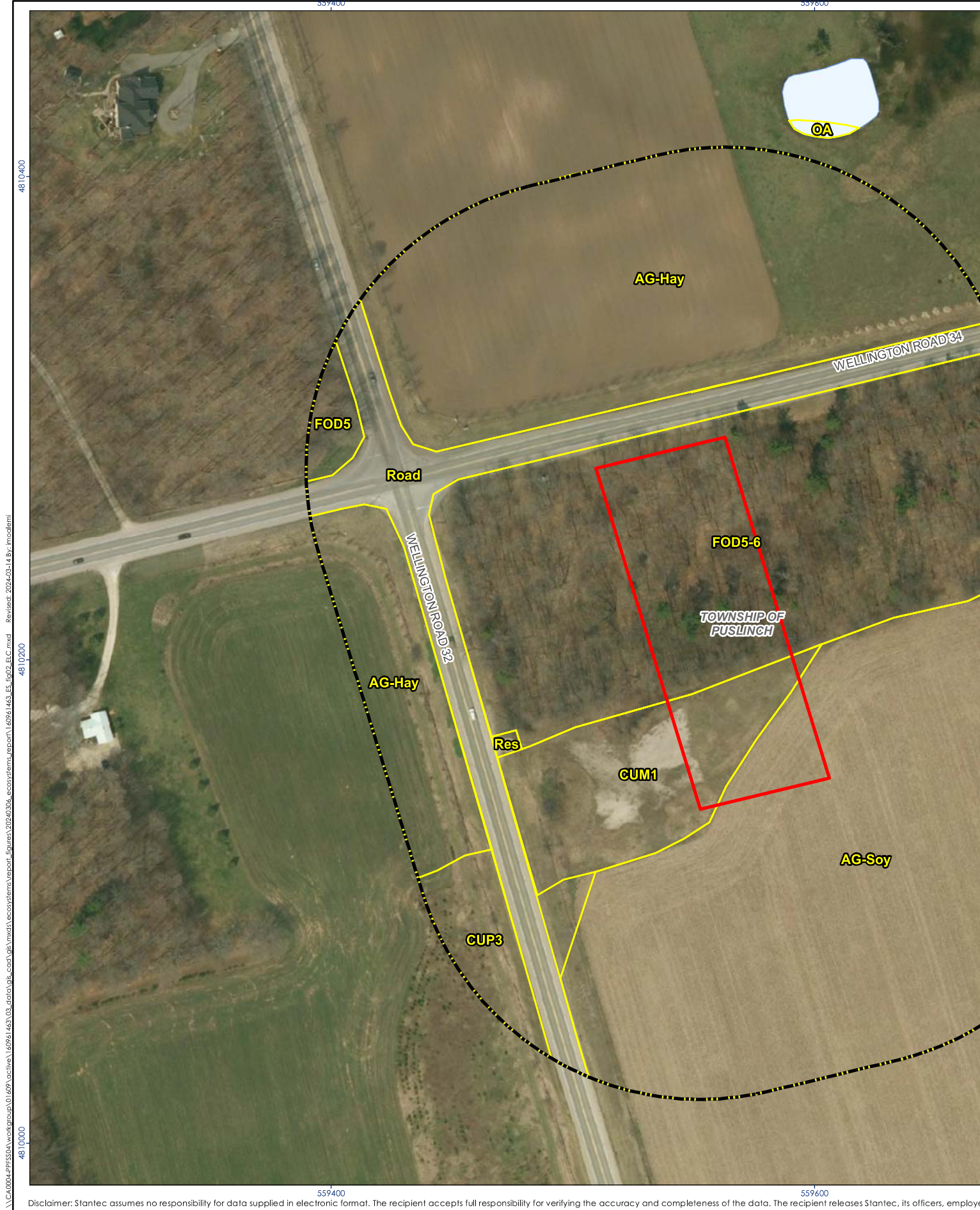
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APPENDIX A

FIGURES



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APPENDIX B
AGENCY CORRESPONDENCE

From: [Eusebi, Daniel](#)
To: [Straus, Melissa](#)
Subject: FW: Lot 6 Concession 2 Puslinch - Proposed Severance
Date: Tuesday, June 15, 2021 12:38:31 PM
Attachments: [GRCA Map.pdf](#)
[ATT00001.htm](#)

From: Daniel McMaster <magndan14@hotmail.com>
Sent: Wednesday, May 12, 2021 3:06 PM
To: zacharyp@wellington.ca
Cc: Eusebi, Daniel <dan.eusebi@stantec.com>
Subject: Fwd: Lot 6 Concession 2 Puslinch - Proposed Severance

Hi Zach, further to our conversations I am forwarding my response from GRCA. Dan Eusebi from Stantec will be contacting you regarding the scope of his study. Kind regards, Dan McMaster

Sent from my iPhone

Begin forwarded message:

From: Courtney Fish <cfish@grandriver.ca>
Date: May 10, 2021 at 1:46:32 PM EDT
To: Daniel McMaster <magndan14@hotmail.com>
Subject: **Lot 6 Concession 2 Puslinch - Proposed Severance**

Hi Dan,

Just following up our phone call with an email for your records. We have reviewed your proposed severance and have no formal concerns. The property at 4445 Wellington Road 32 contains GRCA regulated features, but given that the proposed severance is outside of the regulated area, no GRCA permit will be required. We advise that you check with Wellington County to ensure they don't have any concerns for the severance.

I have attached a map for your reference.

Kindly,

Courtney Fish
Resource Management Technical Assistant
Grand River Conservation Authority
400 Clyde Road
Cambridge, ON N1R 5W6
P: (519) 621-2763 x2320
F: (519) 621-4844

www.grandriver.ca

APPENDIX C
PLANT AND WILDLIFE LISTS

APPENDIX C1
Plant List

Plant List

Family ¹	Scientific Name ¹	Common Name ¹	Species Code ^{3,4}	Establishment Measure
Equisetaceae	<i>Equisetum arvense</i>	field horsetail	EQUARVE	native
Onocleaceae	<i>Onoclea sensibilis</i>	sensitive fern	ONOSENS	native
Pinaceae	<i>Larix laricina</i>	tamarack	LARLARI	native
Pinaceae	<i>Pinus strobus</i>	eastern white pine	PINSTRO	native
Pinaceae	<i>Tsuga canadensis</i>	eastern hemlock	TSUCANA	native
Adoxaceae	<i>Sambucus canadensis</i>	common elderberry	SAMCANA	native
Anacardiaceae	<i>Rhus typhina</i>	staghorn sumac	RHUTYPH	native
Anacardiaceae	<i>Toxicodendron radicans radicans</i>	eastern poison ivy	RHUBORE	native
Apocynaceae	<i>Apocynum androsaemifolium androsaemifolium</i>	spreading dogbane	APOANDR	native
Araliaceae	<i>Hedera helix</i>	English ivy	HEDEHEL	introduced
Asteraceae	<i>Solidago canadensis canadensis</i>	Canada goldenrod	SOLCANA	native
Asteraceae	<i>Solidago flexicaulis</i>	zigzag goldenrod	SOLFLEX	native
Berberidaceae	<i>Podophyllum peltatum</i>	May-apple	PODPELT	native
Betulaceae	<i>Ostrya virginiana</i>	ironwood	OSTVIRG	native
Boraginaceae	<i>Hydrophyllum virginianum virginianum</i>	Virginia waterleaf	HYDVIRG	native
Caryophyllaceae	<i>Silene sp.</i>			
Celastraceae	<i>Euonymus obovatus</i>	running strawberry bush	-?	native
Elaeagnaceae	<i>Elaeagnus angustifolia</i>	Russian olive	ELAANGU	introduced
Fabaceae	<i>Melilotus albus</i>	white sweet-clover	MELALBA	introduced
Fabaceae	<i>Trifolium campestre</i>	low hop clover	TRICAMP	introduced
Fagaceae	<i>Fagus grandifolia</i>	American beech	FAGGRAN	native
Fagaceae	<i>Quercus rubra</i>	northern red oak	QUERUBR	native
Geraniaceae	<i>Geranium robertianum</i>	herb-Robert	GERROBE	native
Grossulariaceae	<i>Ribes americanum</i>	wild black currant	RIBAMER	native
Juglandaceae	<i>Carya cordiformis</i>	bitternut hickory	CARCORD	native
Juglandaceae	<i>Juglans nigra</i>	black walnut	JUGNIGR	native
Lamiaceae	<i>Nepeta cataria</i>	catnip	NEPCATA	introduced
Malvaceae	<i>Tilia americana</i>	basswood	TILAMER	native
Oleaceae	<i>Fraxinus americana</i>	white ash	FRAAMER	native
Onagraceae	<i>Circaea canadensis canadensis</i>	Canada enchanter's nightshade	CIRCANA	native
Papaveraceae	<i>Sanguinaria canadensis</i>	bloodroot	SANCANA	native
Ranunculaceae	<i>Thalictrum sp.</i>			
Rhamnaceae	<i>Frangula alnus</i>	glossy buckthorn	RHAFRAN	introduced
Rhamnaceae	<i>Rhamnus cathartica</i>	European buckthorn	RHACATH	introduced
Rosaceae	<i>Fragaria virginiana virginiana</i>	wild strawberry	FRAVIRG	native
Rosaceae	<i>Geum aleppicum</i>	yellow avens	GEUALEP	native
Rosaceae	<i>Geum canadense</i>	white avens	GEUCANA	native
Rosaceae	<i>Prunus serotina serotina</i>	black cherry	PRUSERO	native



Family ¹	Scientific Name ¹	Common Name ¹	Species Code ^{3,4}	Establishment Meaning
Rosaceae	<i>Prunus virginiana virginiana</i>	chokecherry	PRUVIRG	native
Sapindaceae	<i>Acer saccharum</i>	sugar maple	ACESACC	native
Scrophulariaceae	<i>Verbascum thapsus thapsus</i>	-?	VERTHAP	introduced
Solanaceae	<i>Solanum dulcamara</i>	bittersweet nightshade	SOLDULC	introduced
Violaceae	<i>Viola sp.</i>			
Vitaceae	<i>Vitis riparia</i>	riverbank grape	VITRIPA	native
Amaryllidaceae	<i>Allium tricoccum tricoccum</i>	wild leek	ALLTRIC	native
Asparagaceae	<i>Maianthemum racemosum racemosum</i>	large false Solomon's seal	MAIRACE	native
Melanthiaceae	<i>Trillium sp.</i>			
Orchidaceae	<i>Epipactis helleborine</i>	broad-leaved helleborine	EPIHELL	introduced
Poaceae	<i>Bromus inermis</i>	smooth brome	BROINER	introduced



Summary

Species Diversity		
Vascular Plants Listed:		49
Identified to species or ssp/var		45
Identified to Genus (not included in calculations below)		4
Provincial Status		Total Number
S1-S3 Species:	<i>rare in Ontario</i>	0
S4 Species:	<i>uncommon in Ontario</i>	3
S5 Species:	<i>common in Ontario</i>	29
Other:		11
Not listed:		0
Not defined ("-?"):		2
Means of Establishment		
Native Species:		34
Introduced Species:		11
Not listed:		0
Not defined ("-?"):		0
Co-efficient of Conservatism (C) and Floristic Quality Index(FQI)		
C 0 to 3	<i>lowest sensitivity</i>	11
C 4 to 6	<i>moderate sensitivity</i>	18
C 7 to 8	<i>high sensitivity</i>	3
C 9 to 10	<i>highest sensitivity</i>	0
Not listed:		11
Not defined ("-?"):		2
Average C		4.0
FQI		45.3



Presence of Weedy & Invasive Species		
<i>weediness = 0</i>	<i>Not invasive</i>	0
<i>weediness = -1</i>	<i>low potential invasiveness</i>	2
<i>weediness = -2</i>	<i>moderate potential invasiveness</i>	5
<i>weediness = -3</i>	<i>high potential invasiveness</i>	4
<i>Not listed:</i>		32
<i>Not defined ("-?"):</i>		2
Average weediness		-2.2
Wetness Index		
<i>upland</i>	<i>W of 5</i>	7
<i>facultative upland</i>	<i>W of 4, 3 or 2</i>	20
<i>facultative</i>	<i>W of 1, 0 or -1</i>	10
<i>facultative wetland</i>	<i>W of -2, -3 or -4</i>	6
<i>obligate wetland</i>	<i>W of -5</i>	0
<i>Not listed:</i>		0
<i>Not defined ("-?"):</i>		2
Average wetness value		1.9
Presence of Wetland (W) Species		
<i>Total Wetland Tolerant (T) Plant Species as identified in OWES Manual</i>		11
<i>Total Wetland Indicator (I) Plant Species as identified in OWES Manual</i>		2
<i>Not listed:</i>		30
<i>Not defined ("-?"):</i>		2



References

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- ² Ontario Ministry of Natural Resources and Forestry. 2015. Ontario Vascular Plants. Online at from <https://www.ontario.ca/page/ontario-vascular-plants> information. Accessed on May 3, 2016.
- ³ Newmaster, S. G., A. Lehela, Peter W. C. Uhlig, Sean McMurray and Michael J. Oldham. 1998. Ontario Plant List. Forest Research Institute, Ontario Ministry of Natural Resources, Sault Ste. Marie, Ontario
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APPENDIX C2
Wildlife List

Wildlife List

COMMON NAME	SCIENTIFIC NAME	ONTARIO STATUS	GLOBAL STATUS	SARO
BIRDS				
Downy Woodpecker	<i>Dryobates pubescens</i>	S5	G5	
Hairy Woodpecker	<i>Dryobates villosus</i>	S5	G5	
Eastern Wood-Pewee	<i>Contopus virens</i>	S4B	G5	SC
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	S4B	G5	
Red-eyed Vireo	<i>Vireo olivaceus</i>	S5B	G5	
American Crow	<i>Corvus brachyrhynchos</i>	S5B	G5	
Barn Swallow	<i>Hirundo rustica</i>	S4B	G5	THR
Black-capped Chickadee	<i>Poecile atricapillus</i>	S5	G5	
House Wren	<i>Troglodytes aedon</i>	S5B	G5	
European Starling	<i>Sturnus vulgaris</i>	SNA	G5	
Cedar Waxwing	<i>Bombycilla cedrorum</i>	S5B	G5	
American Goldfinch	<i>Spinus tristis</i>	S5B	G5	
Chipping Sparrow	<i>Spizella passerina</i>	S5B	G5	
Savannah Sparrow	<i>Passerculus sandwichensis</i>	S4B	G5	
Vesper Sparrow	<i>Poocetes gramineus</i>	S4B	G5	
Baltimore Oriole	<i>Icterus galbula</i>	S4B	G5	
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	S4	G5	
Indigo Bunting	<i>Passerina cyanea</i>	S4B	G5	
MAMMALS				
Grey Squirrel	<i>Sciurus carolinensis</i>	S5	G5	
BUTTERFLIES				
Northern Pearly Eye	<i>Enodia anthedon</i>	S5	G5	



SUMMARY

Total Birds: 18

Total Breeding Birds: 17

SIGNIFICANT SPECIES

Global: 0

National: 2

Provincial: 2

Explanation of Status and Acronyms

COSSARO: Committee on the Status of Species at Risk in Ontario

COSEWIC: Committee on the Status of Endangered Wildlife in Canada

REGION: Rare in a Site Region

S1: Critically Imperiled—Critically imperiled in the province (often 5 or fewer occurrences)

S2: Imperiled—Imperiled in the province, very few populations (often 20 or fewer),

S3: Vulnerable—Vulnerable in the province, relatively few populations (often 80 or fewer)

S4: Apparently Secure—Uncommon but not rare

S5: Secure—Common, widespread, and abundant in the province

SX: Presumed extirpated

SH: Possibly Extirpated (Historical)

SNR: Unranked

SU: Unrankable—Currently unrankable due to lack of information

SNA: Not applicable—A conservation status rank is not applicable because the species is not a suitable target for conservation activities

S#S#: Range Rank—A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species

S#B- Breeding status rank

S#N- Non Breeding status rank

?: Indicates uncertainty in the assigned rank

G1: Extremely rare globally; usually fewer than 5 occurrences in the overall range

G1G2: Extremely rare to very rare globally

G2: Very rare globally; usually between 5-10 occurrences in the overall range

G2G3: Very rare to uncommon globally

G3: Rare to uncommon globally; usually between 20-100 occurrences



G3G4: Rare to common globally

G4: Common globally; usually more than 100 occurrences in the overall range

G4G5: Common to very common globally

G5: Very common globally; demonstrably secure

GU: Status uncertain, often because of low search effort or cryptic nature of the species; more data needed.

GNR: Unranked—Global rank not yet assessed.

T: Denotes that the rank applies to a subspecies or variety

Q: Denotes that the taxonomic status of the species, subspecies, or variety is questionable.

END: Endangered

THR: Threatened

SC: Special Concern

2, 3 or NS after a COSEWIC ranking indicates the species is either on Schedule 2, Schedule 3 or No Schedule of the Species At Risk Act

NAR: Not At Risk

IND: Indeterminant, insufficient information to assign status

DD: Data Deficient



May 7, 2024

2805

Township of Puslinch
Planning and Development Department
Puslinch, ON
N0B 2J0

Attn: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch

Joanna Salsberg, Planner, Planning and Development
County of Wellington

Meagan Ferris, Manager of Planning and Environment, Planning and Development
County of Wellington

**RE: 2024 Scoped Environmental Impact Study, 4445 Wellington Road 32,
Township of Puslinch
Peer Review of Scoped Environmental Impact Study**

Natural Resource Solutions Inc. (NRSI) previously completed a peer review (April 2022) of a Scoped Environmental Impact Study (EIS), dated November 11, 2021, prepared by Stantec Consulting Ltd. (Stantec) on behalf of Dr. D.F. McMaster for a proposed lot severance on the above-noted property, owned by Dr. McMaster. NRSI provided comments on both the proposed severance and future residential development that was described within the 2021. A revised Scoped EIS (January 10, 2023) was prepared by Stantec to address NRSI's 2022 review comments. NRSI subsequently reviewed the 2023 submission and provided natural heritage review comments.

Since this time, a revised Scoped EIS submission, dated March 18, 2024, has been prepared and submitted to the Township of Puslinch. As illustrated within the 2024 EIS, the proposed severance concept has been reconfigured such that the future residential development associated with the proposed severance will be located outside of the existing Significant Woodland identified within the property. NRSI staff have reviewed the 2024 EIS and our comments are discussed below.

Background

The proposed severance area, referred to as the Subject Property in the 2024 EIS, is located southeast of the intersection of Wellington Road 34 and Wellington County Road 32, in the Township of Puslinch. The proposed severance area includes deciduous woodland, agricultural lands, and cultural meadow. The surrounding landscape is primarily agricultural, with intermittent woodland and private residences. The 2024 EIS was submitted as part of a revised application to sever the proposed severance area from the existing lot. The 2024 EIS has expanded on the scope of previous iterations of this report and has included the consideration of potential impacts to existing natural heritage features that may arise as a result of future development within the severance area.

Natural Heritage Review Methods

In order to complete this review, NRSI followed the general process outlined below:

- Review of the following:
 - Scoped Environmental Impact Study for 4445 Wellington Road 32, Puslinch, Ontario. Prepared by Stantec Consulting Ltd. (November 2021),
 - Scoped Environmental Impact Study for 4445 Wellington Road 32, Puslinch, Ontario. Prepared by Stantec Consulting Ltd. (January 2023),
 - Scoped Environmental Impact Study for 4445 Wellington Road 32, Puslinch, Ontario. Prepared by Stantec Consulting Ltd. (March 2024),
 - The County of Wellington Official Plan (last updated February 2024),
 - The Township of Puslinch Comprehensive Zoning By-Law No. 023-18 (2018),
 - “A Place to Grow: Growth Plan for the Greater Golden Horseshoe”, Government of Ontario (August 2020),
 - “Make a Map: Natural Heritage Areas”, Ministry of Northern Development, Mines, Natural Resources (2024),
 - GRCA Regulation Mapping, Grand River Conservation Authority (2024), and
 - Natural Heritage Information Centre (NHIC) database (2024).

NRSI staff completed a site visit on March 23, 2022. During the site visit, NRSI staff had the opportunity to investigate the proposed severance area and to examine the natural features present, in addition to the materials reviewed. Although they were invited, neither Dr. McMaster or representatives from Stantec accompanied NRSI staff during this visit. NRSI staff also met (virtually) with Wellington County planning staff on March 29, 2023, to discuss the proposed severance and future residential development.

Review Comments & Recommendations

Our review considered the anticipated impacts the proposed severance and future residential development potential may have on natural heritage features identified within the County of Wellington Natural Heritage System, or “Greenlands System”, as identified in the County of Wellington Official Plan (2024) and the Provincial Policy Statement (“PPS”) (2020), as well as the degree to which the proposal conforms to these policies. The subject property woodlands are identified as “Greenlands” within the County’s Official Plan (OP) (2024).

Additionally, our review evaluated the level to which the EIS conforms with the *Endangered Species Act* (ESA), 2007, and the ecological aspects of the *Township of Puslinch Comprehensive Zoning By-Law (ZBL)*, 2018. The ZBL identifies the wooded portion of the proposed severance area under an Environmental Overlay Zone, corresponding to the feature’s designation as Greenlands by the Wellington County OP. The analysis of the proposed severance area natural features in relation to the relevant natural heritage policy was undertaken to identify whether the EIS sufficiently addressed the direct and indirect impacts the proposed lot severance and future residential development may have on the natural heritage features and policies that protect them, as well as the avoidance and mitigation of impacts.

Study Approach and Methods

As discussed within the introduction of the 2024 EIS, the severance proposal has been revised to allow for the development of single residential dwelling and ancillary components to be established outside of the identified significant woodland. Consistent with previous peer review comments provided in 2023, NRSI staff are supportive of this approach and agree that it will greatly reduce the potential for negative impacts on existing natural heritage features within the subject property, and particularly the identified Significant Woodland.

It is noted that a single-season site visit was completed by Stantec staff on July 6, 2021. A botanical inventory, breeding bird survey, vegetation community assessment and wildlife habitat assessments were also completed during this site visit. While a multi-season inventory is typically considered necessary for an EIS, the July botanical inventory was conducted at a suitable time to document late spring vegetation and summer vegetation commonly present in similar woodlands, and it is understood that the scope of work for the EIS was agreed to in consultation with County of Wellington staff on June 4, 2021.

It is unclear as to whether the July 6, 2021 site visit included a survey of the woodland dripline. As the dripline has been used as a starting point to identify the start of the 10m Significant Woodland setback, confirmation should be provided that the dripline has been accurately surveyed and used to inform the identification of the 10m setback.

Recommendation

- Confirm that the woodland dripline has been accurately surveyed and, if necessary, reviewed by agency staff. The surveyed dripline data should be incorporated into the severance concept to ensure that the future building envelope is established outside of the 10m dripline setback.

Significant Woodland

Section 5.5.4. of the County of Wellington OP identifies the following with respect to the Greenlands System and Significant Woodlands, which are relevant to the EIS:

“In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system... In the Urban System, woodlands over 1 hectare are considered significant by the County, and are included in the Greenlands system.”

Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.”

The EIS correctly identifies Significant Woodlands within the proposed severance area, consistent with Schedule B7 of the County's OP (2024). Section 5.5.4. of the County's OP requires that Significant Woodlands be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. The 2024 EIS identifies that, while the proposed severance area includes a portion of the identified Significant Woodland, the building envelope in which the future residence and ancillary components (i.e., well and septic system) will be established has been identified outside of the Significant Woodland and is setback by 10m. It is explained that this modification to the previous severance concept has been made to minimize impacts to the Significant Woodland and ensure

conformity with the relevant natural heritage policies. As discussed above, it is recommended that confirmation be provided that the woodland dripline has been accurately surveyed and that this data be used to accurately identify the location of the 10m setback and future building envelope, which is to be established outside of the 10m setback.

While the majority of the future development components will be established outside of the 10m Significant Woodland setback, it is understood that the driveway for the proposed development will run front onto Wellington Road 34 and will bisect the existing woodland. The 2024 EIS identifies that this will require “targeted tree removal” but that the driveway alignment has been selected to follow a historical logging road to limit additional impacts within the woodland. NRSI is generally supportive of this approach, however further information is required in order to adequately assess the potential impacts associated with the construction of the future driveway. The 2024 EIS states that the driveway width will be no greater than 6m. It is recommended that this width be minimized to the greatest extent possible, while ensuring it remains in accordance with relevant municipal standards. It is anticipated that additional impacts beyond the outer limits of the driveway will be required, such as tree removal and grading, to facilitate its construction. Additional details of the driveway and associated construction effort, such as the surface of the proposed driveway (i.e., permeable vs. paved), should be provided and used to inform a detailed assessment of impacts for the future residential development. It is recommended that this be completed prior to any future site alteration or tree removal activity.

It is also recommended that greater detail regarding the extent of the required woodland tree removals be completed. The 2024 EIS notes that no more than 20 trees are anticipated to require removal in order to facilitate construction of the driveway. All trees $\geq 10\text{cm}$ in Diameter at Breast Height (DBH) that will require removal or have the potential to be impacted (i.e., grading within root zone) by the proposed driveway should be inventoried and impacts should be characterized within an Arborist Report. The scope of this tree inventory should be informed by the extent of grading or site alteration required to construct the proposed driveway. Measures to protect trees to be retained or mitigate impacts, such as erosion controls or tree protection fencing, should be detailed within a Tree Preservation Plan. In discussing the County’s OP (2024) in relation to tree removals, the 2024 EIS states:

With regards to tree removals, Section 10.1.3 (g) indicates when creating new lots by subdivision, consent, or part lot control: that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting.

It is recommended that trees identified for removal within the Arborist Report and Tree Preservation Plan be compensated for through tree plantings within the severed lot. While the County of Wellington and Township of Puslinch do not outline compensation ratio requirements, tree replacement at a ratio of 2:1, at minimum, is recommended. It is also recommended that replacement trees be planted within the 10m setback area, or similar area contiguous with the identified Significant Woodland. It is anticipated that this will aid in offsetting the required tree removals. Details of the replacement plantings, such as tree species, size, and location, should be provided within a restoration plan that includes plant survivorship monitoring.

Section 6.1 of the 2024 EIS discusses construction-stage impacts that may be experienced by the Significant Woodland, such as inadvertent encroachment of heavy equipment, siltation, spills, increased noise, and dust migration. Section 7.2 of the 2024 EIS outlines a variety of construction-stage mitigation measures to limit the extent of these impacts. This includes the delineation of the boundary of the work zone by way of staking or fencing to ensure that construction equipment will not be permitted to enter natural features beyond the fencing. NRSI

is in agreement with this approach and would recommend that erosion and sediment control fencing be installed prior to construction, and that the “work zone” be inclusive of the building envelope and all required construction areas, while not encroaching into the Significant Woodland. The alignment of the erosion and sediment control fencing within the Significant Woodland should be determined in coordination with the author of the Arborist Report and Tree Preservation Plan, to ensure that interior woodland trees to be retained are adequately protected from additional impacts.

Discussion related to potential impacts to Significant Wildlife Habitat (SWH) and Habitat for Endangered or Threatened Species identified within the Significant Woodland has been provided below.

Recommendations

- Greater detail on the future residential development design should be provided prior to site alteration. This should include detailed designs of the driveway and the extent of impacts associated with its construction;
- Complete a pre-construction tree inventory including all trees >DBH with the potential to be impacted by the proposed development. The findings of this inventory should be used to create an Arborist Report and Tree Preservation Plan (TPP) that contains suitable tree protection recommendations, such as tree protection fencing in combination with Erosion and Sedimentation Control (ESC) measures, or other measures to ensure that trees not be negatively impacted by the proposed development and associated construction are protected; and
- It is recommended that the removal of trees be compensated for through the provision of replacement tree plantings within the 10m woodland setback. Details of the replacement plantings (i.e., species, tree size, planting location, etc.) should be provided within a restoration plan. This plan should also include a monitoring program.

Habitat for Endangered or Threatened Species

Section 5.4.2. of the County’s OP (2024) states that development and site alternation may not impact Species at Risk (SAR), which are considered endangered or threatened under the ESA (2007). Specifically, the OP states:

“Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function.”

The 2024 report identifies the presence of candidate habitat for three SAR bat species; Tri-colored Bat (*Perimyotis subflavus*), Little Brown Myotis (*Myotis lucifugus*) and Northern Myotis (*Myotis septentrionalis*) within the Subject Property woodland. The author also identifies the woodland as potential bat maternity roost SWH, which has been discussed further below. During the site visit completed by NRSI staff, numerous cavity trees that may provide suitable roosting habitat for SAR bats, as well as Maple

(*Acer* sp.) and Oak (*Quercus* sp.) trees that may provide suitable roosting habitat in the form of leaf clusters for Tri-colored Bat, were observed.

The EIS recommends that impacts to the habitat of SAR bats may be minimized through limiting the removal of trees to outside of the active period for bats (May 1st – September 30th). Under Section 7.1.2, the author states that consultation with the Ministry of Environment, Conservation, and Parks (MECP) is recommended in order to confirm that the required tree removals and approach to addressing potential SAR bat habitat will avoid the contravention of the ESA (2007). NRSI staff are in agreement that consultation with the MECP should be completed at the time of proposed development, including the submission of an Information Gathering Form (IGF) in order to ensure that the proposed mitigation measures and approach to addressing SAR bat habitat is acceptable. It is recommended that all trees that may be impacted by the proposed driveway be assessed for the potential to contain suitable bat habitat features during the tree inventory. This assessment should be completed consistent with current MECP bat habitat assessment standards and the collected data used to inform the completion of the IGF. Confirmation should be sought from the MECP as to the level to which the removal of trees outside of the active bat period effectively avoids violating Section 10 of the ESA, which prohibits the destruction of SAR habitat (2007).

Recommendations

- It is recommended that additional surveys be completed to identify trees with suitable roosting features and the potential to support SAR bat habitat or not SAR bat habitat. This information should be used to confirm the total number of potential bat habitat trees within the Subject Property that will be impacted as a result of the driveway construction and used to inform the IGF submission to the MECP that has been recommended by Stantec. It is anticipated that this assessment could be completed in conjunction with the tree inventory to evaluate trees likely to be impacted by the proposed driveway. This assessment should be completed during the leaf-off season and in accordance with current MECP bat habitat assessment standards; and
- Confirmation should be provided from the MECP that the proposed severance, residential development, and proposed mitigation measures adequately avoid contravention of the ESA, particularly Sections 9 and 10.

Significant Wildlife Habitat

The 2024 EIS identifies the presence of Candidate and Confirmed SWH within the Subject Property. As detailed in Section 6.3 of the report, only Candidate Bat Maternity SWH and Candidate Habitat for Species of Conservation Concern (SCC) were carried forward to the impact assessment stage of the EIS, based on all other SWH types identified within the report being outside of the severance area and unlikely to experience any impact as a result of this proposal. NRSI agrees with this approach.

The 2024 EIS states Eastern Wood-Pewee (*Contopus virens*) habitat is present in the forested community on the Subject Property, which coincides with the identified Significant Woodland and which is considered Greenlands under the County of Wellington OP (2024). Eastern Wood-Pewee is considered a species of Special Concern. The author discusses that the tree removal activity required to facilitate the proposed driveway is not anticipated to result in a negative impact habitat for this species as Eastern Wood-Pewee is commonly associated with clearings and edges within woodlands. This is consistent with NRSI's experience with this species and its habitat. Tree removal timing windows have been identified within Section 7.1.1 and are

recommended to be used to avoid impacts to this species. It is agreed that limited tree removal within the identified woodland is unlikely to amount to a negative impact to this species or its habitat, and that the use of the tree removal timing window provided within the EIS is an appropriate approach to avoiding direct impacts to this species during nesting season, thereby avoiding contravention of the Migratory Birds Convention Act, 1994, and negative impacts to this SWH type.

With respect to Candidate Bat Maternity SWH, the author has provided recommendations regarding the mitigation of impacts to bat habitat within Section 8.2.1 of the 2024 EIS. As discussed above, this consists primarily of limiting tree removals to outside of the active bat period, as well as the completion of an IGF in order to obtain the MECP's confirmation that adverse impacts to SAR bat habitat will be avoided. The author has also stated that the anticipated number of trees to be removed from within the woodland is limited, based on the alignment for the proposed driveway being selected to match an existing logging trail. It is recommended that an assessment of bat habitat within the woodland be completed in order to inform this submission and that all trees with the potential to provide habitat to SAR bats or support maternity roost colonies be identified.

Additional potential impacts to the woodland are identified within the Section 6.3 assessment of impacts for SWH within the 2024 EIS. Specifically, the author states additional disturbance and habitat degradation to the existing SWH may occur by way of "longer term impacts associated with poor environmental stewardship through dumping (including yard waste) and outdoor pets". The 2024 EIS does not contain discussion or mitigation measures to offset these impacts. While the report does contain general construction-phase mitigation measures, limited discussion has been provided regarding potential induced or indirect impacts associated with future residential use in direct proximity to the identified SWH. These impacts should be considered and appropriate mitigation measures provided during the assessment of the proposed development. Mitigation measures may include the preparation of an environmental stewardship program or brochure, or similar materials, containing a list of items (i.e., dos and don'ts) to avoid and minimize residual impacts (i.e., avoid use of pesticides and toxic materials, use of invasive plant species/native species alternatives, etc.) on the retained woodland area.

Recommendations

- As identified above, additional assessments should be completed to identify the fulsome extent of SAR bat habitat within the Subject Property that may be impacted as a result of the proposed driveway construction; and
- Additional potential indirect and induced impacts associated with future residential use, including those identified within the 2024 EIS should be addressed through the provision of appropriate mitigation measures. Mitigation measures may include the preparation of an environmental stewardship program or brochure, or similar materials, containing a list of items (i.e., dos and don'ts) to avoid and minimize residual impacts (i.e., avoid use of pesticides and toxic materials, use of invasive plant species/native species alternatives, etc.) on the retained woodland area.

Conclusion

It is our opinion that the proposed severance area detailed within the 2024 EIS will have a considerably reduced impact on the Significant Woodland within the Subject Property, which has also been identified as SWH and Candidate Habitat for Endangered and Threatened Species. Based on the details provided within the 2024 EIS, NRSI generally agrees that the updated severance proposal may accommodate future residential development, provided that the mitigation measures outlined within the EIS are completed.

Additional assessments have been recommended to be completed in order to fully address the natural heritage features and constraints that must be considered in association with the future development of the Subject Property. This includes the completion of a dripline survey, tree inventory and supporting Arborist Report/Tree Preservation Plan, additional bat habitat assessments used to inform the completion of an IGF submission to the MECP, tree compensation and restoration details, and additional assessment of impacts associated within the development of a residence and driveway. Through the completion of these assessments and development of associated mitigation measures, it is anticipated that the applicant may reasonably demonstrate that the future residential development can be constructed while conforming to the relevant natural heritage policies that regulate protected features on and adjacent to the Subject Property.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.

Jack Richard, R.P.F.
Terrestrial Biologist and Registered Professional Forester



Application	B103/21
Location	Part Lot 6, Concession 2 TOWNSHIP OF PUSLINCH
Applicant/Owner	Daniel McMaster

PRELIMINARY PLANNING OPINION: This application would sever a 0.81 ha (2 ac) vacant rural residential lot in the Secondary Agricultural and Greenlands area. A 39 ha (88.9 ac) agricultural parcel would be retained with an existing dwelling and accessory building.

This application is generally consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That the submitted EIS be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington;
- b) That zoning relief be provided to the satisfaction of the local municipality;
- c) That access can be provided to the severed to the satisfaction of the of the appropriate road authority; and,
- d) That servicing can be accommodated on the severed lands and retained to the satisfaction of the local municipality.

A PLACE TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.3.3 of the PPS states new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Minimum Distance Separation Formulae. The applicant has provided Farm Data Sheets for the barns located on the proposed retained parcel and at 4487 Wellington Rd 32. Planning staff are satisfied that MDS I is met.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL, and GREENLANDS, CORE GREENLANDS and is located within the Paris Galt Moraine Policy Area. Identified environmental features include Flood Plain, Provincially Significant Wetlands, Wetlands, Slope Valley, and Significant Wooded Area. The proposed severed lot is located within the Significant Wooded Area and the proposed dwelling would be located in the Secondary Agricultural Area.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- 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 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 boundary;
- g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over 5 years.

The matters under section 10.1.3 were also considered including item g) 'that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting' and item h) 'that natural heritage features are not affected negatively'.

Section 10.2.1 was also considered including item d) there will be no negative impacts on natural features or their ecological functions. The applicant has revised their proposal and provided an updated EIS to reduce the amount of tree loss proposed with the severance. The proposed severance provides additional area to locate a dwelling outside of the Significant Wooded Area. Staff are recommending the submitted EIS be peer reviewed to the satisfaction of the County and the Township.



WELL HEAD PROTECTION AREA: The subject property is located within an Issues Contributing Area (ICA) and within Wellhead Protection Area D with a vulnerability score of 4.

LOCAL ZONING BY-LAW: The subject property is zoned Agriculture with a special provision (A (sp23)), Natural Environment (NE) Zone, and is subject to the Environmental Protection Zone Overlay. The proposed severed and lots meet the minimum lot frontage and area requirements of the A Zone.

The proposed severed lot is located within the A (sp23) Zone and the Environmental Protection Zone Overlay. The site specific zoning permits a kennel as an accessory use and the Environmental Protection Zone Overlay states that development will not be allowed within 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.

A condition has been proposed for zoning conformity for the proposed severed parcel to remove the site specific zoning.

SITE VISIT INFORMATION: Staff visited and photographed the subject property on April 25th, 2024. notice Cards were posted and the survey sketch appears to meet the application requirements.



Zach Prince RPP MCIP, Senior Planner
May 7th, 2024



REPORT D10-2024-008

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: May 14, 2024

SUBJECT: Consent Application D10/SCR (Scrivener)
4438 Watson Road South
Part of Lot 21 and 22, Concession 9
County File No. B28-24

RECOMMENDATION

That Report D10-2024-008 entitled Consent Application D10/SCR be received; and

Whereas the Township has reviewed the proposal to create a parcel for conservation use with frontage on Wellington Road 34 and Watson Road South for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed parcel of 38.9 ha, 74.01 m of frontage on Watson road south and 599.26 m of frontage on Wellington Road 34, depth of 803.6 m, agricultural land; and the retained parcel being 7.51 ha, 300.63 m of frontage on Watson road south, with an existing dwelling, workshop and shed;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition

Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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.

2. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. 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.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	7.51 ha	0.4 ha	38.9 ha
Minimum Lot Frontage	120 m	300.63 m	25 m	74.01 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Residential use	Residential use	Permitted – Conservation use	Conservation use

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: See schedule “D”
2. Safe Access: Further consultation with the property owner will be required as part of the re-zoning to conservation use to accommodate access and a parking area.
3. Source Water comments: No concerns.
4. Building comments: No comments or concerns.
5. By-law Enforcement comments: No comments or concerns at this time.
6. Fire Prevention comments: No concerns.
7. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the

Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

April 12, 2024

NOTICE OF AN APPLICATION FOR CONSENT

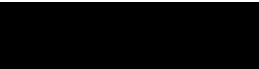
Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: April 02, 2024

FILE NO. B28-24

APPLICANT

Wythe & Rosemary Scrivener


LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 21 & 22
Concession 9

Proposed severance is 38.9 hectares with 599.26m frontage, existing agriculture and natural habitat with large shed for proposed conservation.

Retained parcel is 7.51 hectares with 304.46m frontage, existing and proposed rural residential use with existing dwelling, garage/workshop & shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

May 22, 2024

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that 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 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.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875



File No.

R28-24
Apr 2/24

Accepted as Complete on:

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Wythe and Rosemary Scrivener

Address



Phone No.

Email: n/a

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser)

Phone No.

Email:

(c) Name and Address of Owner's Authorized Agent:

Tom Woodcock

rare Charitable Research Reserve

1679 Blair Rd., Cambridge, Ontario, N3H 4R8

Phone No.

Email:

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT []

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL [] AGRICULTURAL [] URBAN RESIDENTIAL [] COMMERCIAL/INDUSTRIAL []

retained land with current dwelling, severed land conveyed to charitable land trust for conservation

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

rare Charitable Research Reserve

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch
Concession part of 9 Lot No. part of 21 and 22
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 4438 Watson Rd. S.

(b) When was property acquired: Sept 20 1996 Registered Instrument No. RO758825

5. Description of Land intended to be SEVERED:

Frontage/Width 599.92m AREA 38.9 ha Metric Imperial
Depth 803.60m Existing Use(s) agriculture/ natural habitat
Existing Buildings or structures: Large Shed
Proposed Uses (s): conservation

Type of access (Check appropriate space)

Existing

Proposed

- | | |
|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

Type of water supply - Existing Proposed (check appropriate space)

- Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other none required

Type of sewage disposal - Existing Proposed (check appropriate space)

- Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): _____
 Pit Privy
 Other (Specify): none required

6. Description of Land intended to be **RETAINED**:

Metric

Imperial

Frontage/Width 300.63m

AREA 7.51 ha

Depth 245m

Existing Use(s) rural residential

Existing Buildings or structures: dwelling, garage/workshop, shed

Proposed Uses (s): rural residential

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Type of water supply - Existing **Proposed** (check appropriate space)

Municipally owned and operated piped water system

Well individual communal

Lake

Other _____

Type of sewage disposal - Existing **Proposed** (check appropriate space)

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): _____

Pit Privy

Other (Specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES NO

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO

15. Is there a noxious industrial use within 500 metres [1640']? YES NO

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [x]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [x]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [x] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [x] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [x] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [x] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a resubmission of a previous application? YES [] NO [x]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [x] NO []

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

Rosemary Scrivener, 2010, vacant land. See also Planning Justification Report

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [x] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [x]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This project will conserve and steward existing environmentally sensitive land, without creating a new rural residence or negatively impacting agricultural potential.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

not in Greenbelt

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property consists of a mixture of agricultural land and natural habitat, zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay).

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

n/a

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling? YES [] NO [●]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Secondary Agricultural

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [●]

If NO, a) has an application been made for re-zoning?

YES [] NO [●] File Number _____

b) has an application been made for a minor variance?

YES [] NO [●] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [●]

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands:

Not Applicable

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width _____ Length _____ Area _____ Use _____
	Width _____ Length _____ Area _____ Use _____
<u>Retained</u>	Width _____ Length _____ Area _____ Use _____
	Width _____ Length _____ Area _____ Use _____

33. Manure Storage Facilities on these lands:

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []



**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.

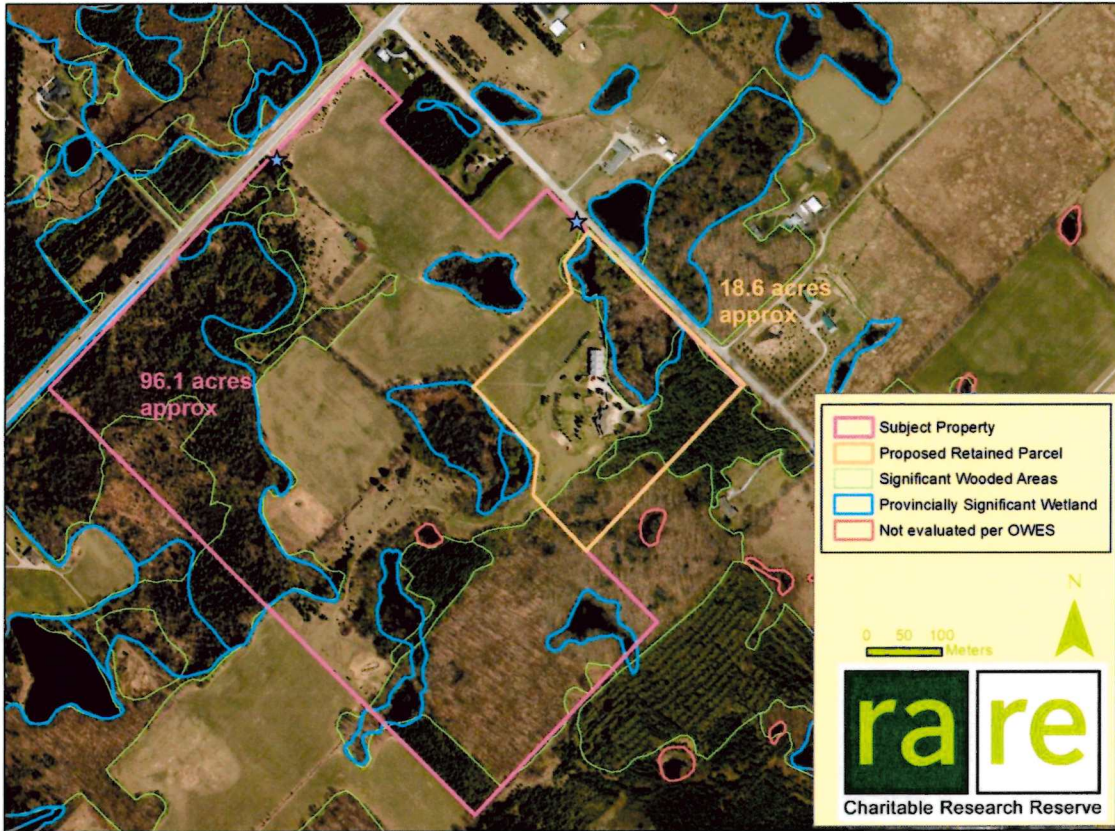


Figure 1. The property at 4438 Watson Rd. S., Puslinch, indicating Environmentally Significant Features.

34. Are there any drainage systems on the retained and severed lands?

YES [] NO []

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES [] NO [●]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [●] NO []

If yes, please indicate the person you have met/spoken to: Zachary Prince

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

See included Environmental Impact Statement for the proposed project.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we) Wythe Scrivener the Registered Owners/Purchasers of
[Redacted] Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Thomas Woodcock

Is authorized to submit an application for consent on my (our) behalf.

[Redacted Signature]

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Thomas Woodcock of the
City of Cambridge In the County/Region of
Waterloo Solemnly declare that all
the statements contained in this application for consent for (property description) 4438 Watson Rd. S.,
Township of Puslinch, Wellington County.

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

[Redacted Signature]

DECLARED before me at the

Township Of
Puslinch In the
County/Region of Wellington

(Owner/Purchaser or Applicant)

This 31 day of January 20 24

(Owner/Purchaser or Applicant)

[Redacted Signature]

[Redacted Signature]

Commissioner of Oaths
Justin Robert Broderston, a Commissioner, etc.
County of Wellington Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires August 21, 2024.

Printed Commissioner's, etc. Name

LAND DIVISION FORM – SEVERANCE

Revised August 2022

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, WYTHE SCAMMEL, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.


Signature of Owner/Purchaser/Applicant/Agent(s)

Jan 31, 2024
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

MDS I

General information




Application date Oct 6, 2023	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
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Applicant contact information  ON	Location of subject lands  County of Wellington Township of Puslinch PUSLINCH Roll number: 2301000007081500000
---	---

Calculations


New farm

View details for this calculation

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)

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, April 2, 2024 8:27 AM
To: Jana Poechman; Source Water
Cc: wellington+314152@lswims.ca
Subject: RE: B28-24 - Screening Form

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Good Morning Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

If you have any further questions regarding this application, or in the event of any technical problem with the email, please contact me.

Thanks!

Kim

From: Jana Poechman <janap@wellington.ca>
Sent: Thursday, March 28, 2024 12:31 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B28-24 - Screening Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon.

Please see the attached consent application for your review.

We hope to circulate April 11th.

Thanks.

Jana

Jana Poechman
Development and Administration Coordinator
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.”

Mehul Safiwala

From: Andrew Hartholt
Sent: Thursday, April 18, 2024 11:08 AM
To: Lynne Banks
Subject: RE: Consent Application B28-24 - Scrivener

Sensitivity: Confidential

Hey Lynne,

No comments or concerns from a building code perspective for consent Application B28-24 – Scrivener.



Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, April 11, 2024 2:48 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B28-24 - Scrivener
Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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

Mehul Safiwala

From: Jacob Normore
Sent: Thursday, April 11, 2024 3:08 PM
To: Lynne Banks
Subject: RE: Consent Application B28-24 - Scrivener

Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Kind Regards,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

PUSLINCH

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, April 11, 2024 2:48 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B28-24 - Scrivener
Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

Thanks –

Lynne



PUSLINCH
EST. 1850

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

Mehul Safiwala

From: Brent Smith
Sent: Monday, April 15, 2024 4:30 PM
To: Lynne Banks
Subject: RE: Consent Application B28-24 - Scrivener

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services reviewed the above referenced consent application on April 15, 2024. The Department has no concerns with the application.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, April 11, 2024 2:48 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B28-24 - Scrivener
Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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



Application	B28/24
Location	Part of Lot 21 & 22, Concession 9 TOWNSHIP OF PUSLINCH
Applicant/Owner	Wythe & Rosemary Scrivener

PRELIMINARY PLANNING OPINION: This application would sever a 38.9 ha (96.1 ac) lot within the Secondary Agricultural area with the intent of conserving and enhancing the Natural Heritage Features on the lands. A 7.51 ha (18.5 ac) lot with an existing dwelling and accessory structures would be retained.

The applicants are proposing a severance that would allow the severed parcel to be preserved as an ecological reserve. The severed (ecological reserve) parcel would be rezoned to prohibit the construction of a future dwelling on the property and clarify the conservation uses.

This application can be reviewed and interpreted as a Conservation Use severance in which the severed lands are intended to enhance the Natural Heritage System, the applicants have been in contact with and intend to donate the lands to Rare who are a registered environmental charity and have provided an Environmental Assessment that describes the current and future potential for environmental conservation on the lands.

This application is consistent with Provincial Policy and would generally conform to the Official Plan.

Subject to the Committee being satisfied, we would have no concerns provided the following matters are addressed as conditions of approval:

- a) That safe driveway access can be provided to the severed and retained lands to the satisfaction of the appropriate road authority,
- b) That servicing can be accommodated on the retained lands to the satisfaction of the local municipality,
- c) That zoning compliance be achieved to the satisfaction of the local municipality and County of Wellington; and,
- d) That any concerns of the Conservation Authority are adequately addressed.

A PLACE TO GROW: The Growth Plan requires new development including lot creation to be located 30m from a Key Hydrogeological Feature. Given this severance is for a conservation use staff are satisfied that no development is occurring with this application.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.1.2 provides guidance for the Natural Heritage System including, “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*.”

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is currently designated as SECONDARY AGRICULTURAL, GREENLANDS AND CORE GREENLANDS. Identified environmental features include, Flood Plain, Wetlands, Provincially Significant Wetlands, Significant wooded Area, and Environmentally Sensitive Areas. Further, the property is located in the Paris Galt Moraine Policy Area.

Section 10.2 c) permits that may be created in the Greenlands if, “the lot is for conservation purposes which provide an overall benefit to the environment.

Staff note that the subject property benefitted from a rural residential severance under the policies in Section 10.4.4 in xxx. Given a severance has occurred since 2005, staff would not support a further severance for a rural residential use. A condition requiring the severed lot to be rezoning to prohibit a residential dwelling has been included.

Section 10.1.3 were also considered including a) “that all new lots are consistent with the official plan policies and zoning regulations”; and p) “that provincial policies are met...”

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area C with a Vulnerability Score of 2, 4, and 6.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural and Natural environment. A condition of this severance is to rezone the severed (ecological reserve) parcel to ensure no dwellings will be constructed on the parcel and clarify the proposed conservation uses on the lands. Both the severed and retained lots would meet the minimum lot area and frontage requirements in the zoning by-law.



Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

SITE VISIT INFORMATION: The subject property was visited and photographed on April 25th, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Zach Prince MCIP RPP, Senior Planner
May 7th, 2024



REPORT D10-2024-009

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: May 14, 2024

SUBJECT: Consent Application D10/SLO (Sloot)
480 Arkell Road
Part Lot 6, EOBL, Registered Plan 131,
County File No. B32-24

RECOMMENDATION

That Report D10-2024-009 entitled Consent Application D10/SLO be received; and

Whereas the Township has reviewed the proposal to create a new rural residential parcel along Arkell Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed rural residential lot of 0.42 ha, 28 m of frontage, depth of 150 m, agricultural land with an existing dwelling and shed; and the retained parcel being a vacant lot, 2.33 ha, 19 m of frontage on Arkell road;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be**

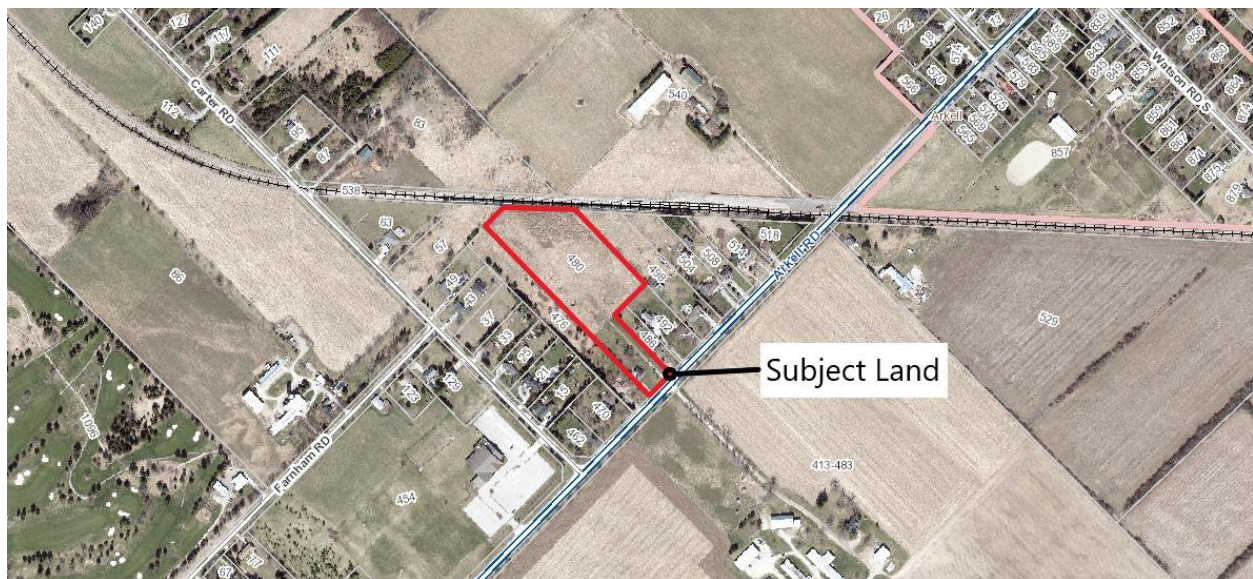
necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the owner obtain zoning compliance for the proposed retained parcel; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. 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.

4. That servicing can be accommodate to the satisfaction of the Township for the retain parcel; 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.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	2.33 ha	0.4 ha	0.42 ha
Minimum Lot Frontage	25 m	19 m	25 m	28 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Single Detached Dwelling	Single Detached Dwelling	Permitted – Single Detached Dwelling	Single Detached Dwelling

Planning staff note that the construction of a single detached dwelling is proposed is the consent application is approved and given there are existing single detached dwellings along Arkell Road the proposed consent application would not further limit the future expansion of the surrounding barns and livestock facility.

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: See Schedule “D”
2. Safe Access: Staff note that the existing driveway to the dwelling is located on Arkell Road which is under the jurisdiction of the County of Wellington.
3. Source Water comments: A Restricted Land Use Notice has been issued, however no prohibition or risk management plan is require based on the application and submitted documents.
4. Building comments: The applicant to provide a verified distance from the existing septic to the newly proposed property line for the severed portion.
5. By-law Enforcement comments: No comments or concerns at this time.

6. Fire Prevention comments: No concerns.

7. Public comments: No comments or concerns at this time.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

April 12, 2024

NOTICE OF AN APPLICATION FOR CONSENT

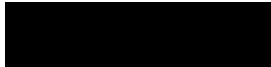
Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: April 03, 2024

FILE NO. B32-24

APPLICANT

John Slood


LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 5, EOBL
Reg Plan 131

Proposed severance is 28m fr x 150m = 0.42 hectares, existing and proposed rural residential use with dwelling and shed.

Retained parcel is 2.33 hectares with 19m frontage, vacant land for proposed rural residential use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

May 22, 2024

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that 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 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.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering Neighbouring Municipality – City of Guelph Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9



File No.

B32-24

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Accepted as Complete on:

Apr 3/24

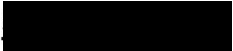
A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser John Andrew SLOOT

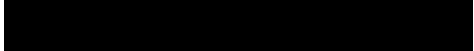
Address



Phone No.



Email:



NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) _____

Phone No. _____

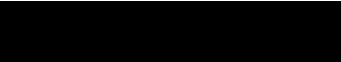
Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No.



Email:



(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposes

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession _____

Lot No. _____

Registered Plan No. 131

Lot No. Part Lot 6, EOBL

Reference Plan No. _____

Part No. _____

Civic Address 480 Arkell Road

(b) When was property acquired: December 2009

Registered Instrument No. WC263996

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 28 ±

AREA

0.42 ha ±

Depth 150 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

Type of water supply - Existing [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

Type of sewage disposal - Existing [X] Proposed [] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify): _____

6. Description of Land intended to be RETAINED: Metric Imperial

Frontage/Width	<u>19 / 112 ±</u>	AREA	<u>2.3 ha ±</u>
Depth	<u>345 ±</u>	Existing Use(s)	<u>Vacant</u>

Existing Buildings or structures: None

Proposed Uses (s): Single Detached Dwelling

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): Individual
 Pit Privy
 Other (Specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 metres [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: Active – Guelph Junction Railway

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are no areas of Natural Heritage System features located on the property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as 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.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

A minor variance will be applied for pending severance approval

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

• 

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width	Length	Area	<u>20±m²</u>	Use	<u>Shed</u>
	Width	Length	Area		Use	
<u>Retained</u>	Width	Length	Area		Use	
	Width	Length	Area		Use	



April 3, 2024

32149-23

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
480 Arkell Road
Part of Lot 6, EOBL, Plan 131
PIN 71185-0091
Township of Puslinch**

RECEIVED

APR 03 2024

**SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, Sourcewater Protection Form, MDS Farm Data Sheets, a cheque to the GRCA for \$465.00 and a cheque to the County of Wellington for \$5,160.00.

Proposal:

The proposal is to create a new rural residential parcel along Arkell Road in Puslinch. The subject property is #480 Arkell Road (PIN 71185-0091) where the existing dwelling will remain.

The Severed Parcel has a frontage of 28±m, depth of 150±m, for an area of 0.42±ha where the existing dwelling and shed will remain. The existing entrance to the existing dwelling will continue to be used for the severed lot. The zoning requirements are met for this parcel.

The Retained Parcel has a frontage of 19±m, for an area of 2.3±ha where a dwelling is proposed to be built in the front portion of the wider portion of the parcel. There is an existing field entrance that has been evaluated for sightlines and this entrance will continue to allow safe access to the retained parcel. A minor variance will be required for the reduced lot frontage of the Retained Parcel to be 19±m vs. 25m as required in the Zoning By-law. Otherwise, the remaining zoning criteria is met.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

The subject property abuts the Guelph-Junction Railway line to the rear of the property. The proposed dwelling on the Retained Parcel will be closer to the railway line than the existing dwelling, however there are a number of neighboring properties in this area where the dwelling is located closer to the railway than the proposed dwelling. Figure 1 below shows the approximate distances from existing dwellings along Arkell and Carter Road that are closer to the railway line. The proposed dwelling is still farther removed than at least 5 dwellings in this vicinity.

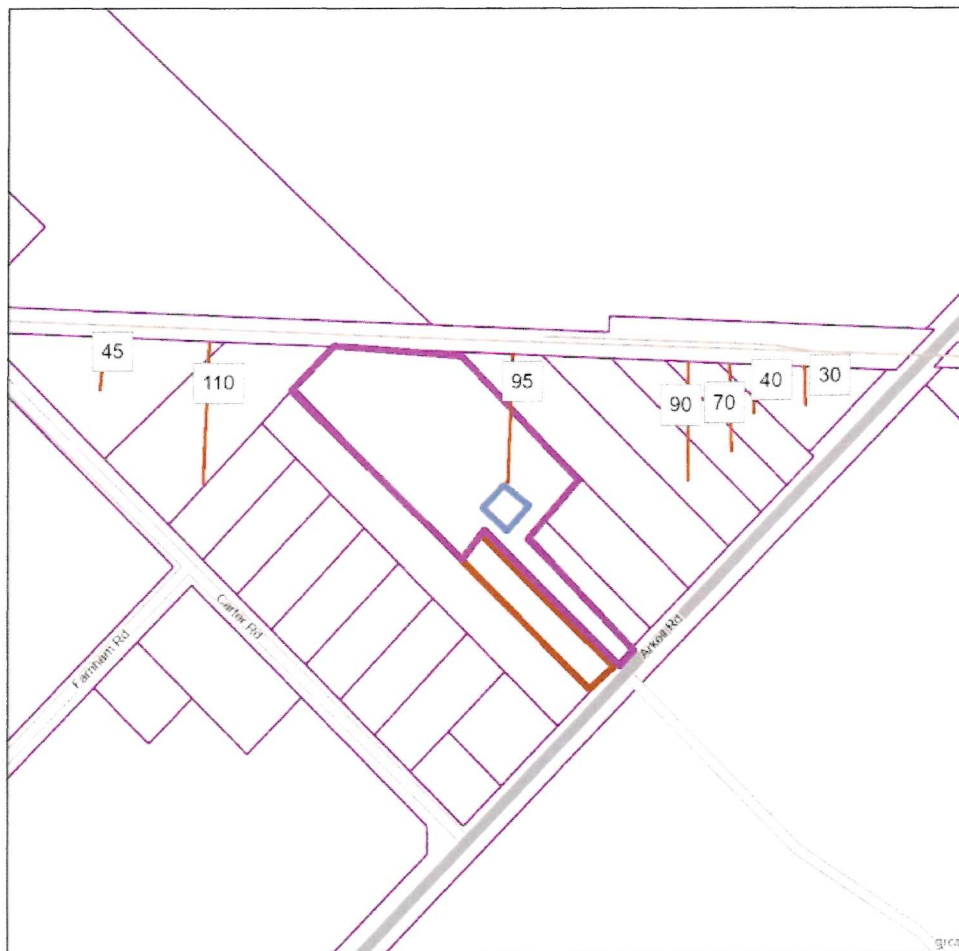


Figure 1 – Distances from existing dwellings to Railway line.

Minimum Distance Separation (MDSI):

We evaluated a number of barns in the area for Minimum Distance Separation (MDSI) using Type B calculations. Please find the MDS Farm Data Sheets attached for each barn in the surrounding 500m.

The subject property is within an area of a number of rural residential parcels along Arkell Road and Carter Road that seems more in line with a Settlement Area but isn't designated as such. Because of the condensed area of rural residential parcels, a new dwelling within this vicinity will not hinder a nearby farm or facility due to the cluster of existing dwellings and the closer proximity to those dwellings.

Our review of MDS to a number of the livestock facilities in the area includes the following:

1. The Barn at #83 Carter Road has a required MDS distance of 162m and the actual distance to the property line is approximately 187m. Therefore, MDS is met to this barn.
2. The Barn at #86 Farnham Road is just under 500m away. There are more than 4 houses / parcels closer and therefore, under MDS Implementation Guideline #12, MDS is met for this barn. There is also a Zoning By-law Amendment underway to prohibit livestock in the existing farm buildings at 86 Farnham Road.
3. The Barn at #540 Arkell Road – the barn does not currently house livestock and we are attempting to have the MDS Form be completed and signed by the property owner. We will forward this to the County once received. We found four homes closer than 312m which implies that under Guideline #12, the MDS minimum would be no more than 312m and thus the proposed dwelling is shown to be 312m from the barn. The MDS data from the property owner might generate a shorter MDS.
4. There are a number of barns and accessory buildings at the University of Guelph facility (PIN 71187-0003) across the road from the subject property. The MDS required distance is 976m using Type B calculation, however according to Guideline #12 of the MDS Document, a reduced setback may be permitted if there are 4 dwellings/non-agricultural uses located closer to the livestock facility than the proposed development or dwellings. After our review, we determined there are more than 4 dwellings/residential uses closer to the livestock buildings than the proposed dwelling on the Retained Parcel and MDS can be met. Please see Figure 2 below showing the distances from the closest livestock building across the road to adjacent dwellings and proposed dwelling building envelope.

In summary, the evaluation of MDS is complex and we provide the opinion that MDS is met for all the neighboring barns. More importantly, there are already many homes closer to the barns in the area and proposed new dwelling will not be impacted by the barns any more than the existing houses in the area.

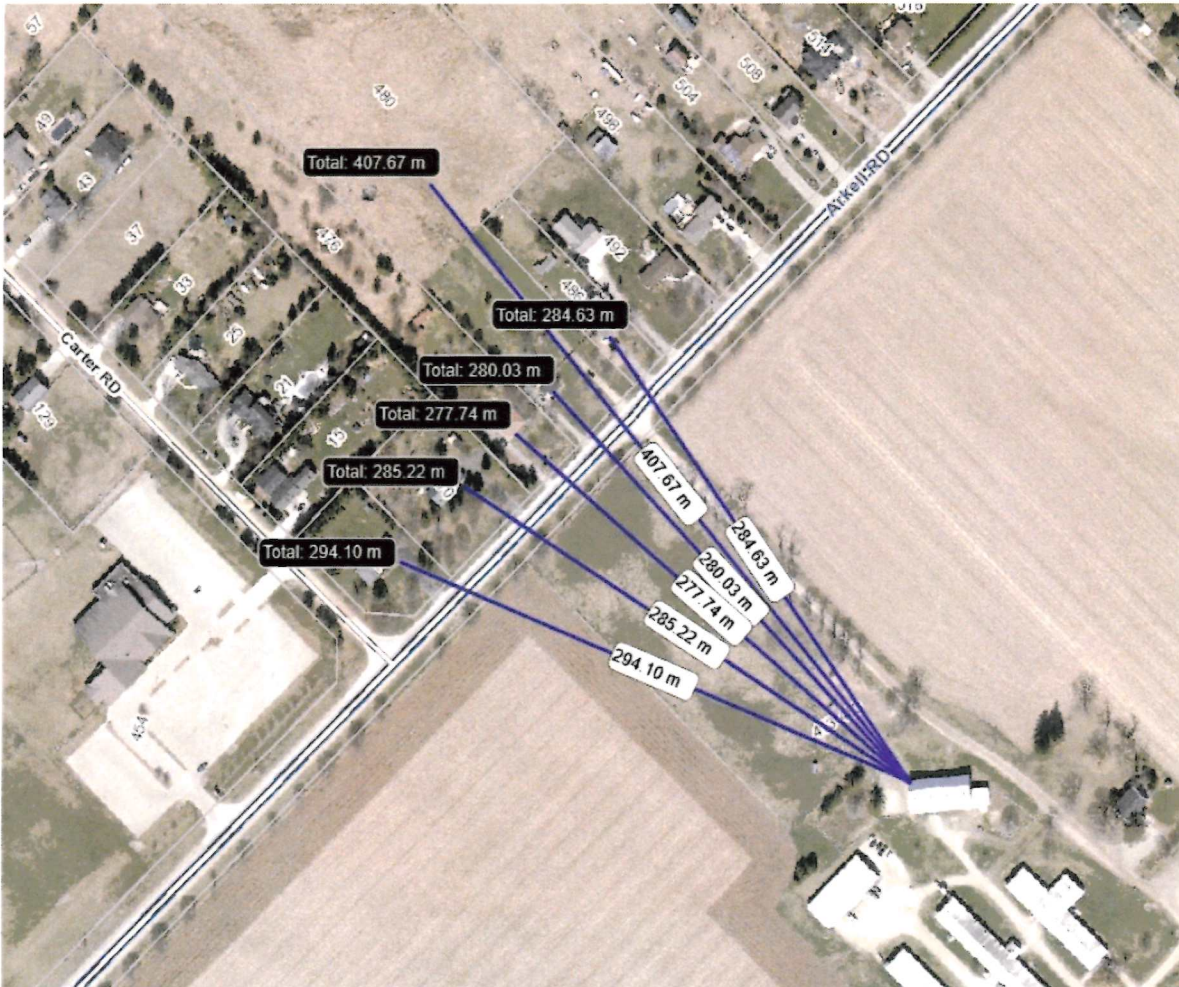


Figure 2 – Distances from barn to dwellings and proposed building envelope on Retained Parcel.

The subject property has a County Official Plan designation of Prime Agricultural, which normally does not support severances for residential uses. However, the subject lands are part of Special Policy Area PA7-4 designation. This section states 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.” There are no livestock facilities on the subject property, however there are barns across the road at the University of Guelph research facility property and on adjacent properties. There are over a dozen residential uses along Arkell Road, Carter Road and Farnham Road that are in the immediate proximity to these barns. Therefore, the proposed severance and dwelling will not impact the existing barns.


Therefore, the subject lands can be treated as if they are designated Secondary Agricultural – which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available and existing – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the Severed Parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a 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 John Sloot
cc Jessica Goyda

33. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? YES NO

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES NO

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES NO

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter for more details.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

32149-23

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), John Andrew SLOOT the Registered Owners/Purchasers of
[Redacted] Of the Township of Puslinch
in the

County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/Region of

Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 6, East of the Blind Line, Plan 131, as in INST ROS182385 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City

Of

[Redacted Signature] (Owner/Purchaser or Applicant)

Guelph

In the

County/Region of Wellington

This 2 day of April 20 24

[Redacted Signature] (Owner/Purchaser or Applicant)

[Redacted Signature] Commissioner of Oaths

Expires May 11, 2024

[Redacted Signature] Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner/Purchaser/Applicant/Agent(s)

Date

April 2, 2024

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170



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 Agricultural Research Institute of Ontario

Contact Information

Email kelli.rice@ontario.ca Telephone 519-831-3496
 Civic Address _____ Municipality Puslinch
 Lot 7, 8, 9 & 10 Concession 9 Division _____
 Lot Size (where livestock facility is located) 247 ha hectares _____ acres

Signature of Livestock Facility Owner _____ Date July 29, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity Poultry 45,000 ft², Equine 30,500 ft², Swine 52,250 ft²

- 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)		
	Hieifers (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)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	31	V2
	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	340	V5, M1
	Breeder gilts (entire barn designed specifically for this purpose)	80	V5, M1
	Weaners (7 – 27 kg)	800	V5, M1
	Feeders (27 – 136 kg)	600	V5, M1
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 pulletbarn)	6000	V2
	Layer pullets (day-olds until transferred into layer barn)	4000	V2
	Broiler breeder growers (males/females transferred out to layerbarn)	400	V2
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle	2000	V2
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	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 istypical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg istypical)		
	Turkeys at any other weights, or if unknown (by floorarea)		
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

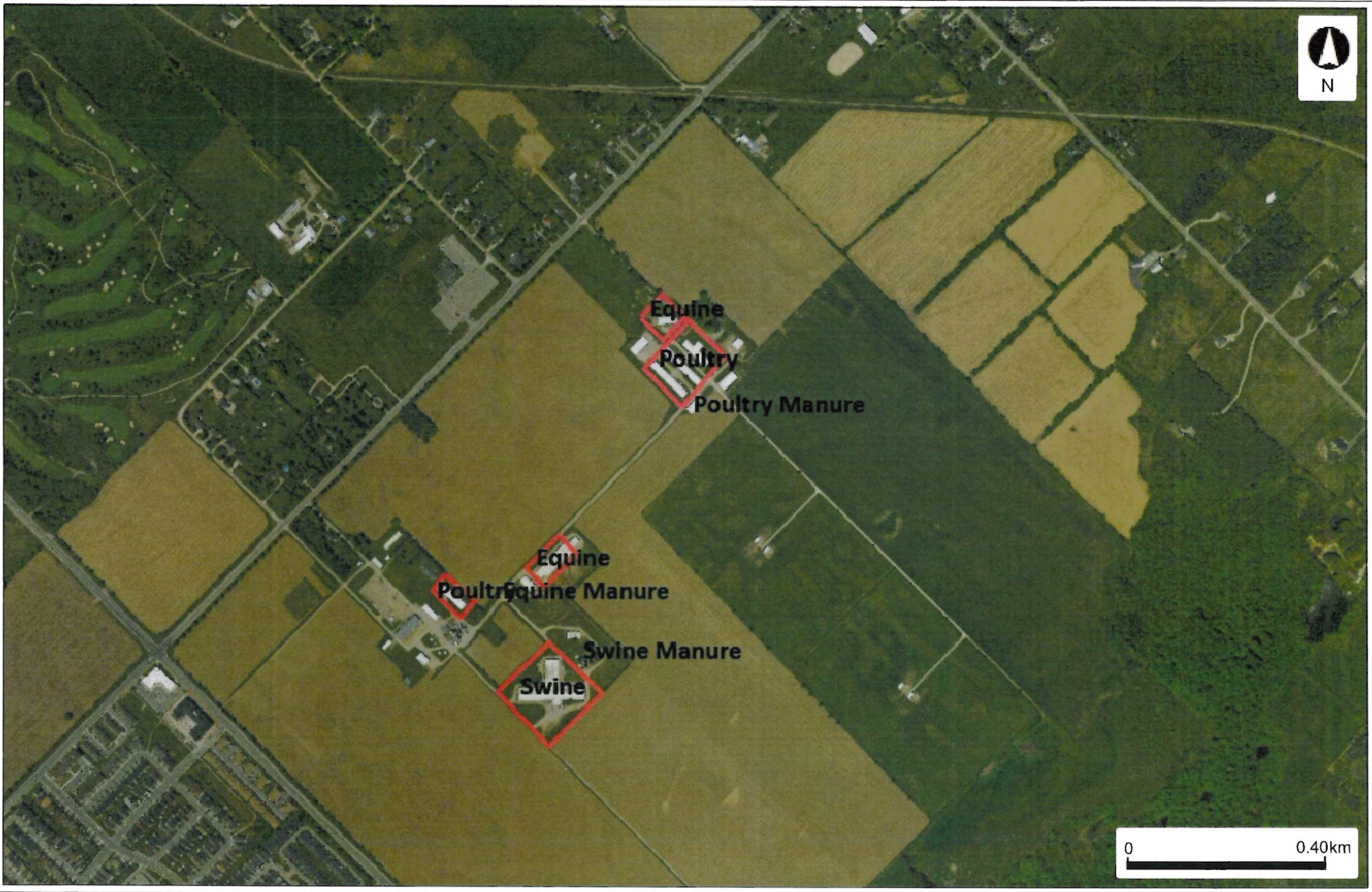
Linda Redmond, Senior Planner

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

Arkell Livestock



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 Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.



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 Dena M Beno

Contact Information
 Email [REDACTED] Telephone [REDACTED]
 Civic Address [REDACTED] Municipality [REDACTED]
 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 ft²/m² _____ ft²/m²

- 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)		
	Hifers (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)		4
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	√3
	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
 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



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 Lilliana De Stefano

Contact Information: [Redacted] Telephone [Redacted]

Email [Redacted]

Civic Address [Redacted] Municipality Township of Puslinch

Lot 4 & 5 Concession Plan 131, EOBL Division _____

Lot Size (where livestock facility is located) 58 ha _____ hectares _____ acres

Signature of Livestock Facility Owner [Redacted] Date April 3, 2024

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ 432 ft²/m² _____ ft²/m²

- 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
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	Feeders (7 – 16 months)		
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	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)		
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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)		

currently no manure being stored on site
currently only three cows in barn.

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)		
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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)		
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	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 turkeybarn)		
	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 floorarea)		
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

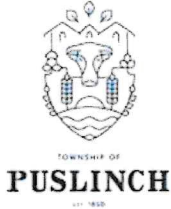
County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner

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



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Notice Number: PUS-S59-24-002

Description and Date of Application/Supporting Documents: Consent to Sever, April 3, 2024 / Application, Source Protection Screening Form, WHPA Maps

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

Roll Number: 230100000810700 **WHPA:** WHPA-B, ICA

Vulnerability Score: 10, 8, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Sewage System Or Sewage Works - Septic System

Property Address: 480 Arkell RD **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N0B 1C0

Source Protection Plan: Grand River **Drinking Water System:** Guelph

Property Owner Information

Name: John Sloom

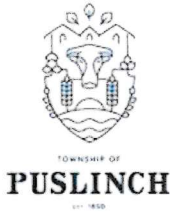
Mailing Address: [REDACTED]

Town: ARKELL

Province: Ontario **Postal Code:** N0B 1C0

Phone: [REDACTED]

This Notice is being issued under subsection 59 2(a) 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

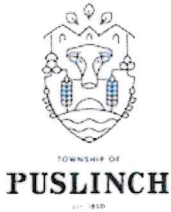


use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

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, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Consent to Sever application submitted for 480 Arkell Road. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. It is understood that there is a dwelling proposed on the retained parcel which is in a WHPA-B with a high vulnerability score of 10. The proposed septic system will be a significant drinking water threat and will be subject to the mandatory septic inspection program, with the first inspection under this program occurring five years after construction. Please see attached fact sheet.

- 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 may 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).

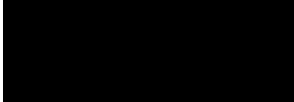


This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.

Signature:

Date:



04 Apr 2024

Emily Vandermeulen, Risk Management Official

519-846-9691 ext 365

evandermeulen@centrewellington.ca

Attachment(s): WHPA Map(s)
Septic Fact Sheet

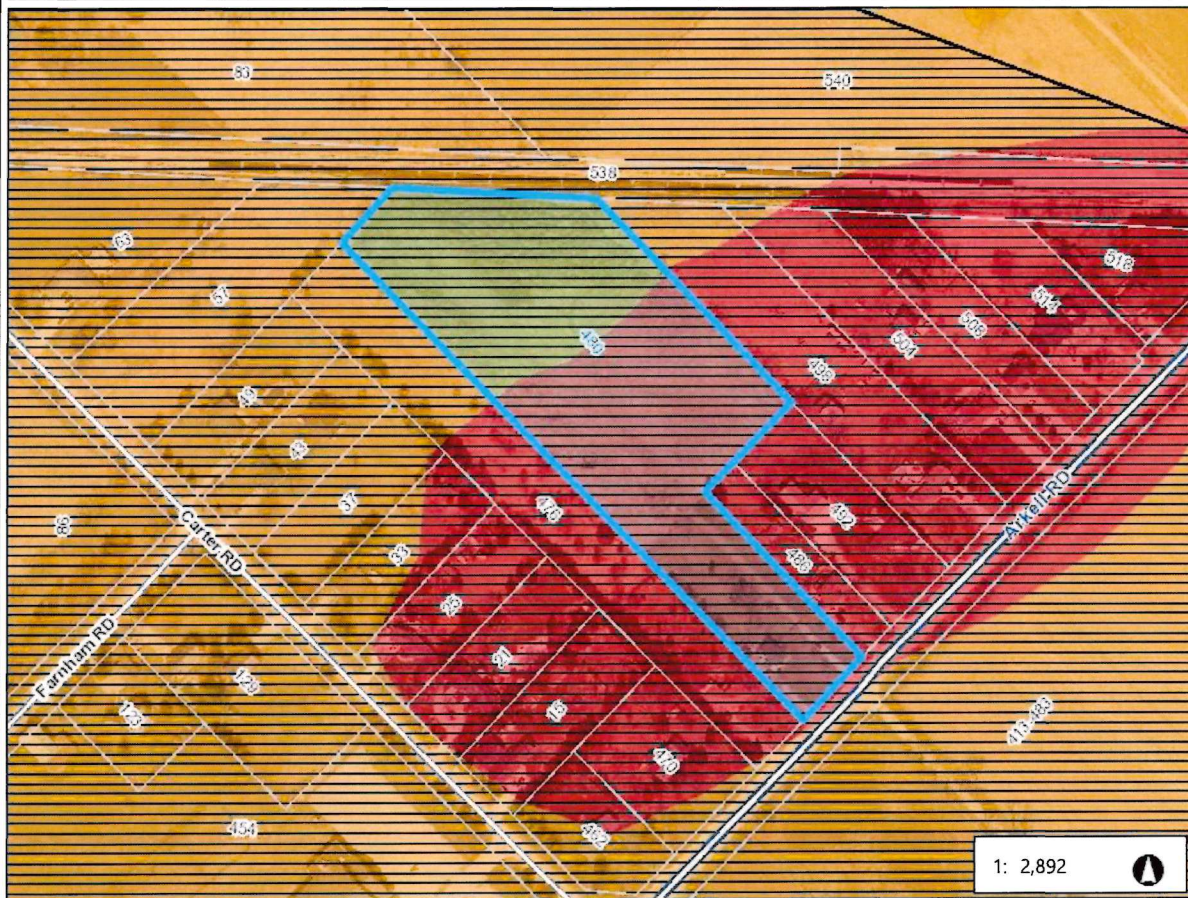
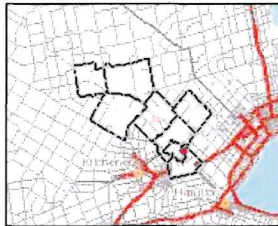
Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.

Township of Puslinch
c/o Wellington Source Water Protection
Risk Management Office, 1 MacDonald Square, Elora, ON, N0B 1S0
1-844-383-9800 sourcewater@centrewellington.ca wellingtonwater.ca



Explore Wellington

480 Arkef Road, Puslinch



1: 2,892

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

0.1 0 0.07 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

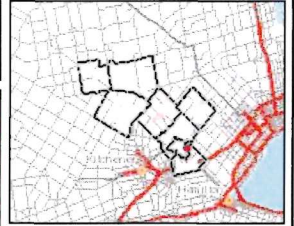
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



Explore Wellington

480 Arkel Road Position - Quantity



- Legend**
- Parcels
 - Roads**
 - Local Road
 - County Road
 - Highway
 - Well Locations**
 - Existing
 - Proposed
 - WHPA Q1_Q2_Boundary
 - WHPA Q1_Q2**
 - Approved
 - Draft
 - SGRA
 - RoadsLookup

1: 2,892

0.1 0 0.07 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

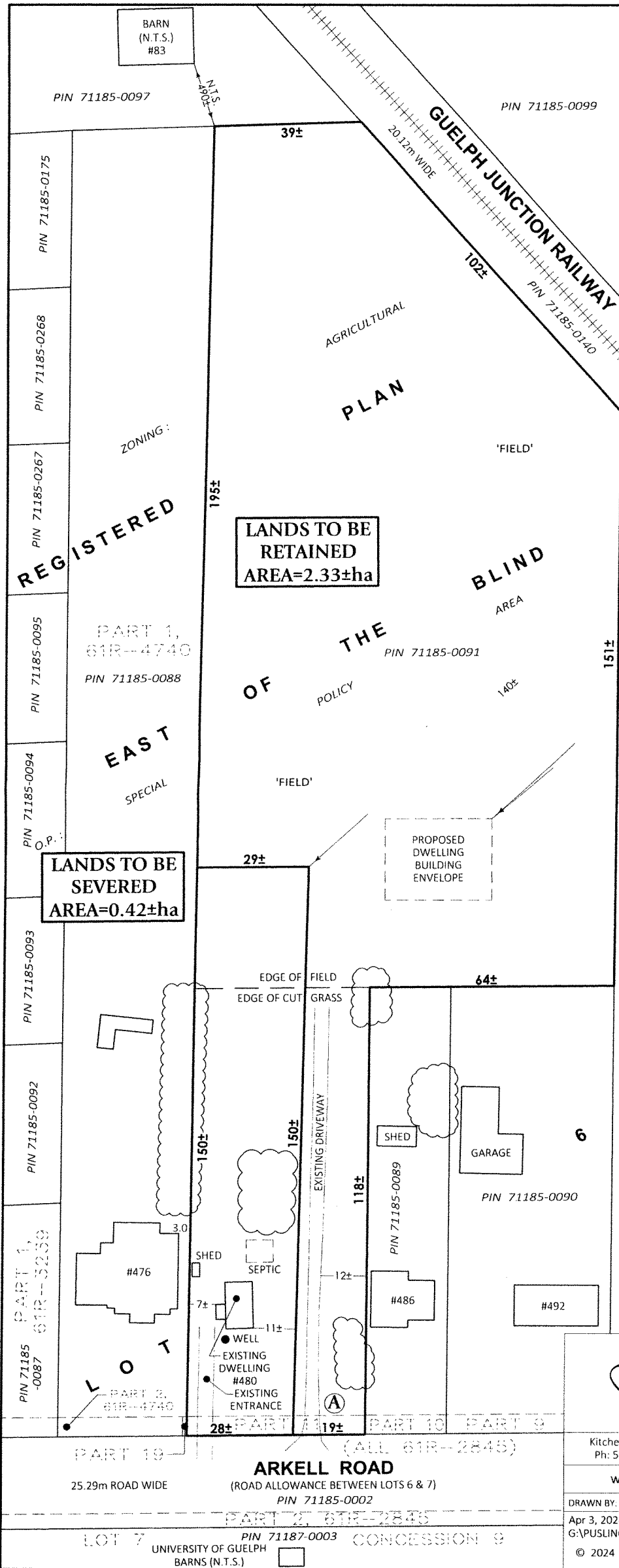
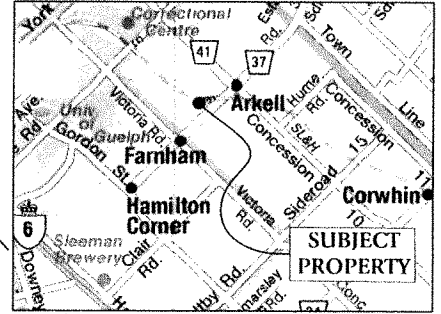
SEVERANCE SKETCH
 PART OF LOT 6, EAST OF THE BLIND LINE,
 REGISTERED PLAN 131
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

KEYMAP:



222-24

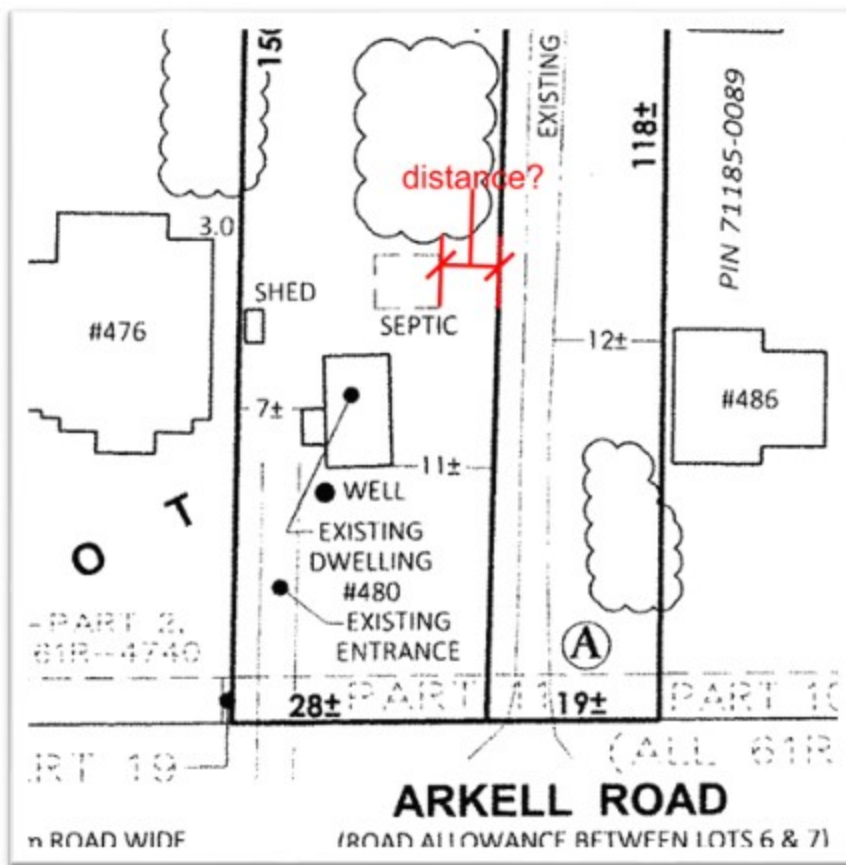
Mehul Safiwala

From: Andrew Hartholt
Sent: Thursday, April 18, 2024 10:06 AM
To: Lynne Banks
Subject: RE: Consent Application B32-24 - Slood

Sensitivity: Confidential

Hey Lynne,

Please have the applicant provide a verified distance from the existing septic to the newly proposed property line for the severed portion. Below illustrates the distance I'm looking for:



PUSLINCH

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, April 11, 2024 2:48 PM

To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>

Subject: Consent Application B32-24 - Slood

Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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

Mehul Safiwala

From: Jacob Normore
Sent: Thursday, April 11, 2024 3:09 PM
To: Lynne Banks
Subject: RE: Consent Application B32-24 - Sloot

Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Kind Regards,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, April 11, 2024 2:48 PM
To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B32-24 - Sloot
Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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

Mehul Safiwala

From: Brent Smith
Sent: Monday, April 15, 2024 4:41 PM
To: Lynne Banks
Subject: RE: Consent Application B32-24 - Slood

Sensitivity: Confidential

Hi Lynne,

Puslinch fire and Rescue Services reviewed the above referenced consent application on April 15, 2024. The department has no concerns with the application providing that vegetation , tree limbs etc. don't impede emergency vehicles using the access driveway to the dwelling.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, April 11, 2024 2:48 PM

To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>

Subject: Consent Application B32-24 - Slood

Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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



Application	B32/24
Location	Part Lot 5, EOBL TOWNSHIP OF PUSLINCH
Applicant/Owner	John Sloom

PRELIMINARY PLANNING OPINION: This application for consent would sever a 0.42 ha (1 ac) parcel in the Secondary Agricultural Area with an existing dwelling. A 2.33 ha (5.75 ac) vacant parcel would be retained.

This application is consistent with Provincial policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That zoning compliance be achieved to the satisfaction of the Township;
- b) That driveway access can be provided to the retained lands to the satisfaction of the of the appropriate road authority; and,
- c) That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.3.3 of the PPS states new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Minimum Distance Separation (MDS) Formulae. Staff have reviewed existing livestock facilities in the area and are satisfied MDS is met.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as PRIME AGRICULTURAL and SPECIAL POLICY AREA PA7-4. The Special policy area allows for uses in the Secondary Agricultural area where there are no effects to neighbouring livestock operations.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- 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 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 boundary;
- g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over 5 years.

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is located within a Well Head Protection Area B with a vulnerability score of 10.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) which permits single detached dwellings. The proposed retained lands have a lot frontage of 19m where 25m is required, as such a zoning compliance condition has been added.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 25th, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Zach Prince, MCIP RPP,
 May 7th, 2024



REPORT D10-2024-010

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: May 14, 2024

SUBJECT: Consent Application D10/MOO (Moore)
4432 Sideroad 20 North
Part of Lot 20, Concession 2
County File No. B39-24

RECOMMENDATION

That Report D10-2024-010 entitled Consent Application D10/MOO be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Sideroad 20 North for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed rural residential lot of 1.4 ha, 79.5 m of frontage, depth of 217 m and 206 m, with an existing dwelling, two sheds and a swimming pool; and the retained parcel being 2.6 ha, 72.5 m of frontage on Sideroad 20 North;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition

Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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.

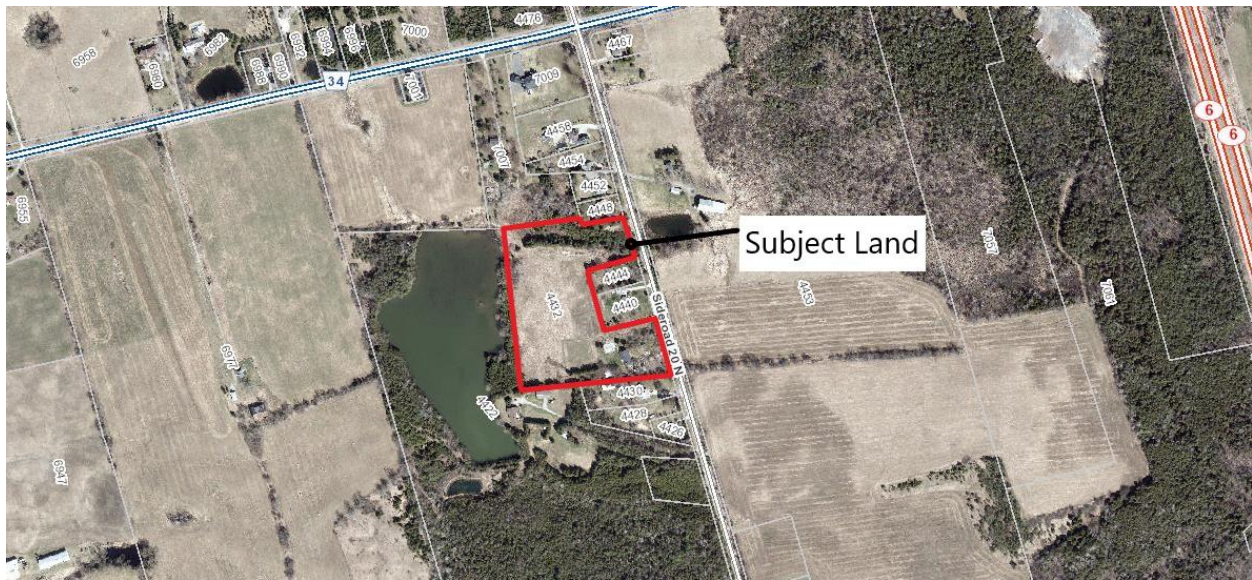
2. That zoning compliance for the proposed retained and severed parcel be demonstrated to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

3. That the owner confirm they are in compliance with the Township's Swimming Pool Enclosure By-law 2018-018.

4. 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.

5. That servicing can be accommodate to the satisfaction of the Township for the severed parcel; 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.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	2.6 ha	0.4 ha	1.4ha
Minimum Lot Frontage	25 m	72.5 m	25 m	79.5 m
Minimum Distance Separation (MDS I)	94 m	110 m	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Single Detached Dwelling	Single Detached Dwelling	Permitted – Single Detached Dwelling	Single Detached Dwelling

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: See schedule “D”.
2. Safe Access: The Township’s Public Works department has confirmed that safe access is achievable.
3. Source Water comments: No Comments received.
4. Building comments: No comments or concerns.
5. By-law Enforcement comments: It appears through aerial imagery that the pool located on the lands to be severed may not have a pool enclosure. If the pool does not have an enclosure, the property does not comply with the Swimming Pool Enclosure By-law 2018-018. In order to bring the property into compliance, the Property Owner is required to obtain a building permit and construct an enclosure in accordance with the approved building permit.
6. Fire Prevention comments: No concerns.
7. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting
Public Comment Period
Township Active Planning Map

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments
Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

April 12, 2024

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: April 04, 2024

FILE NO. B39-24

APPLICANT

Terry Moore

LOCATION OF SUBJECT LANDS

Township of Puslinch

Part Lot 20

Concession 2

Proposed severance is 1.4 hectares with 79.5m frontage, existing and proposed rural residential use with existing dwelling, pool & sheds.

Retained parcel is 2.6 hectares with 69.5m frontage, vacant land for proposed rural residential use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

May 22, 2024

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that 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 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.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch

County Planning

Conservation Authority - GRCA

Source Water Protection

Bell Canada (email)

County Clerk

Roads/Solid Waste

Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

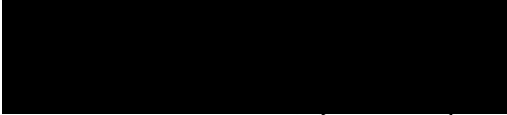
APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875



File No.

B39-24

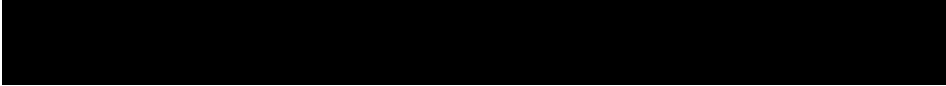
Accepted as Complete on:

Apr 4/24

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Terry William Burton Moore

Address



Phone No.



Email:



NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposes

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 20

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-6330

Part No. 2

Civic Address 4432 Sideroad 20 North

(b) When was property acquired: August 1998

Registered Instrument No. RO798161

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 79.5 / 65 ±

AREA

1.4 ha ±

Depth 217 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling, Pool, Sheds

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system

Well individual communal

Lake

Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): _____

6. Description of Land intended to be **RETAINED**: Metric Imperial

Frontage/Width **10.5 & 59 /174 ±** AREA **2.6 ha ±**

Depth **206 ±** Existing Use(s) **Rural Residential - Vacant**

Existing Buildings or structures: **Field Driveway**

Proposed Uses (s): **Rural Residential – single detached dwelling**

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): **Individual**
 Pit Privy
 Other (Specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 meters [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are Natural Features located on the property, but there is adequate room for the construction of a single detached dwelling outside of the features.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? **Agricultural (A SP-1) and Natural Environment**

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?

YES [] NO [] File Number _____

b) has an application been made for a minor variance?

YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

- **Mortgage as in INST No. WC178341 with Prosperity One Credit Union Limited**

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width <u>9±m</u>	Length <u>10±m</u>	Area <u>90±m²</u>	Use <u>Shed 1</u>
	Width <u>5±m</u>	Length <u>6±m</u>	Area <u>30±m²</u>	Use <u>Shed 2</u>



May 2, 2024

33229-24

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4432 Sideroad 20 North
Part of Lot 20, Concession 2
Part 2, 61R-6330
PIN 71201-0040
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, MDS Farm Data Sheet, a cheque to the Grand River Conservation Authority for \$465.00 and a cheque to the Wellington County \$5,160.00.

Proposal:

The proposal is to create a new rural residential parcel along Sideroad 20 North in Puslinch. The subject property at #4432 Sideroad 20 North (PIN 71201-0040) is 'U' shaped with the existing dwelling, pool and accessory buildings located to the south / rear of the property.

The Severed Parcel (#4432) will have a frontage of 79.5m, depth of 217±m, for an area of 1.4±ha where the existing dwelling, sheds, pool, septic and well will remain. The existing entrance will continue to provide safe access. The Zoning requirements are met for this parcel.

The Retained Parcel is vacant with an area of 2.6±ha where a dwelling can be built for rural residential purposes. The parcel will continue to be "U" shaped, just with a narrower frontage on the south side. The proposed 10.5±m frontage will allow for the existing field entrance to remain and provide access to a proposed dwelling area to the rear. A conceptual dwelling is presented on the sketch but there is a lot of flexibility on where it might be located. The Zoning requirements are met for this parcel.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com



There is an additional frontage of 59m on the north end of the Retained Parcel, however a large majority of this frontage is wetlands within the Core Greenlands features. This frontage will not be used for a driveway but it provides the frontage necessary to meet the zoning requirement of 25m for the severed parcel.

The subject property is zoned Agricultural A(sp1) and Natural Environment. The Site Specific (A-sp1) zoning permits a kennel; however a kennel is not being operated on the property. The zoning requirements are met for the Severed and Retained Parcel when reviewing the Reduced Lot Regulations for Agricultural zoning.

We reviewed the Minimum Distance Separation (MDSI) document and evaluated the barn across the road from the subject property at #4453 Sideroad 20 North using Type B calculations. The required MDS distance is 187m and the distance to a proposed dwelling is 225±m, therefore MDS can be met. Also, Guideline #12 of the MDS Document states that a reduced setback may be permitted if there are 4 dwellings/non-agricultural uses located closer to the livestock facility than the proposed development or dwellings. After our review, we determined there are more than 4 dwellings/residential uses closer to the livestock building than the proposed dwelling on the Retained Parcel and MDS can be met.

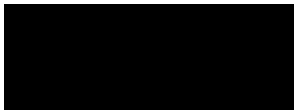
The parcel has a designation of Secondary Agricultural and Core Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available and existing – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met.
- MDS requirements are met.

In summary this severance is practical and follows the relevant criteria for a 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 Terry Moore 

33. **Manure Storage Facilities** on these lands: **None**

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO [X]

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter for more details.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

The Owner/Purchaser must complete the following to authorize...
NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed. If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we) Terry William Burton MOORE the Registered Owners/Purchasers of
Part of Lot 20, Concession 2, Part 2, 61R-6330 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that

Is authorized by me (our) on my (our) behalf.
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.
Signature(s) of Registered Owner/Purchaser or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph in the County/Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)
Part of Lot 20, Concession 2; Part 2, 61R-6330 Of the Township of Puslinch


And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing
be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the
CANADA EVIDENCE ACT.

DECLARED before me at the
City Guelph Of [Redacted] (Owner/Purchaser or Applicant)
County/Region of Wellington in the [Redacted]
This 4 day of April 20 24
[Redacted] Owner/Purchaser or Applicant

[Redacted] Commissioner of Oaths
[Redacted] Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Purchaser/Applicant/Agent(s)

April 4, 2024

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2170



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 Csilla Farkas

Contact Information

Email [Redacted] Telephone [Redacted]

Civic Address [Redacted] Municipality [Redacted]

Lot 21 Concession 2 Division [Redacted]

Lot Size (where livestock facility is located) _____ hectares _____ acres

Signature of Livestock Facility Owner [Redacted] Date Aug 20/19

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

- 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)		V3
	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)		
	Hifers (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)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	6	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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
 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

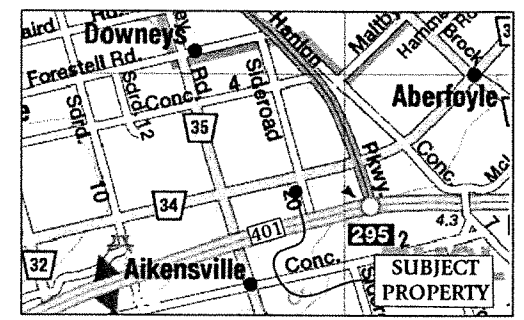
Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

SEVERANCE SKETCH
PART OF LOT 20, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
 0 15 30 60 90 metres
 VAN HARTEN SURVEYING INC.

KEYMAP:



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 (SP-1) & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & CORE GREENLANDS.
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.

O.P. : CORE GREENLANDS
 ZONING: NATURAL ENVIRONMENT

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
 ON THE 4th DAY OF APRIL, 2024
 AMENDED ON APRIL 11, 2024 AND
 AMENDED ON MAY 2, 2024

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



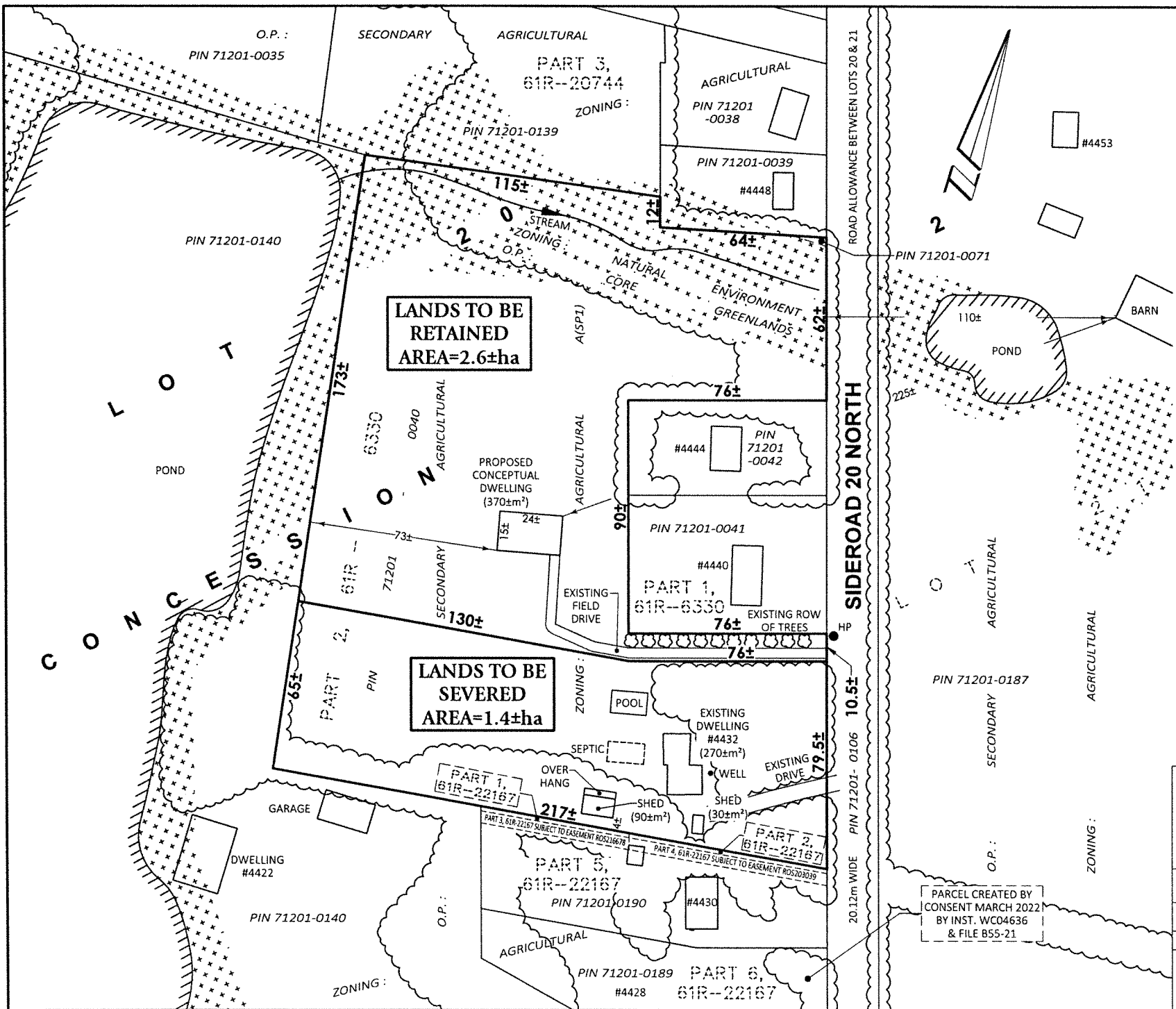
Kitchener/Waterloo Ph: 519-742-8371
 Guelph Ph: 519-821-2763
 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: BM/JB PROJECT No. 33229-24

May 2, 2024-10:21:22 AM
 G:\PUSLINCH\Con2\Acad\SEV LOT 20 (MOORE) UTM 2010.dwg

© 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT



LANDS TO BE RETAINED
AREA=2.6±ha

LANDS TO BE SEVERED
AREA=1.4±ha

PARCEL CREATED BY
 CONSENT MARCH 2022
 BY INST. WCO4636
 & FILE B55-21

B39-24

Mehul Safiwala

From: Andrew Hartholt
Sent: Thursday, April 18, 2024 10:11 AM
To: Lynne Banks
Subject: RE: Consent Application B39-24 - Moore

Sensitivity: Confidential

Hey Lynne,

No comments or concerns from a building code perspective for consent Application B39-24 – Moore.



Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, April 11, 2024 2:48 PM
To: Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Subject: Consent Application B39-24 - Moore
Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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

Mehul Safiwala

From: Jacob Normore
Sent: Tuesday, May 7, 2024 9:43 AM
To: Lynne Banks; Brent Smith; Mike Fowler; Andrew Hartholt
Cc: Justine Brotherston
Subject: RE: Revised Notice of Application - B39-24
Attachments: Pool-Enclosures-Application-Guide-2024.pdf

Sensitivity: Confidential

Hi Lynne,

It appears through aerial imagery that the Pool located on the lands to be severed does not have a pool enclosure. Is the applicant able to confirm?

If the pool does not have an enclosure, the property does not comply with the Swimming Pool Enclosure By-law 2018-018. In order to bring the property into compliance, the Property Owner is required to obtain a building permit and construct an enclosure in accordance with the approved building permit.

To begin the process for a Building Permit, please see the below link:

<https://puslinch.ca/for-residents/home-property/building-renovation/>

I have also attached a Pool Enclosure Application Guide for the applicant's reference.

Please let me know if you have any questions or concerns.

Sincerely,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, May 7, 2024 9:09 AM
To: Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>
Subject: FW: Revised Notice of Application - B39-24
Sensitivity: Confidential

Hi Everyone –

Further to my email below, the agenda will be posted today so if you can please provide any comments you might have no later than 11:00 a.m.

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

From: Lynne Banks
Sent: Monday, May 6, 2024 3:24 PM
To: Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Revised Notice of Application - B39-24
Sensitivity: Confidential

Attached please find a revised severance application for the above severance. Please provide any changes to your comments by May9 2024.. If I do not receive revised comments, I will assume that your original comments still apply.

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

Mehul Safiwala

From: Brent Smith
Sent: Monday, April 15, 2024 4:35 PM
To: Lynne Banks
Subject: RE: Consent Application B39-24 - Moore

Sensitivity: Confidential

Hi Lynne,

Puslinch fire and Rescue reviewed the above referenced application on April 15, 2024. The Department has no concerns providing that the access driveway to the buildings are not impeded by vegetation, overhanging tree limbs etc. that could hamper an emergency vehicle response.

Thanks

Brent Smith

CFPO

Puslinch fire and Reswcue Services

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, April 11, 2024 2:48 PM

To: Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>

Subject: Consent Application B39-24 - Moore

Sensitivity: Confidential

Attached please find the above consent application for your review and comments. Please provide comments by April 25, 2024.

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



Application	B39/24
Location	Part Lot 20, Concession 2 TOWNSHIP OF PUSLINCH
Applicant/Owner	Terry Moore

PRELIMINARY PLANNING OPINION: This application for consent would sever a 1.4 ha (3.5 ac) parcel containing an existing dwelling, and accessory structures in the Secondary Agricultural Area. A 2.6 ha (6.4 ac) vacant parcel would be retained.

This application is consistent with Provincial policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That zoning relief be provided to the satisfaction of the Township;
- b) That driveway access can be provided to the retained lands to the satisfaction of the of the appropriate road authority; and,
- c) That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.3.3 of the PPS states new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Minimum Distance Separation (MDS) Formulae. Staff have reviewed existing livestock facilities (4453 Sideroad 20 N) in the area in relation to Guideline #41 and are satisfied MDS is met.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as SECONDARY AGRICULTURAL, and CORE GREENLANDS. The property is located within the Paris Galt Moraine Policy Area. Identified features include Provincially Significant Wetland.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- 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 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 boundary;
- g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over 5 years.

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is located within a Well Head Protection Area Q1 and Q2.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Site Specific (sp1) which permits single detached dwellings. The Site-Specific provision allows for a kennel on the lands. The Township should confirm if the kennel is still in operation and if the site specific provision can be removed from the retained and severed lands. A condition requiring zoning compliance has been added.

The retained lands contain lands zoned Natural Environment. The proposed severed and retained lots meet the lot frontage and area requirements of the by-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 25th, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Zach Prince, MCIP RPP
 May 7th, 2024



Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
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):

To maintain the current Agricultural (A) Zone and Natural Environmental (NE) Zones on the property and establish a site specific special provision to a portion of the lands to permit a dog breeding operation (Kennel) use. The proposed Kennel use will be located on the portion of the lands currently zoned Agricultural (A) with a site specific special provision. No development is proposed within the Natural Environmental (NE) Zone.

General Information:

1. Applicant Information:

Registered Owner's Name(s): _ Usman Aziz & Amber Usman
Address: 6706 Gore Road
City: Puslinch, ON
Postal Code: N0B 2J0
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: _____

Applicant (Agent) Name(s): Innovative Planning Solutions (IPS) - Nick Skerratt
Address: 647 Welham Road Unit 9A
City: Barrie, ON
Postal Code: L4N 0B7
Email Address: nskerratt@ipsconsultinginc.com
Telephone Number: 705 812 3281 x 35
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: 2021

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: 6706 Gore Road, Puslinch, ON, N0B 2J0

Concession: CON GORE PUSLINCH Lot: PT LT 9
 Registered Plan Number: PTS 2 (except PT 1 61R10665) & 3 61R7925 Pushlinch; S/T Easement over PT 3 61R7925 as in LT20205
 Area: 7.94 ha Depth: approx. 229 m Frontage: approx. 307 m
_____ ac _____ ft. _____ ft.

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

Area: 1.08 ha Depth: 108 m Frontage: 100 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 & Core Greenlands & Greenlands

List land uses permitted by the current Official Plan designation:

Secondary Agricultural designation - all uses permitted in Prime Agricultural Areas, small scale commercial, industrial and institutional uses, and public service uses. Kennels may be permitted on an existing lot of record within the Prime Agricultural Area and the Official Plan provides that local zoning Bylaws may establish criteria for these uses.

No development is proposed within the Core Greenlands or Greenlands designations on these lands

How does the application conform to the Official Plan?

Please refer to Planning Justification Report and Planning Justification Addendum

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.

Not applicable

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.

Not applicable

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.

Not applicable

10. Zoning:

What is the current zoning of the property? Agricultural (A) and Natural Environment (NE) zones
Also within the Environmental Protection Overlay Zone

What uses are permitted? Permitted uses within the Agricultural (A) zone are found within table
11.1. Kennel use is not a permitted use within the Agricultural zone.

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.

Not applicable

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.

Not applicable

Existing and Proposed Land Uses and Buildings:

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

Subject lands contain a dog breeding operation (Kennel use). Previously equestrian farm operation use

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

2021

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

The purpose of the requested Zoning Bylaw Amendment application is to permit the dog breeding operation (Kennel use) on a portion of the subject lands with a site specific special provision.

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

Please see attached revised site plan drawings providing the below information attached

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
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.

Gore 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.

Not applicable

(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 (dwelling only)	
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		X					
Zoning By-Law Amendment		X					
Minor Variance		X					
Plan of Subdivision		X					
Consent (Severance)		X					
Site Plan Control		X					

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 cover letter attached to submission package

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) Usman Aziz & Amber Usman of the
6706 Gore Rd of Pushlinch, On N N0B 2J0 County/Region of
Canada do hereby authorize
IPS Consulting Inc. to act as my agent in this application.



 Signature of Owner(s)

08/10/23

 Date

Affidavit

I (we) INNOVATIVE PLANNING SOLUTIONS of the

CITY of BARRIE County/Region of

Simcoe 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 Barrie in the

County/Region of Simcoe this 21st day of

August, 2023.


Signature of Owner or authorized
solicitor or agent

AUGUST 21, 2023
Date

Cristina Pivato, a Commissioner, etc., Province of Ontario, for
1657989 Ontario Ltd. o/a Innovative Planning Solutions Ltd.
Expires August 25, 2023

Signature of Commissioner 

August 21/23
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

AUGUST 21, 2023
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.



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

August 28, 2023

Township of Puslinch, County of Wellington
Planning & Development
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Attention: Lynne Banks
Development and Legislative Coordinator

Re: Planning Justification Report Addendum
File No. D14-AZI
6706 Gore Road

On behalf of Usman Aziz & Amber Usman, Innovative Planning Solutions (IPS) is pleased to submit the following addendum to the Planning Justification Report, dated March 2023 as part of a revised submission package for a proposed Zoning Bylaw Amendment - Township of Puslinch, File No. D14-AZI. This application, 1st submission, was originally submitted by GSP Group Inc. in March 2023 and the Township provided response comments in April 2023.

This addendum, 2nd submission package, to the Planning Justification Report (PJR) describes the revisions to the application, site plan drawings and updated submission materials to address all comments received. This addendum is to be read in conjunction with the March 2023 Planning Justification Report created and submitted by GSP Group Inc., in support of the proposed development.

REVISED SITE PLAN DRAWINGS

A revised site plan drawings has been prepared by J.D. Barnes Limited and provided information to address comments received in April 2023. The revisions mainly provide clarity to the dog breeding operation as a Kennel use and site layout. Updated regulation limits are shown along with information to address all comments provided. A Comment Response Matrix is provided within the 2nd submission package, detailing how each

comment has been addressed. The general layout of the proposed development and configuration has not changed as existing structures are being utilized for the dog breeding operation. In addition to the site plan drawings, a floor plan drawing has been provided to illustrate internal layouts of the existing barn & shed structures for the dog breeding operation. All revised drawings provide to accurately address and resolve any discrepancies within the application.

Please see the revised drawings attached within the 2nd submission package.

REVISED ZONING BY-LAW AMENDMENT APPLICATION

As part of the 2nd submission package, IPS has included a revised application to provide greater clarity on the requested Zoning By-law Amendment (ZBA). The revised application addresses operational functions of the proposed development and additional development details. Corrections include revised agent information along with an authorization letter signed by the owner, updated development details for the requested site-specific use as a dog breeding – kennel operation, and servicing. The application has been signed and commissioned and is included within the submission package. For clarity, the revision to the application is consistent with the original submission for a proposed dog breeding – Kennel use on the subject lands to rezone a portion of the lands from Agricultural (A) zone to and Agricultural Exception (A-XX) zone. The site-specific exception is to permit a Kennel use, as defined in the Zoning By-law, and to be within 125 metres of an existing residential dwelling on abutting lands. The proposed site-specific exception is outlined below:

Agricultural Site-Specific Exception XX (A-XX)

Section 14 – Table 14.1 of Zoning By-law 023-18 shall be modified in numerical sequence to include a Site-Specific Special Provision, on lands zoned A-XX, to the following:

- a) A Kennel as a permitted use; and

- b) A Kennel shall be located no closer than 97 metres from any existing residential dwelling, or commercial or institutional building on any other lot.

A copy of the Draft Zoning By-law Amendment Schedule is provided within the 2nd submission package.

OPERATION

To provide greater clarity of the operational functions of the development, amendments are necessary to the previously submitted material and to address comments received. The Comment Response Matrix categorizes comments received and responses to these comments are provided below as an addendum to the previous submission.

Comment #7 - The applicant is to clarify the portion of the business related to the boarding of dogs. What services are provided for the boarding of dogs? Is the applicant proposing to have additional dogs boarded from the public above the 25 dogs on-site noted within the Planning Justification Report? Do the 25 dogs identified in the Planning Justification Report live on the property permanently? The maximum number of dogs permitted within the Kennel By-law on a property at any given time is 25 dogs.

Response – The operational function of the business is solely a dog breeding operation, and no dogs or animals will be boarded on this property. The maximum number of adult dogs housed on site for dog breeding purposes is twenty-five (25) and will remain on the site permanently in-line with the Kennel By-law regulations. As shown on the floor plan drawing, included within the 2nd submission package, there are 44 dog pen areas. Permanent adult dogs will be housed in individual separate dog pen areas to ensure safe, spacious accommodations above industry standards. The remaining dog pen areas are utilized for infant/young dogs and for the ability to relocate adult dogs to clean dog pen areas while other pens are cleaned. This ensures that adult dog accommodations are continuously maintained for optimum treatment of animals.

Comment #8 - Can the applicant please provide greater detail on the boarding services related to the boarding kennel (i.e. pick up and drop off times, other times of services, services provided etc.)

Response – As noted above, the operation of this business does not include boarding services. The only option for members of the public to access the property is with respect to the purchasing of an infant/young dog through scheduled appointments. This will occur within the hours of 10 a.m. and 6 p.m. Similarly, dog breeding – Kennel operations will function between the hours of 7 a.m. and 7 p.m. The goal of the operation is to adhere to applicable legislation including the Township of Puslinch Zoning By-law and Kennel By-law.

Comment #10 - Five full time employees and three part-time employees are proposed associated with the use and guests are proposed to be permitted on the site during the hours of 10:00 am to 6:00 pm. Please provide an explanation as to the reasons guests are accessing the property (i.e. pick up and drop off times of dogs boarded on-site, other services etc.).

Response – The only option for members of the public to access the property is with respect to the purchasing of an infant/young dog through scheduled appointments. This will occur within legislative time frames outlined within the Kennel Licensing By-laws and between the hours of 10 a.m. and 6 p.m.

Comment #20 - Section 3 of the Planning Justification Report includes information on dogs and the locations they are housed. This description leaves out a number of sheds including sheds #1, #3, #5, and #4. Please update to include all buildings associated with the kennel and their use associated with the kennel. It would be helpful for a summary of the area of each building as well. Please also include a summary of the proposed dog runs including the area associated with each run.

Response – The revised site plan drawings included within the 2nd submission package provide clarity on the number of barn and shed structures along with dog run areas. Below is a summary of each building and their use associated with the dog breeding – Kennel operation.

Building	Use
Existing Dwelling	Single dwelling unit located on 1 st and 2 nd floors, office use associated with dog breeding operation located on 1 st floor
Barn #1	Contains 9 dog pens for the dog breeding operation
Barn #2	Contains 10 dog pens for the dog breeding operation and access to the dog run area #1
Barn #3	Contains 10 dog pens for the dog breeding operation and access to the dog run area #1
Barn #4	Contains 11 dog pens for the dog breeding operation, plus a dog grooming area and quarantine room for care of the animals housed on site
Shed #1	Storage shed related to the single dwelling unit
Shed #2	Contains 4 dog pens for the dog breeding operation and access to the dog run area #2
Shed #3	Storage of equipment and supplies related to the dog breeding operation
Shed #4	Used as a shelter for food and water storage in conjunction with the outdoor dog run area #4

The revised site plan/floor plan drawings included within the 2nd submission package completed by J. D. Barnes provides building areas, dog pen sizes, dog run areas and sizes, and fencing materials.

POLICY REVIEW

This policy review relates to comments received from the 1st submission and noted within the Comment Response Matrix as part of the 2nd submission package. This section includes an addendum to policy related sections to provide further clarity and are noted below with responses.

Comment #15 - The Provincial Policy Statement in section 1.1.5.4 requires that development is compatible with the rural landscape and can be sustained by rural service levels should be promoted. The applicant is to provide clarifications of servicing requirements on the property. The total floor area of all combined buildings (identified as 530 square metres) as well as the size of all associated outdoor runs will be reviewed for compatibility. Please provide the areas of all the outdoor runs.

Response – Revised site plan drawings and floor plan provided by J.D. Barnes, included within the 2nd submission package, provides all building dimensions, areas, along with outdoor dog run areas and their locations. As identified on the site plan drawings, the existing private septic system and private well used to service the existing single detached dwelling including the office component will not be altered and is functional for the dwelling/office use. The previously identified private septic systems located to the east of barn #2 & 3 were mistakenly labeled and are used as soak-away (LID) features for any cleaning operations of the dog pens. This is similar to the previously identified north private septic systems near barn #4. As there are no internal washrooms located within any barn or shed structure, the need for septic systems is not necessary and clarification is required to indicate that these facilities are Low Impact Development (LID) features. Any animal waste is handled through a daily private or client waste collection service to ensure there is no need for containment or treatment facilities. As noted within the 1st submission Planning Justification Report, the previous use of the lands was for equestrian operations and housing of animals with associated outdoor pen areas. The development of a dog breeding – Kennel operation is drastically reduced in scale from the previous operation as illustrated on the revised site plan drawings within this submission package. No new structures are proposed and the dog breeding – Kennel operation utilizes existing buildings with reduced outdoor pen areas to minimize any impacts to surround land uses. Furthermore, the dog breeding – Kennel main operation is within wholly enclosed structures allowing for minimal impacts to the existing property while ensuring compatibility to the surrounding rural landscape. The previous outdoor

pen areas used for the equestrian operation will remain vacant or utilized as a farm crop use aligning with legislative and regulatory permissions and not form part of the dog breeding – kennel use.

Comment #17 - The subject lands are located within the Paris Galt Moraine Policy Area. The planning justification report should consider Section 4.9.7 of the Official Plan. Please confirm if any new buildings are proposed for the use (i.e. Shed #5).

Response – As noted above, the dog breeding – Kennel operation is reduced in scale from the previous equestrian use and does not propose to alter any existing buildings, site alterations, or impeded the protection of the Paris Galt Moraine Policy Area. No new buildings are proposed. As noted in section 4.9.7.2.b. of the Official Plan, small scale developments shall ensure best practices for site alteration be reduced which does not form part of this development. Furthermore, section 4.9.7.2.c. speaks to agricultural uses are accepted and supported use which may occur on the un-used outdoor pen areas outside the dog breeding – Kennel operation that where previously used for equestrian operations. As the development is reduced in scale from the previous land use, compliance with section 4.9.7. of the Official Plan is justified.

Comment #18 - The subject lands contain Greenlands Systems including wetlands and Provincially Significant Wetlands. The planning justification report should consider section 5 of the Official Plan.

Response – A small portions of the subject land contains ‘Core Greenlands’ designation located near the north property line and the east property line. For illustrative purposes these areas are located on the revised site plan drawings included within the submission package. Core Greenland policies are found in section 5.4 of the Official Plan. These areas will remain fully protected under the proposed use due to the reduced scale of operations verse the previous equestrian use. Illustrated on the site plan drawings, submitted, the portion of the lands used for dog breeding – Kennel use and associated dog run areas are substantially further from the sensitive land areas creating a greater ability to protect these areas from development. This also allows for the ability to provide further protection and restoration of these areas in-line with Official Plan policies. No form of development will occur near or within these sensitive areas. This aligns with

section 5.4 of the Official Plan to limit development near or within these areas and provides for the possibility of additional protection/restoration.

REGULATION REVIEW

The regulation review section targets the Zoning By-law regulations and sections that relate to the proposed dog breeding – Kennel use. This section provided clarity to the Zoning By-law Amendment and addresses comments received as outlined in the Comment Response Matrix noted below.

Comment #14 - Section 4.13 of the Township Zoning By-law requires that a kennel shall be no closer than 125 m from any existing residential dwelling, commercial or institutional building on any other lot. Planning staff are concerned that the dog runs appear to not be located outside of the 125 m from existing residential dwellings and how this may impact compatibility of the proposed use. The 125m setback is measured from all components of the kennel use, not just where dogs are primarily housed. The submitted noise study appears to have not reviewed the 125 m setback as part of the evaluation, and it appears there are additional dog runs not reviewed by noise consultant. The noise study identified two (2) outdoor run areas (area to the rear of the barns and to the east of the barn), however the site plan and the submitted shed drawings show additional dog runs (shed 3 and shed 2, shed 5). All aspects of the kennel must be reviewed for noise impacts.

Response – For clarity purposes and as an addendum to the planning report previously submitted, the Zoning By-law definition of a Kennel is noted below. This is a correction from the previous report to ensure alignment with defined terms of the Township of Puslinch Zoning By-law.

Kennel: any premises where a minimum of three dogs or four cats/other domestic animals are housed, boarded, bred, trained, sold or kept, but does not include an animal clinic as defined herein.

A portion of the subject lands are requested to be re-zoned from Agricultural (A) to an Agricultural Site-Specific Exception XX (A-XX) zone to allow for a Kennel use and a site-specific exception to section 4.13.b.ii. of the Zoning By-law 023-18 through the Zoning By-law Amendment process. The ZBA will amend Section 14 – Table 14.1 of Zoning By-law to permit the following:

- a) A Kennel as a permitted use; and
- b) A Kennel shall be located no closer than 97 metres from any existing residential dwelling, or commercial or institutional building on any other lot.

A copy of the Draft Zoning By-law Amendment Schedule is provided within the 2nd submission package. As illustrated on the site plan drawings included within the 2nd submission package the closest structure used for the dog breeding – Kennel use is identified as barn #1 is 97 metres from the existing residential dwelling located on the abutting lands municipally known as 6700 Gore Road. All other structures and outdoor dog run areas are greater than 97 metres from the existing dwelling. The closest outdoor dog run area (dog run #3) is approximately 108.9 metres from the existing dwelling at 6700 Gore Road. As provided on the site plan drawings, an existing row of trees and a tight board fence are located along the proposed zoning boundary which provides visual and sound buffering from the outdoor dog run areas and structures. This assists with visual and noise impacts of the dog breeding – Kennel operation and is supported through the updated noise impact study included within the 2nd submission package. Further visual and noise buffering from the road is provided by the existing dwelling and mature vegetation to further screen the dog breeding – Kennel operation and outdoor dog runs. From a compatibility perspective there would be no visual or impactful noise to abutting lands or any neighbourhood character changes. As the use and operation of a dog breeding – Kennel use provides little to no impacts to the existing streetscape, rural landscape, or visual changes, compatibility can be justified based on this proposal and supported by the noise impact study.

Comment #19 - The submitted Planning Justification Report did not evaluate the general provision section regarding kennels within section 4.13 of the By-law. This section includes a minimum setback from kennels to existing residential dwellings. The dwelling located at 6700 Gore Road appears to be within the required 125 m setback. It is also

noted Shed #1 appears to be included within the kennel use which may be within 125 m from the two-storey home to the south on the opposite side of Gore Rd. Shed #5 is not detailed on the site plan. This section also includes fencing requirements for outdoor runs, as well as restrictions for dog activity in outdoor runs. The Planning Justification Report should be updated to consider these provisions and confirm no additional relief is required. Planning staff will consider the size of the proposed kennel and outdoor run area for compatibility and may need to consider the applicability of section 4.4 regarding the buildings on-site.

Response – The Township of Puslinch Zoning By-law contains a definition and provisions for Kennel uses. The dog breeding operation falls within the definition of a Kennel use within the By-law and is subject to provisions of section 4.13. Review of this section against the dog breeding – Kennel use reveals a deficiency with section 4.13.b.ii which states: ‘the kennel shall be located no closer than 125 m from any existing residential dwelling, or commercial or institutional building on any other lot.’ The existing residential dwelling located at 6700 Gore Road is within the 125 metre range from the closest Kennel operation (barn #1) at 97 metres. This provision along with the Kennel use to operate on the subject lands requires a Zoning By-law Amendment. These will be included within the site-specific by-law amendment for a portion of the lands identified on the draft zoning scheduled included within the 2nd submission package. Justification for the reduction in setback from an existing dwelling on abutting lands is considered reasonable due to utilizing of existing structures on the subject lands for the dog breeding – Kennel operation. This assists with reduced development impacts to the remaining portion of the lands and further protection of sensitive land areas identified within this addendum as construction of new structures is not favourable. Utilizing and repurposing existing structures for the intended dog breeding – Kennel operation negates impacts to the subject lands and retains neighbourhood character. Alternate locations for structures and outdoor dog runs are un-necessary as the existing features provide adequate buffering from abutting land uses and noise tolerances are not impactful. The portion of the lands identified to be re-zoned from Agricultural to Agricultural Site-Specific Exception zone to allow for the dog breeding – Kennel operation is approximately 100 metres by 108 metres (see site plan drawings included in submission package). The remaining portion of the lands will remain Agricultural (A) and Natural Environment (NE) zones. Shed #1 is used for the storage of materials for the dwelling use and is not related to the dog breeding –

Kennel use. It can be noted that the existing residential dwelling located at 6717 Gore Road is outside the 125 metre range as shown on the site plan drawings. Other than the Kennel use and section 4.13.b.ii. which are subject to the Zoning By-law Amendment, all other provisions of the Zoning By-law are met.

Comment #21 - Planning staff have concerns regarding setback of the kennel to the surrounding residential uses. It is recognized that the intent is to utilize existing structures and space, however this property is of a sufficient size to potentially accommodate a kennel elsewhere that meet the By-law Provisions. Please include a review of alternative locations in the Planning Justification Report.

Response – To note, the use of existing structures and areas that have been subject to previous use (equestrian operation) are prime locations to continue operations from. Not only are these areas buffered from abutting land uses by vegetation and structures, the dog breeding – Kennel use does not generate noise levels that are considered impactful to abutting properties. The housing of animals is contained within existing wholly enclosed structures and are 97 metres from the nearest dwelling on the abutting lands to the west. The revised noise impact study does not identify noise levels that exceed impactful levels that would affect the enjoyment of their property nor does the outdoor dog run area. The closest outdoor dog run area is approximately 108.9 metres from the abutting dwelling. This distance combined with a tight board fencing and vegetative buffering reduces visual concerns and noise to acceptable levels as noted within the noise impact study. Relocating the dog breeding – Kennel operation outside the 125 metre setback range would cause further impacts to undisturbed areas of the subject lands, create additional development on the subject lands, and create operational functions to be less efficient. Having the uses within existing structures and outdoor dog runs within close proximity to these structures allows for operational efficiencies while reducing costs. Having un-used vacant structures is not economical nor should it be encouraged to create additional structures altering the existing rural landscape character when the existing structures serve the purpose of the intended use without affecting the existing site or streetscape. Expansion of structures on the property ultimately reduces potential use of the remaining portion of the lands for agricultural purpose. Based on these reasons in conjunction with the noise impact study, the reduced setback from existing abutting residential dwellings is justified and supported.

SUMMARY

This addendum to the Planning Justification Report is part of a revised submission package for Township of Puslinch File No. D14-AZI. The addendum outlines and provides justification for the revised Zoning By-law Amendment application, site plan drawings and updated submission materials to address all comments received. It is our belief that the addendum addresses the concerns of County and Township Planning Staff regarding the proposed development.

It is my professional opinion that the modifications to the application represent good planning and a suitable development for the site that has adequately addressed the concerns received on this application. The proposed Zoning By-law Amendment applications continue to be consistent with or conform to the applicable Provincial, County, and Municipal policies.

Respectfully Submitted,

Innovative Planning Solutions



*Nick Skerratt,
Senior Planner*



*Cameron Sellers, B.B.A.
Partner*



*Darren Vella, MCIP, RPP
President & Director of Planning*



Comment Summary – Zoning By-law Amendment Application – 6706 Gore Rd.

4th Submission

Consultant	Comments
County of Wellington Planning	See letter attached
Noise Consultant	See letter attached



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, ON N1H 3T9

March 06, 2024

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

Dear Courtenay:

Re: ZONING BY-LAW AMMENDMENT – 4th Submission Comments
Usman Aziz
6706 Gore Rd, Township of Puslinch

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application (4th Submission). These comments are provided based on a review of the following:

Reports Submitted:

- Cover Letter (February 9, 2024)
- Comment Response Matrix (February 9, 2024)
- Environmental Noise Study prepared by SLR Consulting (Canada) Ltd. (January 17, 2024)
- Peer Review Response 3 prepared by SLR Consulting (Canada) Ltd. (January 17, 2024)
- Draft Zoning By-law

Planning Comments:

1. It is acknowledged that the draft Site-specific Zoning By-law has been included. It is noted that the draft Zoning By-law will need to identify that the proposed use is within a portion of the subject property and will be carried out within the existing buildings. Attached is the proposed wording.
2. It is acknowledged that '6706 Gore Road Site Plan Sheet 2' indicates lighting will be directed away from street and properties. However, a photometric plan will be required at the site plan application process.

We trust that these comments are of assistance. Provided the comments from all other agencies have been addressed the application can be deemed complete.

Regards,



Asavari Jadhav
Planner

March 8, 2024

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

Attention: Lynne Banks
lbanks@puslinch.ca

VIA E-MAIL

**Re: Peer Review of Environmental Noise Study and Peer Review Responses
Proposed Dog Breeding Kennel
6706 Gore Road
Puslinch, Ontario
VCL File: 123-0140**

Dear Ms. Banks:

We have completed our review of these documents:

- “*Environmental Noise Study, Dog Breeding Kennel, 6706 Gore Road, Puslinch, Ontario*”, dated January 17, 2024, prepared by SLR Consulting (Canada) Ltd. (SLR);
- Letter to Usman Aziz regarding 6706 Gore Road, Township of Puslinch, Peer Review Response 3 – Proposed Dog Breeding Kennel – Environmental Noise Study, dated January 17, 2024, prepared by SLR Consulting (Canada) Ltd.; and
- The responses to the acoustically related comments (i.e., 10 to 13) in the Comment Response Matrix, dated February 9, 2024.

Responses 10 to 13 appropriately address the outstanding comments from our previous review.

As per the recommendations of the report:

- Dogs are not to be outdoors between the hours of 7 pm and 7 am;
- All indoor areas where dogs will be located are to be climate controlled, which includes air conditioning, and must have their exterior windows and doors remain closed for noise control purposes;
- The outdoor air cooled air conditioning condenser units must have ARI sound level ratings of 7.6 bels or less; and


- Should a residential dwelling or other noise sensitive land use be proposed/constructed within the highlighted area of the vacant lot to the south as shown on Figure 5 of the report, the noise study must be reviewed and revised to ensure appropriate mitigation measures are incorporated into the kennel's operations to comply with the noise guideline limits at the new receptor location.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:



John Emeljanow, P. Eng.

JEV
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Comment Summary – Zoning By-law Amendment Application – 6706 Gore Rd.

3rd Submission

Consultant	Comments
GM BluePlan - Engineers	See letter attached
County of Wellington Planning	Comments pending
Hydrogeologist	<p>We understand that additional details on the septic system and soak away pits will be provided through detailed site plan control submission.</p> <p>We have no further comments related to the ZBA application.</p>
Township of Puslinch Building Department – Andrew Hartholt	I have no further comments besides the outstanding permits.
Township of Puslinch By-law – Jacob Normore	<p>By-law recognizes that Mr. Skerratt has acknowledged all comments provided from By-law during circulation of the previous submission. By-law has no further comments or concerns at this time.</p> <p>To serve as a reminder to the Property Owner / Applicant, I have provided the same list of comments/requirements for a Kennel under the Township of Puslinch By-law 24-2021:</p> <ul style="list-style-type: none"> • If the applicant is successful in a Zoning By-law Amendment, a New Kennel Licence Application is required to be submitted immediately after the passing of the Zoning By-law Amendment. An



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application can be submitted at the following link:
<https://puslinch.ca/doing-business/kennel-licences/>.

- Once a New Kennel Licence Application is submitted, the Township will process the application and schedule an inspection in accordance with the provisions set out in the Township of Puslinch Kennel Licensing By-law 24-2021. The Kennel **must** pass the inspection and be in compliance with **every** section of the Kennel Licensing By-law, in order to continue operation. I have attached a copy of the Township of Puslinch Kennel Licensing By-law 024-2021 for reference.
- A Kennel shall have a maximum of twenty-five (25) Dogs at any one time. Puppies under 4 months old shall not be included in this number.
- The Floor Plan included in the Zoning By-law Amendment would have to be revised to meet the requirements for a Floor Plan set out in Section 8.1.7. of the Kennel Licensing By-law. The Floor Plan must be drawn to scale (min. 1:64 (3/16" = 1'-0")) of any building, structure, dog run, or facility being used for the housing of Dogs. The floor plan must graphically indicate the area being used for a Kennel including pens, dog runs, walkways, exits, fire extinguishers, etc. The plans shall be fully dimensioned and labelled.
- Every Kennel shall be of sufficient space to allow the Dogs kept therein to stand erect and be comfortable and shall have no less than 2.3 square meters of floor area per dog. For bitches with nursing puppies, the required space in each Kennel is increased by 10% (0.23) to a total of 2.53 square meters of floor area per nursing puppy. Please see



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1827 1840

the below calculations based on 2.3 square meters per dog.

- Barn No.1 – Each Pen is permitted to keep a maximum of 1 dog, except for K7 which is permitted a maximum of 2 dogs.
 - Barn No.2 – Each Pen is permitted to keep a maximum of 2 dogs, except for K8 and K9 which is permitted a maximum of 1 dog.
 - Barn No. 3 – Each Pen I is permitted to keep a maximum of 2 dogs, except for K9 and K10 which is permitted a maximum of 1 dog.
 - Barn No.4 – Each Pen is permitted to keep a maximum of 4 dogs.
 - Shed No.2 – Each Pen is permitted to keep a maximum of 4 dogs, except K1 which is permitted a maximum of 5 dogs.
 - No dogs are permitted to be kept in sheds 1,3, and 4.
 - Please note that the By-law only permit a maximum of 25 dogs and the required 10% of nursing puppies is not calculated in these calculations. Please provide your own calculations for the pens with nursing puppies.
- Floors in all pens, alleyways and outdoor runs shall be sloped to allow for sufficient drainage.
 - The Names and addresses of the purchasers of individual dogs must be recorded. There is no exception to this rule.
 - All dogs shall be confined indoors during the hours of 8:00 p.m. to 7:00 a.m.

Noise Consultant

See letter attached



TOWNSHIP OF
PUSLINCH
1850

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November 29, 2023
Our File: 121006-042

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

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment
Proposed Dog Kennel and Related Operation
6706 Gore Road, Township of Puslinch
Third Submission

Dear Ms. Banks,

Following our review of Zoning By-law Amendment 3rd submission documents received on November 14, 2023, we are providing comments for a proposal to convert an existing equestrian facility to a dog kennel facility, on the subject lands at 6706 Gore Road in the Township of Puslinch.

The following documents and drawings were received and reviewed:

- Zoning By-law Amendment 3rd Submission Cover Letter, prepared by Innovative Planning Solutions (IPS), dated November 13, 2023.
- Comment Response Matrix, prepared by IPS, dated November 13, 2023.
- Site Plan, prepared by J.D. Barnes Ltd., dated July 20, 2023 and revised November 10, 2023.

We defer the following documents and drawings to the Township noise consultant.

- Environmental Noise Study, prepared by SLR Consulting Ltd., dated November 8, 2023.

Based on our review of the site and provided documents, it appears that existing buildings, driveways, and parking areas are to be used for proposed dog kennel activities. It is assumed that existing water and wastewater servicing will be used, and that there will not be significant changes to site grading, drainage or the percent imperviousness of the property.

Therefore, as stated in GMBP’s pre-consultation letter dated January 6, 2022; zoning by-law amendment letter dated March 27, 2023; and second submission letter dated September 15, 2023, we will review the Site Plan for completeness as it pertains to the proposed activity.

Based on our review, we provide the following updated comments. At this time, we have no concern with the Zoning By-law Amendment application.

Item No.	Matter / Requirement	Drawing / Document Reference	Date Identified	Date Cleared	Comment
	None				

The following items have been identified as completed:

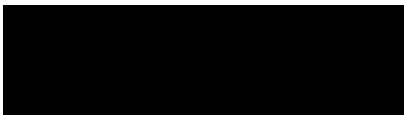
Item No.	Matter / Requirement	Drawing / Document Reference	Date Identified	Date Cleared	Comment
1.	Site Plan Qualified Professional	Site Plan	March 22, 2023	September 14, 2023	<p><u>GMBP Comment March 22, 2023:</u> Please confirm the Site Plan author/drafter. As per Township of Puslinch Site Plan and Drawing Requirements, the Site Plan must show the author and it must be prepared by a qualified professional.</p> <p><u>Response:</u> Please see revised drawings from J.D. Barnes dated July 2023.</p> <p><u>GMBP Comment September 14, 2023:</u> No further comment.</p>
2.	Site Plan	Site Plan	March 22, 2023.	November 29, 2023.	<p><u>GMBP Comment March 22, 2023:</u> Please see the complete Site Plan and Drawing Requirements for a list of items required for a Site Plan: Site Plan and Drawing Requirements (puslinch.ca) (https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf)</p> <p>Please confirm the general information such as the owner, consultant, legal description, property lines referenced to a current plan of survey, north arrow, revision dates (if applicable) on the Site Plan.</p> <p>Please also confirm garbage disposal areas, lighting information, accessibility routes, and signage for the fire access route on the Site Plan.</p> <p><u>GMBP Comment September 14, 2023:</u> Please confirm accessible route on the Site Plan, including accessible parking with maximum slopes per County of Wellington Facility Accessibility Design Manual. Please also provide parking calculation to justify number of parking spaces and accessible parking spaces.</p>

Item No.	Matter / Requirement	Drawing / Document Reference	Date Identified	Date Cleared	Comment
					<p><u>Response:</u></p> <p>The majority of this comment can be addressed at site plan stage. Zoning matrix provided by J.D. Barnes (sheet 1) – November 10/23.</p> <p><u>GMBP Comment November 28, 2023:</u></p> <p>Acknowledged. Please ensure that the accessible route is provided at the site plan stage, including accessible parking with maximum slopes per County of Wellington Facility Accessibility Design Manual.</p>

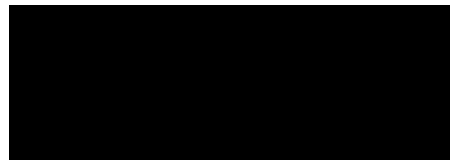
If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING
Per:



Parth Lad, E.I.T.
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP
Branch Manager, Senior Project Manager

December 1, 2023

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

Attention: Lynne Banks
lbanks@puslinch.ca

VIA E-MAIL

**Re: Peer Review of Environmental Noise Study and Peer Review Responses
Proposed Dog Breeding Kennel
6706 Gore Road
Puslinch, Ontario
VCL File: 123-0140**

Dear Ms. Banks:

We have completed our review of these documents:

- “Environmental Noise Study, Dog Breeding Kennel, 6706 Gore Road, Puslinch, Ontario”, dated November 8, 2023, prepared by SLR Consulting (Canada) Ltd. (SLR); and
- The responses to the acoustically related comments (i.e., 21 to 27) in the Comment Response Matrix, dated November 13, 2023.

Our comments are outlined below.

22. The response provided addresses the concern.
23. The updated report is still only recommending that exterior windows in climate controlled spaces remain closed. As per the SLR response, all indoor spaces where dogs could be located should have exterior doors and windows closed at all times for noise control purposes.
24. The updated report is still only recommending that the a/c selections comply with MECP Publication NPC-216. As per the SLR response, the recommendation should be changed to each a/c unit should have an ARI sound rating not exceeding 7.6 bels.
25. The response to c) indicates there is a Figure B1 attached to the response letter. The indicated figure was not provided as part of the response matrix. Thus, we cannot comment on the information provided in this figure.
26. The response provided does not address the question/concern. As an example of the issue, in the table provided in the response matrix, Dog Run 2 is about equidistant from POR1 and POR 3 and both PORs are predicted to receive the same 40 dBA sound level

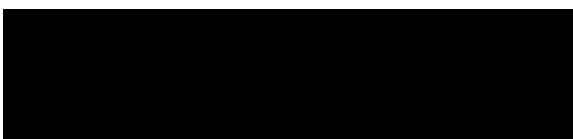
yet POR 1 appears to be fully screened from Dog Run 2 by Shed No. 2 and the Barns and POR 3 has full exposure to Dog Run 2. The report states that the acoustical screening from the existing buildings on the site has been included. Why is the predicted sound level at POR 1 from Dog Run 2 not significantly lower than the predicted sound level at POR 3?

27. The response provided addresses the concern.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per: 
John Emeljanow, P.Eng.

JEV
J:\2023\1230140\000\Letters\2023-12-01 Peer Review V3.0.docx

Justine Brotherston

From: Asavari Jadhav <asavarij@wellington.ca>
Sent: Friday, December 08, 2023 2:06 PM
To: Lynne Banks
Cc: Meagan Ferris
Subject: 6706 Gore Rd 3rd submission - Comments

Hi Lynne,

For the 6706 Gore Rd 3rd submission for ZBA, we have the following comments:

1. We acknowledge that the intent of using the term kennel within the draft zoning by-law is to allow for flexibility of use. It is also noted that the draft by-law should address other zoning compliance issues, such as the kennel's setback from the existing residential dwelling on neighboring property.
2. It is acknowledged that the building heights have been provided and are in compliance with Section 4.4.2.f table 4.1 of the zoning by-law.
3. The comments regarding the outdoor storage, signage and grooming services have been acknowledged.
4. The applicant has confirmed that there will no other business on the subject property.
5. Within the comment response (comment no 10) it is noted that proposed lighting has been identified on plans. However, the lighting plans does not appear to have been submitted. Please re-submit the plans and ensure compliance with Section 4.15 of the zoning by-law.

Thank you,

Asavari Jadhav

Planner

County of Wellington

Planning and Development Department

74 Woolwich Street,

Guelph ON, N1H 3T9

T 519.837.2600 x 2066

E asavarij@wellington.ca

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Comment Summary – Zoning By-law Amendment Application – 6706 Gore Rd.

2nd Submission

Consultant	Comments
GM BluePlan - Engineers	See letter attached
County of Wellington Planning	See letter attached
Ecologist	See letter attached
Hydrogeologist	See letter attached
Township of Puslinch Building Department – Andrew Hartholt	No comments received to date
Township of Puslinch By-law – Jacob Normore	<p>By-law would like to make the following comments/questions:</p> <ul style="list-style-type: none">• If the applicant is successful in a Zoning By-law Amendment, a New Kennel Licence Application is required to be submitted immediately after the passing of the Zoning By-law Amendment. An application can be submitted at the following link: https://puslinch.ca/doing-business/kennel-licences/.• Once a New Kennel Licence Application is submitted, the Township will process the application and schedule an inspection in accordance with the provisions set out in the Township of Puslinch Kennel Licensing By-law 24-2021. The Kennel must pass the inspection and be in compliance with every section of the Kennel Licensing

By-law, in order to continue operation. I have attached a copy of the Township of Puslinch Kennel Licensing By-law 024-2021 for reference.

- A Kennel shall have a maximum of twenty-five (25) Dogs at any one time. Puppies under 4 months old shall not be included in this number.
- The Floor Plan included in the Zoning By-law Amendment would have to be revised to meet the requirements for a Floor Plan set out in Section 8.1.7. of the Kennel Licensing By-law. The Floor Plan must be drawn to scale (min. 1:64 (3/16" = 1'-0")) of any building, structure, dog run, or facility being used for the housing of Dogs. The floor plan must graphically indicate the area being used for a Kennel including pens, dog runs, walkways, exits, fire extinguishers, etc. The plans shall be fully dimensioned and labelled.
- **In the Waste Management Plan Report, it is mentioned that dog fecal matter will be disposed of at the dumping site. Could you please clarify what the 'dumping site' is?**
- Every Kennel shall be of sufficient space to allow the Dogs kept therein to stand erect and be comfortable and shall have no less than 2.3 square meters of floor area per dog. For bitches with nursing puppies, the required space in each Kennel is increased by 10% (0.23) to a total of 2.53 square meters of floor area per nursing puppy. Please see the below calculations based on 2.3 square meters per dog. **Please do your own calculations separately to include nursing puppies and provide them.**



	<ul style="list-style-type: none">○ Barn No.1 – Each Pen is permitted to keep a maximum of 1 dog, except for K7 which is permitted a maximum of 2 dogs.○ Barn No.2 – Each Pen is permitted to keep a maximum of 2 dogs, except for K8 and K9 which is permitted a maximum of 1 dog.○ Barn No. 3 – Each Pen I is permitted to keep a maximum of 2 dogs, except for K9 and K10 which is permitted a maximum of 1 dog.○ Barn No.4 – Each Pen is permitted to keep a maximum of 4 dogs.○ Shed No.2 – Each Pen is permitted to keep a maximum of 4 dogs, except K1 which is permitted a maximum of 5 dogs.○ No dogs are permitted to be kept in sheds 1,3, and 4.○ Please note that the By-law only permit a maximum of 25 dogs and the required 10% of nursing puppies is not calculated in these calculations. Please provide your own calculations for the pens with nursing puppies.● Floors in all pens, alleyways and outdoor runs shall be sloped to allow for sufficient drainage.● The Names and addresses of the purchasers of individual dogs must be recorded. There is no exception to this rule. <p>All dogs shall be confined indoors during the hours of 8:00 p.m. to 7:00 a.m.</p>
GRCA	The GRCA continues to have no objection to the proposed ZBA at 6706 Gore Road and have no further comments at this time.



UNIVERSITY OF LINCOLN
UNIVERSITY OF LINCOLN

Noise Consultant	See letter attached



September 15, 2023
Our File: 121006-042

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

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment
Proposed Dog Kennel and Related Operation
6706 Gore Road, Township of Puslinch
Second Submission

Dear Ms. Banks,

Following our review of Zoning By-law Amendment 2nd submission documents received on August 29, 2023, we are providing comments for a proposal to convert an existing equestrian facility to a dog kennel facility, on the subject lands at 6706 Gore Road in the Township of Puslinch.

The following documents and drawings were received and reviewed:

- Zoning By-law Amendment 2nd Submission Cover Letter, prepared by Innovative Planning Solutions (IPS), dated August 28, 2023.
- Comment Response Matrix, prepared by IPS, dated August 28, 2023.
- Site Plan, prepared by J.D. Barnes Ltd., dated July 20, 2023 and revised August 11, 2023.

We defer the following documents and drawings to the Township Planning department.

- Zoning By-law Amendment Application (revised), prepared by IPS, dated August 21, 2023.
- Authorization as Agent Letter, prepared by IPS, dated August 13, 2023.
- Planning Justification Report Addendum, prepared by IPS, dated August 28, 2023.
- Zoning By-law Amendment Schedule "A", prepared by IPS, dated August 14, 2023.
- Waste Management Plan Report Revised, unknown author, dated August 22, 2023.

We defer the following documents and drawings to the Township noise consultant.

- Environmental Noise Study and Peer Review Response, prepared by SLR Consulting Ltd., dated August 25, 2023.

Based on our review of the site and provided documents, it appears that existing buildings, driveways, and parking areas are to be used for proposed dog kennel activities. It is assumed that existing water and wastewater servicing will be used, and that there will not be significant changes to site grading, drainage or the percent imperviousness of the property.

Therefore, as stated in GMBP's pre-consultation letter dated January 6, 2022 and zoning by-law amendment letter dated March 27, 2023, we will review the Site Plan for completeness as it pertains to the proposed activity.

As such, we provide the following comments based on our review of the Site Plan:

Deficiencies/Outstanding Matters

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Comment
2.	Site Plan	Site Plan	March 22, 2023.	<p><u>GMBP Comment March 22, 2023:</u></p> <p>Please see the complete Site Plan and Drawing Requirements for a list of items required for a Site Plan:</p> <p>Site Plan and Drawing Requirements (puslinch.ca) (https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf)</p> <p>Please confirm the general information such as the owner, consultant, legal description, property lines referenced to a current plan of survey, north arrow, revision dates (if applicable) on the Site Plan.</p> <p>Please also confirm garbage disposal areas, lighting information, accessibility routes, and signage for the fire access route on the Site Plan.</p> <p><u>GMBP Comment September 14, 2023:</u></p> <p>Please confirm accessible route on the Site Plan, including accessible parking with maximum slopes per County of Wellington Facility Accessibility Design Manual. Please also provide parking calculation to justify number of parking spaces and accessible parking spaces.</p>

The following items have been identified as completed:

Item No.	Matter / Requirement	Drawing / Document Reference	Date Identified	Date Cleared	Comment
1.	Site Plan Qualified Professional	Site Plan	March 22, 2023	September 14, 2023	<p><u>GMBP Comment March 22, 2023:</u></p> <p>Please confirm the Site Plan author/drafter. As per Township of Puslinch Site Plan and Drawing Requirements, the Site Plan must show the author and it must be prepared by a qualified professional.</p> <p><u>Response:</u></p> <p>Please see revised drawings from J.D. Barnes dated July 2023.</p> <p><u>GMBP Comment September 14, 2023:</u></p> <p>No further comment.</p>

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

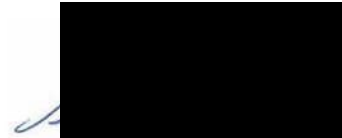


Yours truly,

GM BLUEPLAN ENGINEERING
Per:



Sergio Zaga, M.Eng.
Project Designer



Steve Conway, C.E.T., rcsi, PMP
Branch Manager, Senior Project Manager



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

September 22nd, 2023

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

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – 2nd Submission Comments
Usman Aziz
6706 Gore 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:

- Cover Letter (August 28, 2023)
- Revised Zoning By-law Amendment Application Form (August 10, 2023)
- Comment Response Matrix (August 28, 2023)
- Planning Justification Report Addendum, prepared by IPS (August 28, 2023)
- Draft Zoning By-law, prepared by IPS (August 14, 2023)
- Overall Site Plan Drawing, prepared by J.D. Barnes Ltd. (July 20, 2023)
- Site Specific Site Plan Drawing (July 20, 2023)
- Floor Plan Drawings, prepared by J.D. Barnes Ltd. (July 20, 2023)
- Environmental Noise Study, prepared by SLR Consulting (Canada) Ltd. (August 15, 2023)
- Environmental Noise Study Response Comments, prepared by SLR Consulting (Canada) Ltd. (August 25, 2023)
- Waste Management Plan Report Revised (August 22, 2023)

Proposed Use

It is acknowledged that the application is proposing to establish a dog breeding operation and will include 25 dogs living permanently on-site. The application proposes a site-specific amendment to the zoning by-law for a portion of the property for the kennel use with reduced setback from existing residential dwelling.

A draft Site-specific Zoning By-law has been included in the planning justification letter to rezone a portion of the subject lands from Agricultural (A) zone to and Agricultural Exception (A-XX) zone. As the intent is to have a kennel specific to breeding and the Zoning By-law definition of a "Kennel" is more general, it may be appropriate for the draft amending by-law to identify the use being permitted is specifically a breeding kennel to reflect the development as proposed and to identify the existing building(s) being utilized as part of the kennel.

Planning Comments:

1. Based on a review of the additional information submitted, we acknowledge the following:
 - a. The applicant has confirmed that the business is solely a dog breeding operation, and no dogs or animals will be boarded on this property. The applicant has further confirmed that there will be a maximum of 25 dogs on-site permanently.
 - b. Further, the applicant has indicated that there are a total of 44 pens (within 4 barns and 3 sheds) that will be used for infant/young dogs and relocate adult dogs during cleaning of pens.
 - c. The applicant has confirmed that the business and property is accessible to the public between 10 a.m. and 6 p.m. to purchase an infant/young dog by appointments. However, the dog breeding (Kennel operation) will function between 7 a.m. and 7 p.m.
 - d. It is acknowledged that the applicant has confirmed that the dog pens will be in barn 1-4 and shed #2. The sheds #3 and #4 are intended to be used to store equipment and supplies as well as dog food and water. Shed 1 will be used as storage for the residence.
 - e. Further the applicant has indicated that the barn 4 has a grooming area.
 - f. It is acknowledged that the proposed development is completely within the Secondary Agriculture designation and a portion of the subject property is proposed to be rezoned.
 - g. Within the 2nd submission the applicant has provided with the detailed site plan and over site plan of the subject property for the kennel operation.
 - h. It is acknowledged that the septic and required water servicing is existing and no new services are proposed and the septic to the east of barn 2 and 3 within the 1st submission drawings were labelled in error and are used as soak-away (LID) features for any cleaning operations of the dog pens and the same has been updated on the site plan provided within the 2nd submission.

Within the waste management plan submitted, the applicant has indicated that the animal waste will be hauled out of the property on a daily basis by a private waste collection agency. Therefore, there is no need for containment or treatment facilities.

The application form and the site plan has been updated to reflect the existing services.

- i. The site plan provided indicate the barns and the dog runs have a setback of 97.3m and 105m respectively from an existing dwelling at 6700 Gore Rd. The applicant has requested relief from the maximum required setback requirements from an existing dwelling on any other lot.

Within the Planning Justification report it is noted that the applicant has not explored alternative locations to accommodate the kennel to meet the By-law Provisions. The applicant is proposing to use the existing buildings on site and no new buildings are proposed.

- j. The noise study conducted by SLR Consulting (Canada) Ltd., has indicted that the reviewed for the dog runs between 7am and 7pm and assessment between 7pm and 7am was not completed.

Further, the study has concluded that there are no adverse impacts expended on the surroundings and noise control measures are not required at this time.

k. Within the Planning Justification Report:

- i. The applicant has provided with the total floor area of all combined buildings that is identified to be 2167.6 m² including areas for the associated 4 outdoor dog runs.
- ii. It is acknowledged that no new buildings are proposed for the kennel use. Therefore, the barns 1-4 and shed 2-4 will be used for kennel operation. Shed 1 will be used as storage for the single detached dwelling unit.
- iii. From the updated site plan provided it is acknowledged that that 30 m setback has been provided from all wetland features.
- iv. The applicant has further indicated that no new development is proposed or occur within the sensitive areas.

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 and understanding of the development proposal, including overall compliance with other provisions of the Zoning By-law. Can you please provide additional details to ensure all the insufficiencies are covered within the proposed ZBA and avoid future applications and delays.

1. Can you please provide building sections to determine the building height.
2. Is outdoor storage required?
3. Is there any signage proposed. If yes, please ensure compliance with Sign By-law.
4. Will there be any other business on site other than the dog breeding operation.
5. Please confirm if there will be grooming services provided for the dogs other than those on site.

For the conceptual plan, can the following be clarified:

1. Can you confirm if a lighting is proposed on site. If yes, please ensure compliance with Section 4.15 of the Zoning By-law.
2. Please identify the parking for the existing dwelling and parking associated with the kennel separately. Please provide dimensions for the parking spaces within the detailed site plan.
3. It is understood garbage will not remain on site for long; however, we request that any garbage storage be screened from public view and located away from any residential uses.

Environmental Noise Study

It is acknowledged that the comments flagged in our previous comment letter have been clarified. It is further acknowledged that the revised Noise Assessment provides a recommended that the exterior doors and windows of all the structures where dogs are housed remain closed for noise control purposes. Noise control measures are not identified as being required.

It is further understood that Township’s peer reviewer (Valcoustics Canada Ltd.) has provided comments and that additional information is required prior to deeming the application complete.

Future Applications & Licenses:

It is acknowledged that if the subject Zoning By-law amendment is approved, a site plan application and associated approval will also be required. It is further acknowledged that a license from the Township will be required for the Kennel and the applicant will need to confirm that they meet the requirements of By-law 024-2021. If not done so thus far, it is recommended that a review of this licensing By-law be taken to ensure that the use of this site will comply.

It is further understood that dogs 4 months and older count towards the licensing By-law’s maximum number of dogs. The applicant should confirm that the proposed 25 adult dogs accounts for all dogs 4 months and older at any given time.

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,

As



Asavari Jadhav
Planner



3-5 Edinburgh Road South
Guelph . Ontario
N1H 5N8

519.822.6839

info@aboutdng.com

www.aboutdng.com

URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

September 7, 2023

Our Project #: AA21-049A-005C
Sent by email: lbanks@puslinch.ca

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

**Re: 6706 Gore Road, Township of Puslinch
Ecological Review, 2nd submission, Zoning By-law Amendment
application, Proposed Dog breeding Kennel**

Dear Ms. Banks:

About & Associates Inc. has been retained by the Township of Puslinch to review an updated submission of the zoning by-law amendment application, to determine if there are any new ecological constraints per the submitted materials, as they relate to a proposed Dog Breeding Kennel. Per the Township Zoning By-law, kennels are only permitted as a site-specific zoning amendment. We have reviewed the following documents as part of our assessment:

- 6706 Gore Road - Cover Letter, August 28, 2023
- 6706 Gore Road Zoning-By-law-Amendment Application (revised), March 2023
- 6706 Gore Road Authorization Letter, August 13, 2023
- 6706 Gore Road Comment Response Matrix, August 28, 2023
- 6706 Gore Road Planning Justification Report Addendum, August 28, 2023
- 6706 Gore Road Zoning By-law Draft Schedule, August 14, 2023
- 6706 Gore Road Overall Site Plan Drawing, July 20, 2023
- 6706 Gore Road Site Specific Site Plan Drawing, July 20, 2023
- 6706 Gore Road Floor Plan Drawing, July 20, 2023
- 6706 Gore Road Environmental Noise Study, August 25, 2023
- 6706 Gore Road Environmental Noise Study Response Comments, August 25, 2023
- 6706 Gore Road Waste Management Plan Report Revised, August 22, 2023.

Our review of the 2nd submission zoning application documents has confirmed that our comments submitted April 4, 2023 continue to apply, regarding the potential presence of ecological constraints or concerns, and any potential impacts to such features, as they relate to the proposed Dog Breeding Kennel. We've noted that the updated submission drawings further confirm that all work is located greater than 30m from the core natural features present on the property. No natural heritage features requiring additional study exist within the proposal area. The waste management plan has identified that any waste retained on site will be stored in appropriate receptacles that do not allow any leaching into the environment.

As such, we have no ecological concerns for the proposed zoning amendment, per the provided submission materials. Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.



Cheryl-Anne Ross, B. Sc.
Ecology Lead & Wildlife Ecologist

S:\A+A Projects\2021\Approved\21-049A Puslinch Peer Review\AA File\21-049A-005C 6706 Gore Rd\Report\AA Ecological review 21-049A-005C 2nd submission draft.docx



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: 2322

September 12, 2023

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

Attention: Lynne Banks
Development and Legislative Coordinator

**Re: Zoning Amendment Application Comments
6706 Gore Road, Puslinch, Ontario**

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide hydrogeological comments for the zoning amendment application for 6706 Gore Road in Puslinch, Ontario (the site).

Harden provides the following comments related to the applicant's submission:

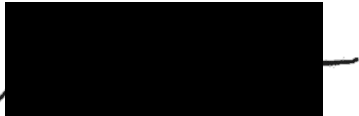
1. The site plan included in the first submission showed three separate septic tanks and dispersal beds on the property. The site plan included in the second submission shows one septic tank and dispersal bed just north of the existing house, and the other two septic locations identified in the first submission as "Septic Tank #2" and "Septic Tank #3" have been replaced with "Soak Away Pit (LID)" locations. Both site plans are attached for reference.

The applicant should clarify the existing/proposed use of the soak away pits, the type(s) of liquid and quantity/flows discharged to these pits and classification (e.g., sewage, greywater, stormwater management, etc.), and any existing/proposed treatment systems.

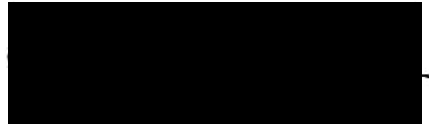
Sewage flows that exceed 10,000 L/day (cumulative for the entire property) require an Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP).

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.



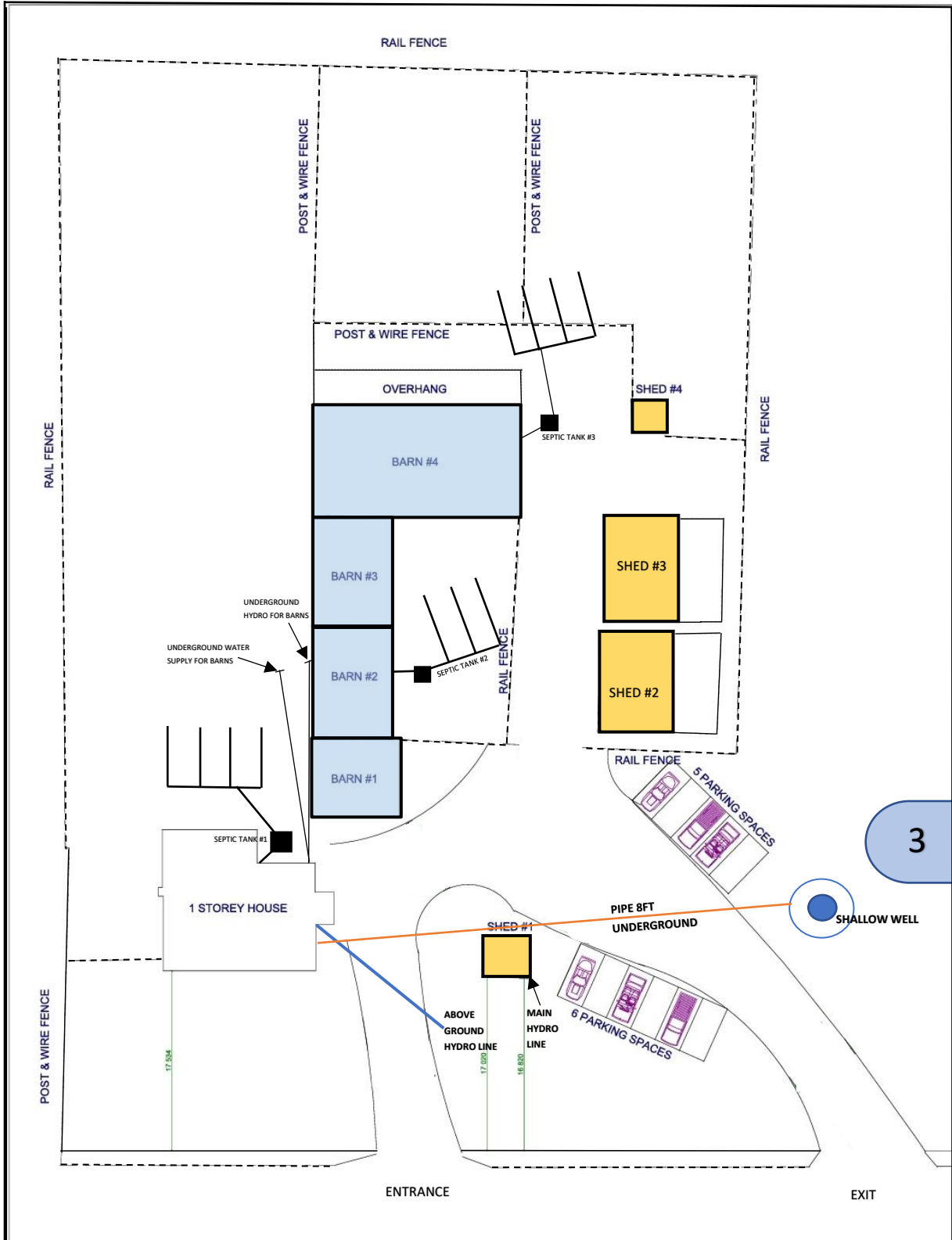
Angela M. Mason, M.Sc., P.Geo., QP_{ESA}
Senior Hydrogeologist



Stan Denhoed, P.Eng., M.Sc.
President and Senior Hydrogeologist

Attachments:

- 1 – Water Management and Hydro Plan (March 2023)
- 2 – Site Plan / Zone Change Application (JD Barnes, July 20, 2023)

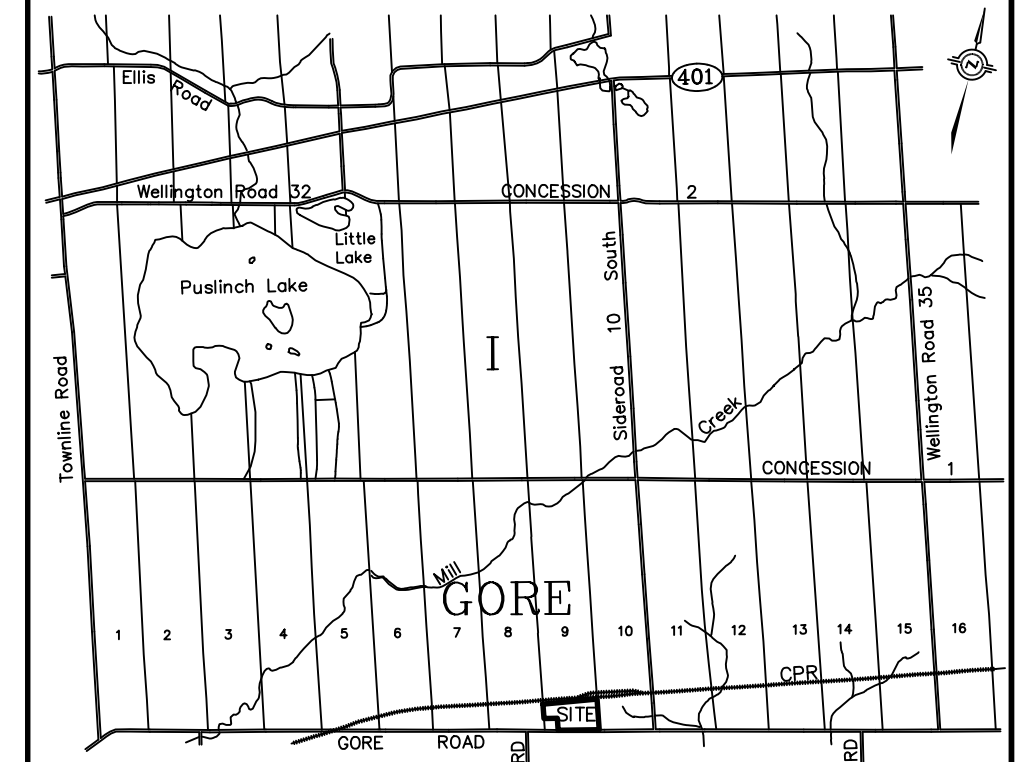
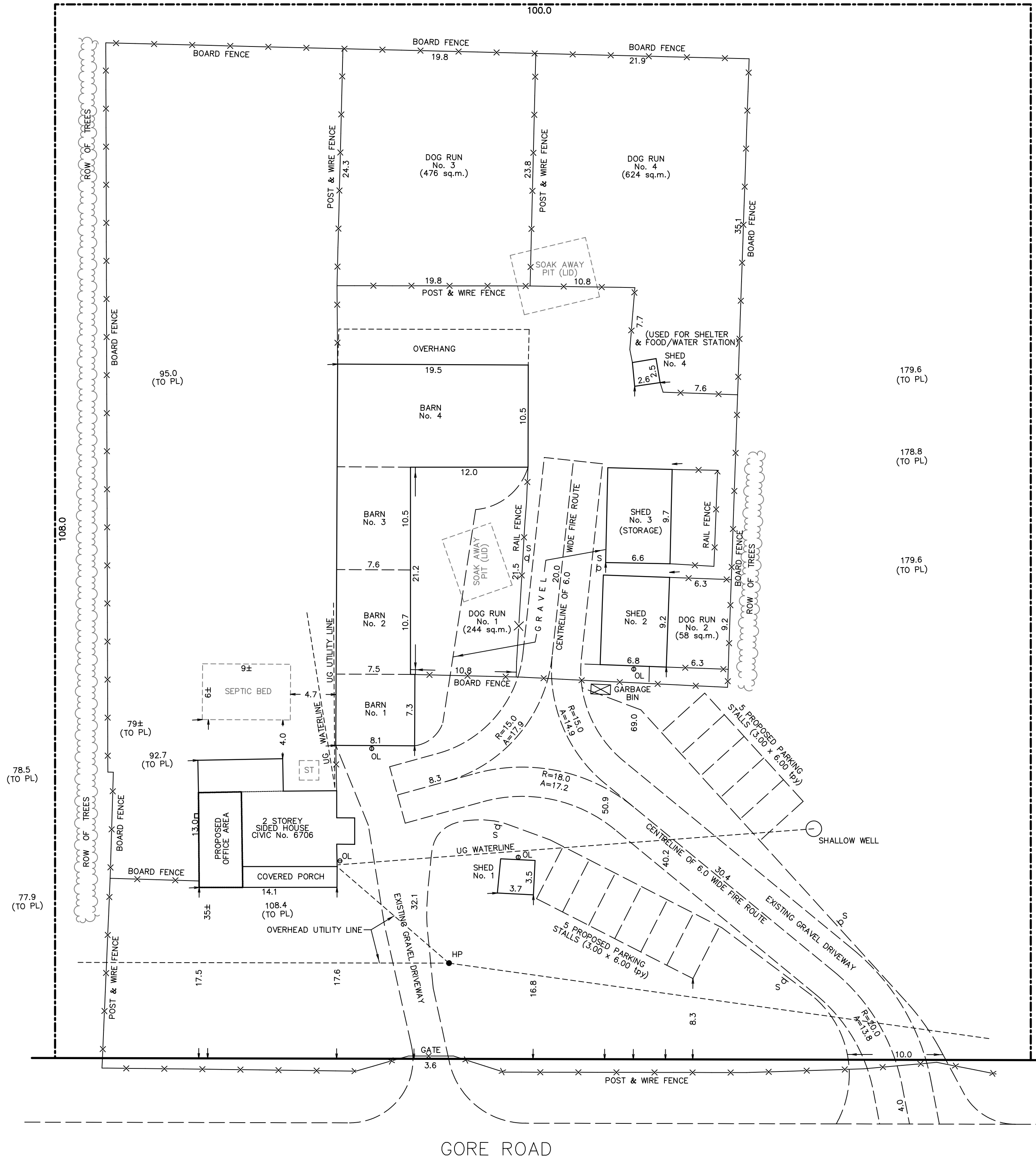
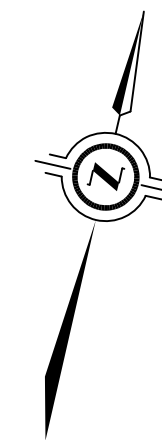


Water Management and Hydro plan

6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 1:320	DATE: MARCH, 2023	S3
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TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYPLAN (NOT TO SCALE)

GENERAL NOTES:

1. THIS PLAN WAS PREPARED FOR USMAN AZIZ.
2. LOT DIMENSIONS SHOWN ARE AS SHOWN ON PLAN BY J.D. BARNES LIMITED, PROJECT No. 22-14-851-00-A, DATED DECEMBER 20, 2022 AND HAVE NOT BEEN VERIFIED BY SURVEY.
3. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
4. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL ANIMAL WASTE COLLECTION IS TO BE REMOVED FROM THE SITE DAILY THROUGH A PRIVATE CONTRACTOR OR OWNER AND THAT ALL OTHER FORMS OF WASTE ARE STORED WITHIN THE GARBAGE BIN FOR STANDARD COLLECTION SERVICES.

PROPERTY DESCRIPTION - PART OF LOT 9, GORE CONCESSION (7.8 ha)

CURRENT ZONING - A (AGRICULTURAL)

CIVIC No. 6706

- BARN No. 1 - 9 PROPOSED DOG KENNELS (59.1 sq.m.)
- BARN No. 2 - 10 PROPOSED DOG KENNELS (80.3 sq.m.)
- BARN No. 3 - 10 PROPOSED DOG KENNELS (79.8 sq.m.)
- BARN No. 4 - 11 PROPOSED DOG KENNELS & QUARANTINE ROOM (204.8 sq.m.)
- SHED No. 1 - (13.0 sq.m.)
- SHED No. 2 - 4 PROPOSED DOG KENNELS (62.6 sq.m.)
- SHED No. 3 - STORAGE (64.0 sq.m.)
- SHED No. 4 - USED FOR SHELTER AND FOOD/WATER STATION (6.5 sq.m.)
- HOUSE - DWELLING (152.0 sq.m. TOTAL GROUND FLOOR) & PROPOSED OFFICE (OFFICE 4.32 x 9.60 - 41.5 sq.m.)

LEGEND

GRCA	DENOTES	GRAND RIVER CONSERVATION AUTHORITY
ST	DENOTES	SEPTIC TANK
HP	DENOTES	HYDRO POLE
UG	DENOTES	UNDERGROUND
PL	DENOTES	PROPERTY LINE
S	DENOTES	'NO PARKING - FIRE ROUTE' SIGN
OL	DENOTES	OUTDOOR LIGHTING
PS	DENOTES	PATIO SLIDER
D	DENOTES	MANDOOR
FD	DENOTES	FLOOR DRAIN
K	DENOTES	PROPOSED KENNEL NUMBER

5			
4			
3			
2			
1	AS PER COMMENTS FROM INNOVATIVE PLANNING SOLUTIONS	DM	AUG. 11, 2023
No.	REVISIONS	BY	DATE
	CONSTRUCTION		
	TENDER		
	ISSUE FOR APPROVALS		
	ISSUE BLOCK		

COUNTY OF WELLINGTON TOWNSHIP OF PUSLINCH

SITE PLAN / ZONE CHANGE APPLICATION

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

DESIGNED BY: KFH	SCALE 1 : 300	DATE: JULY 20, 2023
CHECKED BY: KFH	5 0 5 10 metres	
DRAWN BY: DM		
CHECKED BY: KFH		
FILE No. 22-14-851-01	REVISION No. 1	SHEET 2 OF 3

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 024-2021

A by-law to control, license, register and regulate
Dogs and Kennels within the Township of Puslinch
and to repeal By-law 8/99 and 33/05

WHEREAS section 11 (2), paragraph 6 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended (hereinafter called the "Act") authorizes a municipality to pass a by-law respecting the health, safety and well-being of persons;

AND WHEREAS section 11 of the Act authorizes a municipality to pass a by-law to regulate dogs;

AND WHEREAS section 11(2) paragraph 8 and section 11(3) of the Act authorizes a municipality to pass by-laws respecting dogs and the protection of persons and property;

AND WHEREAS section 8 (3) of the Act authorizes a municipality to provide for a system of Licenses with respect to dogs;

AND WHEREAS section 23.1 of the Act authorizes a municipality to delegate its powers and duties;

AND WHEREAS the Council of the Corporation of the Township of Puslinch deems it necessary and expedient to regulate the keeping of dogs and the establishment and operation of dog kennels in the Township of Puslinch;

NOW THEREFORE The Council of the Corporation of the Township of Puslinch enacts as follows:

1. INTERPRETATION

For the purpose of this By-law the following definitions shall apply:

BOARDING: shall mean the taking in of domestic dog for a period of time for capital gain;

BOARDING KENNEL: shall mean any building, structure, dog run or facility, or part thereof, used for the boarding (for hire), grooming, showing, training or temporary housing of more than one (1) dog, but does not include a veterinarian clinic;

BREEDING: shall mean the generating of canine offspring;

BREEDING KENNEL: shall mean any building, structure, dog run or facility, or part thereof, where more than two (2) dogs are kept for the purposes of breeding, housing or selling;

CLERK: shall mean the Clerk for the Township or any person designated by the Clerk;

COUNCIL: shall mean the Council of The Corporation of the Township of Puslinch;

DOG: shall mean any member of the species *canis familiaris* or hybrid thereof and shall include a male or female, spayed, neutered or intact dog (of any age or breed);

DWELLING UNIT: shall mean a room or a suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions including cooking, eating, sleeping and sanitary facilities;

GOOD STANDING: shall mean a Kennel that complies with all requirements of this By-law and all other Township By-laws, has up to date License, and has resolved any outstanding verified complaints at the time of License application;

HARBOUR or HARBOURED: shall include keeping or possessing for any period of time, whether temporary or not;

KEEP or KEPT: shall include harbouring or possessing for any period of time, whether temporary or not;

KENNEL: shall mean any building, structure, dog run or facility or part thereof where more than three (3) dogs are housed, groomed, bred, boarded, trained or sold, and includes a BOARDING KENNEL, BREEDING KENNEL, and RETIRING KENNEL, but does not include a veterinarian clinic;

LEASH: shall mean a leash, chain, rope, cord, chain or other similar device, which is used, designed and capable of being held by a person and is used and designed to restrain a dog;

LICENSE: shall mean a License issued by the Township permitting an Owner to operate a Kennel;

LICENSEE: shall mean a person issued a kennel License pursuant to this By-law;

MUNICIPAL LAW ENFORCEMENT OFFICER (or "MLEO"): shall mean a person appointed by Council to enforce the by-laws of the Township pursuant to section 15 of the *Police Services Act*, R.S.O. 1990, c. P. 15, as amended;

OFFICER: shall mean a dog control officer, a pound keeper and its employees, the Ontario SPCA Officers, Animal Welfare Inspectors appointed under the *Provincial Animal Welfare Services Act, 2019*, police officer, MLEO, the Medical Health Officer or other person appointed by by-law to enforce the provisions of this By-law;

ONTARIO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (or "OSPCA"): shall mean the Ontario Society for the Prevention of Cruelty to Animals or any local branch;

OWNER: shall mean the person who is the registered owner of the property on which a Kennel is located;

PERSON: shall include an individual, sole proprietorship, partnership, limited partnership, trust, corporation, and an individual in his or her capacity as a trustee, executor, administrator, or other legal representative;

POLICE WORK DOG: shall mean a dog trained, or training, for and engaged in law enforcement by any Federal, Provincial or municipal government or government agency;

POUND: shall mean any premise or facility or part thereof used by the Township for the temporary housing or boarding of dogs that have been impounded pursuant to this By-law;

POUND KEEPER: shall mean any person or organization retained by the Township to provide pound services;

PROPERTY: shall mean a parcel of land which is capable of being legally conveyed;

PUREBRED: shall mean a dog registered or eligible for registration with an Association incorporated under the *Dog Pedigree Act (Canada)*;

REGISTRATION or REGISTERED: shall means a record of ownership and of the keeping of a dog pursuant to this By-law;

RETIRING KENNEL: shall mean a formerly licensed BREEDING KENNEL that meets the criteria in Sections 11.19 to 11.23 of this By-law

SCHEDULE OF FEES: shall mean the Township's User Fees and Charges By-Law, as amended from time to time;

SERVICE DOG: shall mean a dog trained to assist the visually impaired and a dog guide working with a person with a physical or mental disability or a medical condition;

TAG: shall mean a tag issued by the Township permitting the Keeping or Harboring of a dog within the Township;

TREASURER: shall mean the Treasurer of the Township;

TOWNSHIP: shall mean The Corporation of the Township of Puslinch;

VETERINARY CLINIC: shall mean a building where dogs are diagnosed and treated for illness by a registered veterinarian, and where such dogs can be temporarily housed within the clinic, and includes accessory services such as grooming, but does not include a commercial kennel as defined in the Township's Zoning By-law;

ZONE: shall mean a land use designation as indicated in the Township's Zoning By-law(s) passed pursuant to the provisions of the *Planning Act*.

2. APPLICATION AND GENERAL PROVISIONS

2.1. This By-law shall apply throughout the whole of the Township.

2.2. No Person shall Keep or Harbour or permit to be Kept or Harboured at any one time, more than three (3) Dogs per Dwelling Unit to a maximum of 5 Dogs per Property.

2.3. Section 2.2 does not apply to

2.3.1. A Pound;

2.3.2. The Owner of:

2.3.2.1. A Kennel with a valid License issued pursuant to this By-law

2.3.2.2. A Veterinary Clinic

2.3.2.3. A Shelter operated by a branch or affiliate of the Ontario SPCA or Humane Society; and,

2.3.2.4. A facility registered as a research facility in accordance with the *Dogs for Research Act*, R.S.O. 1990, c. A. 22, as amended;

2.4. No Person shall own or Keep or Harbour a Dog without a current valid Dog Tag.

2.5. An Owner of a Dog shall keep the Tag issued by the Township securely fixed on the Dog for which it was issued at all times.

2.6. No Person shall:

2.6.1. affix a Tag to any Dog other than the Dog for which it was issued; or

2.6.2. remove a Tag except to replace it with a current or valid Tag.

3. LICENSES, TAGS AND REGISTRATION (GENERAL)

- 3.1. The Clerk or his/her delegate is hereby delegated authority to issue Licenses and Tags in accordance with the provisions of this By-law.
- 3.2. The Clerk or his/her delegate is hereby delegated authority to impose additional terms and conditions to a Kennel License that in his/her opinion are reasonable and taking into consideration:
 - 3.2.1. the health, safety and well-being of Persons and Dogs;
 - 3.2.2. the impact on a neighbouring Property or neighbouring Property Owner.
- 3.3. A Tag automatically expires and becomes null and void upon the sale, death or other disposal of a Dog to which such Tag applies.
- 3.4. A Tag or License issued by the Township is non-refundable.
- 3.5. A Tag or License issued pursuant to this By-law is valid for one year from the date it is issued.
- 3.6. A Licensee shall notify the Township within fifteen (15) days of any changes to the:
 - 3.6.1. business name;
 - 3.6.2. location of the business premises;
 - 3.6.3. ownership of the businessand such changes shall be subject to submission of the necessary documentation to the Township.
- 3.7. A Licensee shall display a License in a conspicuous place on the Licensed Property visible to the public at all times.
- 3.8. A Licensee shall be responsible for the act(s) and omission(s) of its employees, representatives and agents in the carrying on of the business in the same manner and to the same extent as though the Licensee did the act(s) or omission(s).
- 3.9. Any record required by this By-law shall be produced by the Licensee upon request of an Officer.

4. APPLICATION FOR DOG TAG

- 4.1. An Owner of a Dog shall obtain a Dog Tag from the Township within ten (10) days of taking possession of the Dog and annually thereafter.
- 4.2. An Owner of a Dog making an application for a Dog Tag shall submit:

- 4.2.1. a complete application in the form provided by the Township;
 - 4.2.2. when required by the Township, a certificate signed by a practicing veterinarian that the Dog has been inoculated with an anti-rabies vaccine;
 - 4.2.3. the required Tag fee in accordance with the Township's User Fees and Charges By-law, as amended.
- 4.3. A Dog Tag shall be issued where the Clerk or his/her delegate is satisfied that the requirements of this By-law have been met.
- 4.4. An Owner of a Dog may obtain a replacement Dog Tag upon re-payment of the Tag Fee.

5. DOGS AT LARGE

- 5.1. No Person shall permit a Dog to be at large in the Township.
- 5.2. A Dog is deemed to be running at large if found in any place other than the Property of the Owner of the Dog and the Dog is not on a Leash and under the control of a Person capable of handling the Dog when it is on Property other than that of the Owner, unless prior consent is given by the Person owning the Property on which the Dog is found.
- 5.3. Sections 5.1 and 5.2 of this By-law shall not apply to a:
- 5.3.1. Police Work Dog, or a Service Dog while actively engaged in the performance of its trained duties;
- 5.4. The Owner of a Dog shall remove forthwith any excrement left by a Dog on any public property or private property other than the Owner's property and shall provide for the sanitary disposal of such excrement.

6. IMPOUNDMENT

- 6.1. An Officer may seize and impound a Dog found running at large and may apprehend a Dog.
- 6.2. Where the Owner of a Dog is known, the Pound Keeper shall make reasonable efforts to notify the Owner that the Dog has been impounded.
- 6.3. Where a Dog is seized and impounded, the Pound Keeper shall return it to the Owner provided that:
- 6.3.1. the Owner claims possession of the Dog within ten (10) days

(excluding Sundays and holidays) after the date of seizure; and

- 6.3.2. the Dog can be lawfully returned; and
 - 6.3.3. upon payment of any applicable Licensing or Tag fees; and
 - 6.3.4. upon payment of the Pound and boarding fees.
- 6.4. The Owner of a Dog impounded, if known, whether or not the Dog is claimed by the Owner from the Pound, shall be liable for the payment of the Pound fee, the boarding fee, and any euthanasia and disposal fees applicable, and shall pay all fees on demand to the Township's Pound Keeper.
- 6.5. Where at the end of ten (10) days excluding Sundays and holidays a Dog has not been returned to the Owner, the Pound Keeper may dispose of the Dog in accordance with the provisions of the *Animals for Research Act, R.S.O. 1990, c. A. 22*, as amended.
- 6.6. All monies received for the sale or adoption of unclaimed Dogs shall become the property of the Township.

7. DOG KENNELS – LICENSING

- 7.1. No Person shall own, operate, manage, control or supervise a Kennel on any Property within the Township without a License.
- 7.2. Only an Owner may apply for and be issued a License. A License issued to an Owner is not transferable.
- 7.3. Every Owner:
- 7.3.1. who applies for a License shall do so, in writing, on the form prescribed by the Township; and
 - 7.3.2. shall be responsible for paying the Township's actual costs in relation to the administration or enforcement of this By-law for their Kennel as well as for paying all applicable fees, as required by the Schedule of Fees.
- 7.4. Kennels shall at all times comply with, and shall only be permitted in accordance with, the Township's Zoning By-law, as amended.
- 7.5. A Kennel shall have a maximum of twenty-five (25) Dogs at any one time. Kennels that lawfully existed at the time of original adoption of this By-law and that had more than 25 Dogs shall be permitted to continue operating so long as the License remains in Good Standing and is re-applied for each

year without any discontinuance of operations, but such operations shall not be permitted to expand.

- 7.6. Every Owner of a Breeding Kennel shall keep a list of all Dogs currently being kept at the subject Property, including both purebreds and non-purebreds, noting verification of current rabies vaccination for each Dog (except where there is proof that they are under 4 months of age). This list shall be kept current at all times and shall be produced to any Township employee or inspector upon demand;
- 7.7. Every Owner of a Boarding Kennel shall at all times keep a list of all Dogs currently boarded, including verification of rabies vaccination for each Dog. This list shall be kept current at all times and shall be produced to any Township employee or inspector upon demand;
- 7.8. Every License shall expire on the 1st day of February in the year succeeding the date of issue, and every application for renewal of a License shall be submitted to the Township on or before that same date.

8. DOG KENNELS – LICENSE APPLICATIONS REQUIREMENTS

- 8.1. Every Owner applying for a License shall, on or before the 1st day of February of each year, submit the following to the Township:
 - 8.1.1. written clearance from the OSPCA or a veterinarian assuring compliance with Sections 11.3 to 11.6, inclusive, of this By-law, with any associated costs borne by the Owner;
 - 8.1.2. upon in initial application for a license, or where any change is proposed to an existing licensed kennel, a site plan drawn to scale showing the location of all buildings, structures, dog runs or facilities on the subject property, including the location of all buildings, structures, dog runs or facilities, or parts thereof, to be used as a Kennel. The site plan must also specify the distance which separates the Kennel from all property lines and all buildings, structures, dog runs or facilities, including any residential buildings situated on adjacent properties;
 - 8.1.3. in the case of Breeding Kennels, a list of all Dogs currently being kept at the subject Property, including both purebreds and non-purebreds, noting verification of current rabies vaccination for each Dog (except where there is proof that they are under 4 months of age);
 - 8.1.4. the applicable fees, as required by the Township's Fees and Charges By-law, as amended;

- 8.1.5. a sworn declaration by the Owner that (s)he has never been convicted under Section 446 of the Criminal Code of Canada pertaining to animal cruelty or an offence under the *Ontario Society for the Prevention of Cruelty to Animals Act*, the *Provincial Animal Welfare Services Act, 2019*, or the *Dog Owners' Liability Act*, ;
 - 8.1.6. proof of insurance by way of a Certificate of Insurance showing a minimum limit of \$2,000,000 (Two Million Dollars) in Commercial General Liability;
 - 8.1.7. a floor plan drawn to scale (min. 1:64 (3/16" = 1'-0")) of any building, structure, dog run, or facility being used for the housing of Dogs. The floor plan must graphically indicate the area being used for a Kennel including pens, dog runs, walkways, exits, fire extinguishers, etc. The plans shall be fully dimensioned and labelled.
 - 8.1.8. a nutrient management plan demonstrating how Dog excrement will be handled and disposed of.
 - 8.1.9. in the discretion of the Township, in the case of a new Kennel or an expansion (either in area or in number of Dogs), a noise study from a qualified acoustical consultant demonstrating that predicted noise will not cause exceedances of environmental noise guidelines from stationary sources as published by the Ministry of the Environment, Conservation and Parks from time to time.
- 8.2. in the case of a new Kennel or an expansion (either in area or in number of Dogs), a site inspection shall be required within 30 days of the issuance of the license to confirm that the Kennel was constructed in accordance with the site plan and meets all other requirements of this By-law. Failure by the Owner to allow for such an inspection shall be grounds for revocation of the License.

9. REFUSAL OF LICENSE

9.1. The Township shall refuse to issue a License where:

- 9.1.1. all of the submission requirements set out in section 8 of this By-law have not been met;
- 9.1.2. any of the other requirements of this By-law are not being met;
- 9.1.3. the location of a Kennel does not meet all of the applicable zoning requirements; or,

9.1.4. in the case of an existing Kennel, the Licensee is not in Good Standing under this By-law or any other Township By-law.

9.2. The Township may refuse to issue a License application where the Owner has been convicted of an offence pursuant to a provincial statute or an offence pursuant to a municipal by-law.

9.3. In the event that a License application is refused, the Township shall provide written notice to the Owner by regular mail or personal delivery, together with reasons for the refusal.

9.4. Within twenty (20) days of a License application being refused, the Owner may apply to the Township, in writing, for a hearing before Council.

9.5. Upon receipt of a request for a hearing, the Township shall arrange for such a hearing at a Council meeting and written notice of the date, time and location of that hearing shall be given to the Owner by regular mail or personal delivery not less than seven (7) days prior to the hearing.

9.6. At any hearing, prior to making its decision, Council shall consider:

9.6.1. the License application;

9.6.2. the reasons for refusal;

9.6.3. any recommendations for conditions to be placed on the License;
and

9.6.4. any oral or written submissions made by the Owner or their representative.

9.7. Following the hearing, Council may:

9.7.1. issue the License, with or without conditions; or,

9.7.2. refuse to issue the License.

9.8. The Township shall notify the Owner, in writing, of Council's decision by regular mail or personal delivery within ten (10) days of the decision.

9.9. Council's decision shall be final and not subject to further review.

10. CHANGES/ALTERATIONS TO KENNEL

10.1. After the issuance of a License, the Owner shall not change or otherwise alter a Kennel without first obtaining the written permission of the Township and submitting:

- 10.1.1. written clearance from the OSPCA or a veterinarian assuring compliance with Sections 11.3 to 11.6, inclusive, of this By-law, with any associated costs borne by the Owner;
- 10.1.2. a revised site plan drawn to scale showing the location of all buildings, structures, dog runs or facilities on the subject property, including the location of all buildings, structures, dog runs or facilities, or parts thereof, to be used as a Kennel. The site plan must also specify the distance which separates the Kennel from all property lines and all buildings, structures, dog runs or facilities, including any residential buildings situated on adjacent properties;
- 10.1.3. in the case of a Breeding Kennel, a revised list of all Dogs currently being kept at the subject Property at the time the application is submitted, including both Purebreds and non-Purebreds, noting verification of current rabies vaccination for each Dog (except where there is proof that they are under 4 months of age);
- 10.1.4. in the discretion of the Township, in the case of a Kennel expanding either in area or in terms of the number of Dogs, a noise study from a qualified acoustical consultant demonstrating that such expansion will not cause exceedances of environmental noise guidelines from stationary sources as published by the Ministry of the Environment, Conservation and Parks from time to time;
- 10.1.5. an updated nutrient management plan that reflects the changes in the Kennel operation; and,
- 10.1.6. the applicable fees, as required by the Schedule of Fees.
- 10.2. The Township shall refuse to approve a change or alteration where the Licensee is not in Good Standing under this By-law or any other Township By-law.
- 10.3. The Township shall provide written notice of its approval or refusal of a change or alteration to a Kennel to the Owner by regular mail, email or personal delivery, together with reasons for the refusal.
- 10.4. In the event that the proposed change or alteration is refused, the Owner may apply for a hearing before Council following the same procedures as set out in sections 9.4 to 9.9 of this By-law.

11. MINIMUM STANDARDS

All Kennels shall comply with the following minimum standards, in addition to all

requirements of the Township's Zoning By-law, as amended:

- 11.1. No Kennel shall be located within any part of any Dwelling Unit or attached to any Dwelling Unit.
- 11.2. No part of any building or structure enclosing a Kennel shall be used for human habitation.
- 11.3. Every Kennel shall be of sufficient space to allow the Dogs kept therein to stand erect and be comfortable, and shall have no less than 2.3 square metres (25 sq. ft.) of floor area per Dog which may be increased in accordance with the size of the Dog or decreased in accordance with the size of the breed of Dog using reasonable judgement and approved by the OSPCA or veterinarian.
- 11.4. Every Kennel shall be sufficient in size and height and of a design that permits each Dog confined therein to:
 - 11.4.1. stand normally to its full height with sufficient room for the Dog to wag its tail without hitting anything;
 - 11.4.2. turn around easily;
 - 11.4.3. move about easily for the purpose of posture adjustments;
 - 11.4.4. lie down in a fully extended position and without touching another Dog;
 - 11.4.5. have sufficient room to separate food, excrement and bedding;
 - 11.4.6. provides for isolation areas for sick or distressed Dogs;
 - 11.4.7. enable species-appropriate contact; and,
 - 11.4.8. provide for the social and behavioural needs of the Dog.
- 11.5. Every Kennel shall be properly equipped with accessible, fresh water and suitable, adequate feed both in clean, properly sized containers made of stainless steel to maintain Dogs in a healthy condition. Food and water receptacles shall be kept clean and located as to avoid contamination by excreta.
- 11.6. Every Kennel shall be kept in a sanitary, well-ventilated condition and free from offensive odours, disease and insect or rodent infestation. Dog feces shall be removed daily.

- 11.7. Every Kennel shall have floors and walls made of concrete or other impermeable material (including rigid plastic). Wire floors and cages shall not be permitted.
- 11.8. The yards and runways associated with Kennel operations shall be completely enclosed with a fence or as required by the Township's applicable Zoning By-law.
- 11.9. Floors in all pens, alley-ways and outdoor runs (or any area resembling the same) shall be sloped to allow for sufficient drainage.
- 11.10. Every Kennel shall be provided with adequate natural or artificial light, proper ventilation and sufficient heat and air conditioning to maintain healthy conditions. Every run or pen must be regularly cleaned and sanitized and excreta removed and properly disposed of daily.
- 11.11. Every Kennel shall be provided with adequately shaded, outdoor open air runs, properly fenced to maintain control of the Dogs and with adequate space to accommodate the breed of the Dog being housed.
- 11.12. The Owner of a Kennel shall maintain compliance with all environmental laws pertaining to the disposal of waste at all times.
- 11.13. The Owner of a Kennel shall ensure that every Dog is provided with necessary veterinary medical care when any Dog exhibits signs of pain, illness, injury or suffering.
- 11.14. Every Owner of a Kennel shall:
 - 11.14.1. maintain records verifying current rabies vaccination for each Dog at the Kennel (except puppies at a Breeding Kennel under 4 months old) and provide such records to the Township immediately upon request; and
 - 11.14.2. have in force and effect, at all times, Commercial General Liability insurance with a minimum limit of \$2,000,000 (Two Million Dollars) and provide proof of such insurance to the Township immediately upon request.
- 11.15. The Owner of a Kennel shall ensure that:
 - 11.15.1. a secure, chain link fence, wooden fence or alternative enclosure satisfactory to Township staff is installed and maintained around any outdoor run or any outdoor play area with a minimum height of 2 metres (6 feet);

- 11.15.2. any pen area for the housing of Dogs shall be constructed with solid walls and roofing;

Breeding Kennels

11.16. In addition to the Minimum Standards in Sections 11.1 to 11.14, every Breeding Kennel shall:

- 11.16.1. maintain a whelping bitch in separate accommodation from the balance of the Dogs in the Kennel, and shall keep any puppies in a whelping box that prevents puppies from escaping or harming themselves;
- 11.16.2. provide bitches with nursing puppies increased space in the whelping box by 10% per nursing puppy;
- 11.16.3. provide absorbent bedding in the whelping box to keep the puppies clean and dry;
- 11.16.4. provide a water bowl that is situate such that a puppy cannot fall in
- 11.16.5. provide adequate supplemental heat at all times.

11.17. Every Owner of a Breeding Kennel shall maintain records of the following:

- 11.17.1. the dates of arrival and departure of all Dogs;
- 11.17.2. the breeding and identification records of all whelping bitches and stud Dogs and the results of litters;
- 11.17.3. the age and breed of all Dogs kept and sold; and
- 11.17.4. the names and addresses of the purchasers of individual Dogs.

Boarding Kennels

11.18. Every Owner of a Boarding Kennel shall maintain records with the following minimum information:

- 11.18.1. the dates of arrival and departure of all Dogs; and
- 11.18.2. the names and addresses of the owners of all Dogs cared for at the Kennel.

Retiring Kennels

11.19. Where an Owner of a Breeding Kennel wishes to wind down

operations and retire, they shall have the option of applying for a Retiring Kennel license in accordance with this section. The purpose of the Retiring Kennel license is to allow an Owner who has operated in Good Standing keep more than three (3) Dogs on their Property without the need to apply for a full Breeding Kennel license.

- 11.20. To be eligible for a Retiring Kennel License, the Owner must demonstrate:
 - 11.20.1. That he/she previously was a Licensee in Good Standing in the calendar year immediately prior to applying for a Retiring Kennel License;
 - 11.20.2. That all commercial activities (including boarding, breeding and training, etc.) have ceased;
 - 11.20.3. That the number of Dogs will not increase, which shall be demonstrated by a sworn declaration to that affect;
 - 11.20.4. That no more than ten (10) Dogs will be harboured on the Property;
- 11.21. Retiring Kennel Licenses shall only be permitted for a maximum of 5 years.
- 11.22. The Licensee of a Retiring Kennel shall be subjected to annual inspections to ensure that no commercial activities have resumed.
- 11.23. The requirements of sections 7.4, 8.1, and 11.14.2 of this By-law do not apply to Retiring Kennels.

12. CONFINEMENT AND CONTROL OF DOGS IN KENNELS

- 12.1. All Dogs shall be confined indoors during the hours of 8:00 p.m. to 7:00 a.m.
- 12.2. The Owner of a Kennel shall maintain compliance with applicable Township by-laws at all times.

13. REVOCATION OF LICENSE

- 13.1. Any License issued under the provisions of this By-law may be revoked by the Township, prior to its expiration, for any contravention of the provisions of this By-law if:
 - 13.1.1. the Township provides written notice of the By-law

contravention to the Owner by regular mail or personal delivery;
and,

13.1.2. the Owner has not corrected the By-law contravention within ten (10) days of receiving the Township's written notice.

13.2. Following the process set out in section 13.1, if the Township decides to revoke a License, the Township shall provide written notice of the revocation to the Owner by regular mail or personal delivery.

13.3. Following the revocation of a License, the Owner may apply for a hearing before Council following the same procedures as set out in sections 9.4 to 9.9 of this By-law.

14. ENFORCEMENT

14.1. This By-law may be enforced by a Municipal Law Enforcement Officer, or any other Person appointed by Council for that purpose.

15. INSPECTION

15.1 The Township may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:

15.1.1 this By-law;

15.1.2 a direction or order of the Township made under the *Municipal Act, 2001* or a by-law of the Township passed under the *Municipal Act, 2001*; and,

15.1.3 a condition of a License.

15.2 For the purposes of an inspection, the Township may:

15.2.1 require the production for inspection of documents or things relevant to the inspection; inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

15.2.2 require information from any Person concerning a matter related to the inspection; and

15.2.3 alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

16. OFFENCES

16.1. Any Person who contravenes any provision of this By-law is guilty of an

offence and upon conviction is liable to a fine as provided for by the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended.

- 16.2. A director or officer of a corporation who knowingly concurs in the contravention of this By-law by the corporation is guilty of an offence.
- 16.3. Any Person who hinders or obstructs, or attempts to hinder or obstruct, any Person who is exercising a power or performing a duty under this By-law is guilty of an offence.
- 16.4. Each day on which a person contravenes any provision of this By-law shall be deemed to constitute a separate offence under this By-law as provided for in section 429(2) of the *Municipal Act, 2001*, S.O. 2001, c.25.
- 16.5. Any Person, including a director or officer of a corporation, who is convicted of an offence is liable to a minimum fine of One Hundred Dollars (\$100.00) and a maximum fine of One Hundred Thousand Dollars (\$100,000.00).
- 16.6. In addition to the fine amounts set out in section 16.5 of this By-law, for each day or part of a day that an offence continues, the minimum fine shall be One Hundred Dollars (\$100.00) and the maximum fine shall be Ten Thousand Dollars (\$10,000.00). The total of all daily fines for the offence is not limited to One Hundred Thousand Dollars (\$100,000.00).
- 16.7. In addition to the regular fines outlined in sections 16.5 and 16.6 of this By-law, a special fine may be imposed on any convicted Person in order to eliminate or reduce any economic advantage or gain from contravening this By-law. A special fine may exceed One Hundred Thousand Dollars (\$100,000.00).
- 16.8. If this By-law is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by the By-law, the court in which the conviction has been entered or any court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence by the Person convicted.

Collection of Unpaid Fines

- 16.9. Pursuant to s. 441 of the *Municipal Act, 2001*, if any part of a fine for a contravention of this By-law remains unpaid after the fine becomes due and payable under s. 66 of the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended, including any extension of time for payment ordered under that section, a Treasurer may give the Person against whom the fine was imposed a written notice specifying the amount of the fine payable and the final date on which it is payable, which shall be not less than twenty one (21) days after the date of the notice.

If the fine remains unpaid after the final date specified in the notice, the fine shall be deemed to be unpaid taxes for the purposes of s. 351 of the *Municipal Act, 2001*.

Court Order to Close Premises

- 16.10. Pursuant to s. 447 of the *Municipal Act, 2001*, where an Owner is convicted of knowingly carrying on or engaging in a trade, business or occupation on, in or in respect of any premises or any part of any premises without a License required by this By-law, the Court may order that the premises or part of the premises be closed to any use for a period not exceeding two (2) years.
- 16.11. Where a Person is convicted of a contravention of this By-law, other than a conviction described in section 16.10, and the Court determines that the Owner or occupant of the premises or part of the premises in respect of which the conviction was made knew or ought to have known of the conduct which formed the subject-matter of the conviction or of any pattern of similar conduct, the Court may order that the premises or part of the premises be closed to any use for a period not exceeding two (2) years.

17. ORDERS

- 17.1. Where the Township is satisfied that a contravention of this By-law has occurred, the Township may make an order requiring the Person who contravened this By-law, or who caused or permitted the contravention, or the Owner or occupier of the land on which the contravention occurred, to discontinue the contravening activity.
- 17.2. An order under s. 17.1 of this By-law shall set out:
- 17.2.1. reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred; and,
 - 17.2.2. the date by which there must be compliance with the order.
- 17.3. Any Person who contravenes an order under s. 17.1 of this By-law is guilty of an offence.
- 17.4. Where the Township is satisfied that a contravention of this By-law has occurred, the Township may make an order requiring the Person who contravened this By-law, or who caused or permitted the contravention, or the Owner or occupier of the land on which the contravention occurred, to do work to correct the contravention.
- 17.5. An order under s. 17.4 of this By-law shall set out:

- 17.5.1 reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred; and,
 - 17.5.2 the work to be done and the date by which the work must be done.
- 17.6 An order under s. 17.4 of this By-law may require work to be done even though the facts that constitute the contravention of this By-law were present before this By-law came into force.
- 17.7 Any Person who contravenes an order under s. 17.4 of this By-law is guilty of an offence.
- 17.8 If a Person fails to do a matter or thing, including comply with an order under this By-law, as directed or required by this By-law, the Township may, in default of it being done by the Person directed or required to do it, do the matter or thing at the Person's expense. The Township may recover the costs of doing a matter or thing from the Person directed or required to do it by action or by adding the costs to the tax roll and collecting them in the same manner as municipal taxes.
- 17.9 The costs outlined in s. 17.8 of this By-law shall include interest calculated at a rate of fifteen per cent (15%), calculated for the period commencing on the day the Township incurs the costs and ending on the day the costs, including the interest, are paid in full.
- 17.10 The amount of the costs, including interest, constitutes a lien on the land upon the registration in the proper land registry office of a notice of lien. The lien is in respect of all costs that are payable at the time the notice is registered plus interest accrued to the date the payment is made. Upon receiving payment of all costs payable plus interest accrued to the date of payment, the Township shall register a discharge of the lien in the proper land registry office.

18. SERVICE OF ORDERS, NOTICES and DECISIONS

- 18.1. An order, notice or decision under this By-law shall be served personally or by registered mail. A copy of the order, notice or decision may also be:
- 18.1.1. Emailed to the last known email address of the Person to whom the order is directed;
 - 18.1.2. Deposited in a mailbox or mail slot of the Person to whom the order is directed; or,
 - 18.1.3. Sent by prepaid regular mail to the last known address of the Person to whom the order is directed.

18.2. Where service is effected by:

18.2.1. registered mail, it shall be deemed to be made on the second (2nd) day after the date of mailing;

18.2.2. person service, it shall be deemed effective on the day the document served was delivered;

19. **SHORT TITLE**

19.1. This By-law may be cited as the “Dog and Kennel Licencing By-Law”.

20. **SEVERABILITY**

20.1. If any court of competent jurisdiction finds that any of the provisions of this By-law are ultra vires the jurisdiction of Council, or are invalid for any reason, such provision shall be deemed to be severable and shall not invalidate any of the other provisions of the by-law which shall remain in full force and effect.

21. **REPEAL**

21.1. By-laws 8/99 and 33/05 are hereby repealed.

22. **COMING INTO FORCE**

22.1. This By-law shall come into effect upon the final passing thereof.

Passed by Council on the 24th day
of March, 2021 authorized by
Council Resolution No. 2021-095

James Seeley, Mayor

Courtenay Hoytfox, Clerk

Township of Puslinch
By-law No. 024-2021
Schedule A
Part I of *Provincial Offences Act*
Set Fine Schedule

Item	Short Form Wording	Provision Creating or Defining Offence	Set Fine
1	Keep more than 3 dogs per dwelling unit / 5 dogs per property	2.2	\$200.00
2	Keep/harbour dog without valid tag	2.4	\$150.00
3	Affix tag to unregistered dog	2.6.1	\$150.00
4	Fail to display License in conspicuous place	3.7	\$300.00
5	Permit dog to run at large	5.1	\$100.00
6	Fail to remove dog excrement	5.4	\$100.00
7	Operate kennel without a license	7.1	\$400.00
8	Permitting Dogs outdoors – 8:00 p.m. to 7:00 a.m.	12.1	\$100.00

*NOTE: The penalty provision for the offences indicated above is section 16.1 of the By-law 024-2021, a certified copy of which has been filed.

September 19, 2023

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

Attention: Lynne Banks
lbanks@puslinch.ca

VIA E-MAIL

**Re: Peer Review of Environmental Noise Study and Peer Review Response
Proposed Dog Breeding Kennel
6706 Gore Road
Puslinch, Ontario
VCL File: 123-0140**

Dear Ms. Banks:

We have completed our review of these documents:

- “Environmental Noise Study, Dog Breeding Kennel, 6706 Gore Road, Puslinch, Ontario”, dated August 25, 2023, prepared by SLR Consulting (Canada) Ltd. (SLR); and
- Letter to Usman Aziz dated August 25, 2023 regarding 6706 Gore Road, Township of Puslinch, Peer Review Response – Proposed Dog Breeding Kennel – Environmental Noise Study, prepared by SLR.

Our comments are outlined herein.

1.0 COMMENTS

- a) We agree that the application of the sound level limits for a stationary noise source as outlined in Ministry of Environment, Conservation and Parks (MECP) Publication NPC-300 appropriately address the requirements of the applicable Noise By-Laws. This is consistent with item 8.1.9 in By-Law Number 024-2021 which indicates the predicted noise levels are not to exceed the environmental noise guidelines from stationary sources as published by the MECP.
- b) Section 4.1.1 of the SLR report indicates that the reference sound power level of 110 dBAI used to complete the impact assessment is an average sound power level that is representative of small to large breed dogs. The report then goes on to say “*as the kennel is planning to include small breeds at this time, this is considered to be a conservatively high assessment of noise impacts*”. A few questions:

- a. Why is this a conservatively high assessment when the reference sound power level used is a representation of the mix of breed sizes anticipated at the facility?
 - b. Is the facility planning on not having small breeds at some point in the future?
 - c. If small breeds are not at the facility, what impact does this have on the reference sound power level and the resulting off site sound levels? Conversely, if larger breeds are not anticipated at the facility, what impact does this have on the reference sound power level and the resulting off site sound levels?
- c) Section 4.1.1 also recommends that “*exterior windows to climate-controlled spaces where dogs will be located indoors remain closed for noise control purposes*”. For noise control purposes, all indoor spaces where dogs may be located require exterior windows and doors to remain closed for noise control purposes and not just those spaces that are climate controlled.
- d) The recommendation that a/c unit selections shall meet the sound level recommendations of MECP Publication NPC-216 is not adequate. According to NPC-216, the indicated 7.6 bels limit applies to residential air conditioners that are 38,900 BTU or less. If larger air conditioners are used, there is no corresponding sound level limit in NPC-216. Thus, the recommendation should simply be that each a/c unit must have an ARI sound rating not exceeding 7.6 bels.
- e) The discussion in 4.4 of the SLR report indicates that the vacant lot is not noise sensitive. NPC-300 clearly defines a noise sensitive zoned lot as being a Point of Reception where the noise guideline limits must be met. We agree that any required noise mitigation can be deferred but that the mitigation must be in place prior to any dwelling or other noise sensitive use being occupied. However, the noise study must demonstrate that any potential noise mitigation measures are feasible and practical. Questions about the potential noise mitigation measures mentioned in the report are:
- a. What does administrative controls mean? Will outdoor runs 1 and 2 cease to be used? Review of the analysis results also seem to show the guideline limits are exceeded for the outdoor run 4 scenario. Does this mean future outdoor activities will be limited to outdoor run 3?
 - b. What height of sound barrier is needed to meet the guideline limits?
 - c. Regarding Figure 5 which shows the area where an excess above the guideline limit is predicted, the Outdoor Point of Reception should also be considered which extends 30 m from the dwelling facades in all directions.
- f) The sound level modelling discussion in 4.2 indicates existing buildings were taken into account. Review of the analysis results indicate that the predicted sound levels are higher at POR 1 than at POR 3. These receptors are about the same distance from the facility. However, POR 1 likely benefits from the acoustical screening provided by the existing buildings (the analysis information in Appendix B shows barrier attenuation for the receptor to the west). Thus, it is not clear why the sound level at POR 1 is higher than at POR 3. Clarification is needed.

- g) The report fails to provide any significant analysis details, such as the ground absorption coefficient, or a sample calculation. Additional analysis detail is needed to confirm the analysis approach.

2.0 CONCLUSIONS

Our review of the environmental noise study prepared in support of the dog breeding kennel indicates a few items remain, as outlined above, that require further clarification and assessment before we can concur with its findings and conclusions.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:


John McAndrew, Eng.

JEV
J:\2023\1230140\000\Letters\2023-09-19 Peer Review V2.0.docx



Comment Summary – Zoning By-law Amendment Application – 6706 Gore Rd.

Consultant	Comments
GM BluePlan - Engineers	Please see letter attached
County of Wellington Planning	Please see letter attached
Ecologist	Please see letter attached
Stan Denhoed-Township Hydrogeologist	No concerns
Township of Puslinch Fire Department – Brent Smith	The Fire Department has no concerns.
Township of Puslinch Building Department – Andrew Hartholt	<ul style="list-style-type: none"> • Building permits will be required for any: <ul style="list-style-type: none"> ○ New or modified buildings <ul style="list-style-type: none"> ▪ The Township does not appear to have any records of building permits for the kennels and septic systems shown. ○ Additional or modified plumbing ○ New or modified septics • Shed #5 doesn't appear to be showing on the site plan provided. Where is the shed located? • Provide distances from septic system to existing buildings • Provide details, assessment, and estimated flows for all existing septic systems on-site.



	Further comments will be made once the site plan application is received and more information is available.
Township of Puslinch Public Works – Mike Fowler	No comments or concerns
Township of Puslinch By-law – Jacob Normore	By-law has no comments or concerns at this time.
GRCA	See letter attached
Source Water	Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the <i>Clean Water Act</i> .
Noise Consultant	See letter attached



March 27, 2023
Our File: 121006-042

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

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment
Proposed Dog Kennel and Related Operation
6706 Gore Road, Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-law submission documents received on March 22, 2023, we are providing comments for a proposal to convert an existing equestrian facility to a dog kennel facility, on the subject lands at 6706 Gore Road in the Township of Puslinch.

The following documents and drawings were received and reviewed:

- Zoning By-law Amendment Application, prepared by GSP Group, dated December 8, 2022.
- Pre-consultation Comment Summary, prepared by the Township of Puslinch, n.d.
- Letter for the Application for Zoning By-law Amendment, prepared by GSP Group, dated December 8, 2022.
- Final Site Plan, Fire Route Plan, and Water Management and Hydro Plan, unknown author, dated March 2023.
- Project Report, prepared by J.D. Barnes Ltd., dated December 21, 2022.
- Plan of Survey for Part of Lot 9 Gore Concession in the Township of Puslinch, prepared by J.D. Barnes Ltd., dated December 20, 2022.
- Waste Management Plan Report, unknown author, n.d.

We defer the following documents and drawings to the Township Planning department.

- Planning Justification Report, prepared by GSP Group, dated March 2023.

We defer the review of the following documents and drawings to the Township Building Department.

- House Plan, including H1-H3, unknown author, dated March 2023.
- Plan of Sheds, including A1-A3, unknown author, dated March 2023.

Based on our review of the site and provided documents, it appears that existing buildings, driveways, and parking areas are to be used for proposed dog kennel activities. It is assumed that existing water and wastewater servicing will be used, and that there will not be significant changes to site grading, drainage or the percent imperviousness of the property.

Therefore, as stated in GMBP's pre-consultation letter dated January 6, 2022, we will review the Site Plan for completeness as it pertains to the proposed activity.

As such, we provide the following comments based on our review of the Site Plan:

Deficiencies/Outstanding Matters

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Comment
1.	Site Plan Qualified Professional	Site Plan	March 22, 2023.	Please confirm the Site Plan author/drafter. As per Township of Puslinch Site Plan and Drawing Requirements, the Site Plan must show the author and it must be prepared by a qualified professional.
2.	Site Plan	Site Plan	March 22, 2023.	<p>Please see the complete Site Plan and Drawing Requirements for a list of items required for a Site Plan: Site Plan and Drawing Requirements (puslinch.ca) https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf</p> <p>Please confirm the general information such as the owner, consultant, legal description, property lines referenced to a current plan of survey, north arrow, revision dates (if applicable) on the Site Plan.</p> <p>Please also confirm garbage disposal areas, lighting information, accessibility routes, and signage for the fire access route on the Site Plan.</p>

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

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Srdjan Malicevic, E.I.T.
Project Designer



Steve Conway, C.E.T., rcsi, PMP
Branch Manager, Partner



COUNTY OF WELLINGTON

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

April 11th, 2023

Glenn Schwindinger
CAO
Township of Puslinch
7404 Wellington County Rd 34
Puslinch, On
N0B 2J0

Dear Glenn:

**Re: ZONING BY-LAW AMMENDMENT – Initial Comments
Usman Aziz
6706 Gore Rd
Township of Puslinch**

Please find the 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 a review of the following:

Reports Submitted:

- Zoning By-law Amendment Application Form
- Application for Zoning By-law Amendment Letter (December 8, 2022)
- Planning Justification Report prepared by GSP Group (March 2023)
- Waste Management Plan (n.d.)
- Surveyor's Real Property Report, prepared by J.D. Barnes Ltd. (December 20, 2022)
- Surveyor Project Report prepared by J.D. Barnes Limited (December 21, 2022)
- Fire Route Plan (March 2023)
- Water Management and Hydro Plan (March 2023)
- Site Plan (March 2023)
- Proposed Shed Drawings (March 2023)
- House Floor Plans (March 2023)
- Environmental Noise Study – Dog Breeding Kennel prepared by SLR (December 6, 2023)

Proposed Use

1. It is acknowledged that the application is proposing to establish a dog kennel facility and dog breeding operation. The applicant has confirmed that the proposed development will not include future veterinary services. The application proposes a site specific amendment to the zoning by-law for a portion of the property for the kennel use.

Planning Comments:

2. The applicant is to clarify the portion of the business related to the boarding of dogs. What services are provided for the boarding of dogs? Is the applicant proposing to have additional dogs boarded from the public above the 25 dogs on-site noted within the Planning Justification Report? Do the 25 dogs identified in the Planning Justification Report live on the property permanently? The maximum number of dogs permitted within the Kennel By-law on a property at any given time is 25 dogs.
3. Can the applicant please provide greater detail on the boarding services related to the boarding kennel (i.e. pick up and drop off times, other times of services, services provided etc.)
4. The applicant has identified that the property contains an existing single detached dwelling, a large rectangular metal-clad building, and two larger sheds. However, from the submitted site plan and shed drawings, it appears there are other sheds associated with the use (sheds 1-5). Shed 5 is not identified within the submitted site plan. Please confirm all of the buildings proposed to be associated with the use and show them on an updated site plan drawing. It appears the following buildings are used as part of the proposal:
 - a. Barns: 1-4
 - b. Sheds: 1-5
5. Five full time employees and three part-time employees are proposed associated with the use and guests are proposed to be permitted on the site during the hours of 10:00 am to 6:00 pm. Please provide an explanation as to the reasons guests are accessing the property (i.e. pick up and drop off times of dogs boarded on-site, other services etc.).
6. The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands within the County of Wellington Official Plan. The subject lands are also located within the Paris Galt Moraine Policy Area. The Secondary Agricultural Designation permits all uses allowed in the Prime Agricultural Area. Kennels may be permitted on an existing lot of record within the Prime Agricultural Area and the Official Plan provides that local zoning by-laws may establish criteria for these uses.
7. The subject property is zoned Agricultural (A) and is within the Natural Environment (NE) Zone and contains the Environmental Protection Zone Overlay. The proposed boarding and breeding kennel use appears to be fully within the Agricultural Zone, however an additional key map of the site showing the overall full property layout and the portion of the property within the proposed site specific zone is required to get a full understanding of the function of the site.
8. The applicant is to confirm the septic and water servicing requirements for the proposed use. The site plan shows three septic systems and one well. Please confirm which are existing and proposed. The application form indicates there are existing and proposed wells and septic systems. The pre-consultation included a question for the applicant to confirm the servicing requirements for the use.
9. Section 4.13 of the Township Zoning By-law requires that a kennel shall be no closer than 125 m from any existing residential dwelling, commercial or institutional building on any other lot. Planning staff are concerned that the dog runs appear to not be located outside of the 125 m from existing residential dwellings and how this may impact compatibility of the proposed use. The 125

m setback is measured from all components of the kennel use, not just where dogs are primarily housed. The submitted noise study appears to have not reviewed the 125 m setback as part of the evaluation, and it appears there are additional dog runs not reviewed by noise consultant. The noise study identified two (2) outdoor run areas (area to the rear of the barns and to the east of the barn), however the site plan and the submitted shed drawings show additional dog runs (shed 3 and shed 2, shed 5). All aspects of the kennel must be reviewed for noise impacts.

10. Planning Justification Report

- a. The Provincial Policy Statement in section 1.1.5.4 requires that development is compatible with the rural landscape and can be sustained by rural service levels should be promoted. The applicant is to provide clarifications of servicing requirements on the property. The total floor area of all combined buildings (identified as 530 square metres) as well as the size of all associated outdoor runs will be reviewed for compatibility. Please provide the areas of all the outdoor runs.
- b. The Growth Plan (2020) contains requirements for Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features. Please provide a key plan that shows the 30 m vegetation protection zone from all wetland features can be met.
- c. The subject lands are located within the Paris Galt Moraine Policy Area. The planning justification report should consider Section 4.9.7 of the Official Plan. Please confirm if any new buildings are proposed for the use (i.e. Shed #5).
- d. The subject lands contain Greenlands Systems including wetlands and Provincially Significant Wetlands. The planning justification report should consider section 5 of the Official Plan.
- e. The submitted Planning Justification Report did not evaluate the general provision section regarding kennels within section 4.13 of the By-law. This section includes a minimum setback from kennels to existing residential dwellings.

The dwelling located at 6700 Gore Road appears to be within the required 125 m setback. It is also noted Shed #1 appears to be included within the kennel use which may be within 125 m from the two-storey home to the south on the opposite side of Gore Rd. Shed #5 is not detailed on the site plan. This section also includes fencing requirements for outdoor runs, as well as restrictions for dog activity in outdoor runs. The Planning Justification Report should be updated to consider these provisions and confirm no additional relief is required.

Planning staff will consider the size of the proposed kennel and outdoor run area for compatibility and may need to consider the applicability of section 4.4 regarding the buildings on-site.

- f. Section 3 of the Planning Justification Report includes information on dogs and the locations they are housed. This description leaves out a number of sheds including sheds #1, #3, #5, and #4. Please update to include all buildings associated with the kennel and their use associated with the kennel. It would be helpful for a summary of the area of each building as well. Please also include a summary of the proposed dog runs including the area

associated with each run.

- g. Planning staff have concerns regarding setback of the kennel to the surrounding residential uses. It is recognized that the intent is to utilize existing structures and space, however this property is of a sufficient size to potentially accommodate a kennel elsewhere that meet the By-law Provisions. Please include a review of alternative locations in the Planning Justification Report.

11. Overall Site Map

- a. In addition to the documents submitted, please include a site map that shows the entirety site and proposed specific portion of the site that would be subject to the proposed site specific zoning amendment.
 - i. The site plan map should also clearly indicate fencing proposed surrounding outdoor runs, outdoor run size, and label all outdoor runs.
 - ii. The site plan map should clearly identify the distance of the kennel operation to the properties located at 6700 Gore Rd and the two-storey home to the south on the opposite side of Gore Rd identified as POR3 within the Environmental Noise Study.
- b. Show locations of waste bins as described within the Waste Management Plan on the site plan.

12. Shed Drawings

- a. The submitted drawing details the total number of enclosures for dogs within shed buildings. A number of the sheds are not shown on the submitted site plan. Please clarify if the sheds within the submitted drawings are sheds or barns and clearly differentiate between sheds and the metal clad building on the site plan for clarity. The capacity with the sheds appears to include 44 enclosures. Please provide further clarification regarding the number of enclosures when the maximum permitted number of dogs within the kennel by-law is 25 dogs.
- b. In addition to the sheds, please include floor plans of all existing buildings. It is noted floor plans were received for the existing dwelling.

13. Environmental Noise Study

- a. The noise study included an evaluation based on two outdoor runs, however, there appear to be additional outdoor runs on the site plan and attached to the shed buildings that must be considered. The submitted shed drawings include outdoor runs attached to Shed #2, Shed #5, and Shed #3.

It is understood that this study is being reviewed by a qualified professional, planning staff recommend that Township staff share these comments with the Township's noise consultant:

- (i) the noise study should consider all sources of noise (indoor and out);
- (ii) clarification on the number if dogs used to calculate noise requirements should be identified, and
- (iii) if it is appropriate to consider the noise of puppies as well;

- (iv) that confirmation that the applicable local Noise By-law is met.
 - (v) Review of the zoning by-law special provisions in relation to setback
 - (vi) consideration of the County of Wellington Noise By-law: [5001-05-Noise-By-law.pdf \(wellington.ca\)](https://www.wellington.ca/5001-05-Noise-By-law.pdf)
- b. The noise study indicated that noise was only reviewed as outdoor noise between the hours of 7 am – 7pm. The Township Zoning By-law restricts outdoor run or outdoor common play area hours between the hours of 8 pm – 7 am. Please confirm if the kennel will be operating outdoor runs after 7 pm.

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. Further, these comments have been prepared without the understanding of preliminary comments from other consultants and agencies. I trust these initial comments will be of assistance.

It is noted that all of the requested studies have been submitted by the applicant; however, planning staff have identified a number of updates/clarifications required that may delay the detailed review process and ultimately meeting the Planning Act's requirements for a decision to be made in 90 days. The Township may wish to consider requiring the following items to be addressed prior to deeming this application complete:

- An addendum to the Environmental Noise Study to reflect the comments provided above
- An addendum to the submitted Planning Justification Report to reflect the above comments
- An updated key map that shows the entirety of the site including the portion related to the site specific amendment, all buildings associated with the use clearly labeled, area of dog runs provided; distances of buildings and dog runs to surrounding sensitive land uses clearly identified, fencing and fence materials identified in compliance with the Township Zoning By-law and Kennel By-law.
- Floor plans for barns 1 – 4

Regards,



Joanna Salsberg, RPP
Planner



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Guelph . Ontario
N1H 5N8

519.822.6839

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www.aboutdng.com

URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
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VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

April 4, 2023

Our Project #: AA21-049A-005B
Sent by email: jbrotherston@puslinch.ca

Justine Brotherston, Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: 6706 Gore Road, Township of Puslinch
Ecological Review, Zoning By-law Amendment application
Proposed Dog breeding Kennel**

Dear Ms. Brotherston:

About & Associates Inc. has been retained by the Township of Puslinch to review additional materials as part of the zoning by-law amendment application, to determine if there are any new ecological constraints per the submitted materials, as they relate to a proposed Dog Breeding Kennel. Per the Township Zoning By-law, kennels are only permitted as a site-specific zoning amendment. We have reviewed the following documents as part of our assessment:

- Figure A1, A2 and A3, shed layouts, March 2023
- Site Plans, figure S1, S2 and S3, March 2023
- Project, Report, 6706 Gore Road, Puslinch, J.D. Barned Limited, December 21, 2022
- Waste Management Plan, 6706 Gore Road, Puslinch, ON, undated.
- Comment Summary – 6706 Gore Road, pre-consultation
- Plan of Survey of Part of Lot 9, Gore concession, Township of Puslinch, County of Wellington, J.D. Barnes, December 20, 2022.
- Zoning By-law Amendment application, 6706 Gore Road, December 8, 2022.
- House plans, Figure H1, H2 and H3, March 2023
- Environmental Noise Study, Dog Breeding Kennel, SLR Consulting (Canada) Ltd., December 6, 2022.
- Planning Justification Report, 6706 Gore road, Township of Puslinch, county of Wellington, GSP Group, March 2023.
- Letter to County, Re: Application for Zoning By-Law Amendment, 6706 Gore Road, Puslinch, GSP Group, December 8, 2022.

- Aerial photography of the subject site, including Google Street View, March 2021
- Wellington County Draft Natural Heritage System Mapping
- GRCA mapping of natural heritage features (e.g., regulation limit, GRCA and OMNR wetlands, ANSI's, and MNR Woodlands), and
- Natural Heritage Information Center, Make-a-map, accessed March 30, 2023

Our review has identified and confirmed the following continue to apply regarding the presence of ecological constraints or concerns, as they relate to the proposed Dog breeding Kennel.

- All proposed facilities are existing on the property, and only the addition of board on board fencing for a proposed dog run/play area is proposed as new build.
- Review of Google aerial and street view photography images has not identified any additional/unmapped natural heritage features are present in the vicinity of the proposal.
- GRCA regulated habitat (a small area of Wetland identified to the north of the proposed development) is present within the property limits, but the proposed use is approximately 60m from the regulation limit.
- The MNRF Natural Heritage System mapping and the Wellington County Draft Natural Heritage System mapping does not identify any further natural heritage features within the property limits.
- The provincial Natural Heritage System limits are present on the property and include the area of a 30m buffer around the northern wetland feature. It appears that the proposed board on board fencing is outside of the NHS.
- Our Species at Risk review of the NHIC, Ontario Reptile & Amphibian Atlas, Breeding Bird Atlas and Mammal Atlas, has determined that habitat for any Species at Risk is unlikely to be impacted, based on the limits of the development, and that the structures are existing and will remain.
- The proposed development is within the boundaries of the Growth Plan for the Greater Golden Horseshoe but does not appear to include the lands within the Natural Heritage System.

In conclusion, our review of the zoning application documents, and background information corroborates our previous review of the pre-submission application, that no natural heritage features requiring additional study exist within the proposal area. The waste management plan has identified that any waste retained on site will be stored in appropriate receptacles that do not allow any leaching into the environment.

Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.



Cheryl-Anne Ross, B. Sc.
Ecology Lead & Wildlife Ecologist

S:\A+A Projects\2021\Approved\21-049A Puslinch Peer Review\AA File\21-049A-005B 6706 Gore Rd\Report\AA Ecological review 21-049A-005B final.docx



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

March 23, 2023
via email

GRCA File: ZBA – 6706 Gore Road

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
6706 Gore Road, Township of Puslinch
Usman Aziz – Owner
GSP Group c/o Kristen Barisdale – Agent

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Zoning By-law Amendment (ZBA) Application to permit the establishment of a dog kennel facility and dog breeding operation at 6706 Gore Road in the Township of Puslinch.

Recommendation

The GRCA has no objection to the proposed Zoning By-law Amendment.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments 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 includes unevaluated wetlands and the regulated allowance to these features. Due to the presence these features, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Future development or other alteration within GRCA regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

From our review, we believe that the proposed zoning amendment would not impact on the natural hazards and would not provide opportunity for additional built development in or adjacent to the hazards. As such, we have no objection to the proposal.

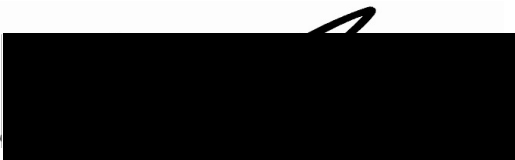
Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor Zoning By-law Amendment and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

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 clorenz@grandriver.ca.

Sincerely,



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

Enclosed: GRCA Mapping

Copy: Usman Aziz (via email)
GSP Group c/o Kristen Barisdale (via email)
County of Wellington (via email)



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>



April 26, 2023

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

Attention: Lynne Banks
lbanks@puslinch.ca

VIA E-MAIL

**Re: Peer Review of Environmental Noise Study
Proposed Dog Breeding Kennel
6706 Gore Road
Puslinch, Ontario
VCL File: 123-0140**

Dear Ms. Banks:

We have completed our review of the “Environmental Noise Study, Dog Breeding Kennel, 6706 Gore Road, Puslinch, Ontario”, dated December 6, 2022, prepared by SLR Consulting (Canada) Ltd. (SLR).

Our comments are outlined herein.

1.0 COMMENTS

- a) The noise assessment indicates that the noise by-laws of Puslinch and North Dumfries do not apply to the proposed breeding kennel. It is agreed that the Puslinch By-Law 5001-05 does not appear to apply. However, the North Dumfries By-Law 2609-14 does have a general prohibition on noise. Part 3.1 states “*no person shall make, cause or permit Noise or vibration, at any time, which is likely to disturb any inhabitant of the Township, which may include disturbing the quiet, peace, rest, enjoyment, comfort or convenience of the inhabitant*”. This would apply to the noise from barking dogs. However, no sound level limits are provided in the by-law.
- b) The noise assessment has applied the Ministry of Environment, Conservation and Parks (MECP) noise guideline requirements of NPC-300 for a frequent impulsive noise source to complete the assessment. The Class 3 exclusion limits have been applied. This is considered appropriate. Section 2.3.1 of the SLR report indicates the outdoor sound level limits apply at the outdoor living area (yards). The sound level limits are applicable at any point within 30 m of a residential dwelling provided it is on the same property as the dwelling itself.

- c) The noise study has identified the closest existing residences to complete assessment. NPC-300 also requires the assessment include vacant lots that have the zoning to permit a noise sensitive land use to also be included in the assessment. In this area, the lands likely have agricultural zoning where a residential dwelling is permitted. Thus, a discussion (and assessment if applicable) on vacant lots should be included as part of the assessment.
- d) The NPC-300 noise guideline requires a predictable worst-case noise impact assessment. Our understanding of the assessment is that barking dogs are modelled in both outdoor run areas simultaneously. It may be possible that the dogs will be in one outdoor run or the other and not always in both. Thus, the predictable worst-case assessment should consider this scenario.
- e) The assessment has excluded the noise impact from the outdoor air conditioning equipment. It is agreed that it will likely not be significant. However, maximum (AHR1) sound ratings for the equipment should be provided in the assessment to assist with its future selection when the facility is being designed and constructed.
- f) Since the noise study does not consider the impact of barking dogs indoors and the indoor spaces will be climate controlled, a recommendation of the noise study should be that all exterior windows and doors remain closed.
- g) The noise study concludes that the proposed facility complies with the requirements of the Puslinch and North Dumfries noise by-laws. It is not clear how this conclusion can be drawn since SLR's position is that the by-laws are silent on dog barking noise and they have not been considered further. However, as per item a) above, at least the general prohibition in the North Dumfries noise by-law is applicable.

2.0 CONCLUSIONS

Our review of the environmental noise study prepared in support of the dog breeding kennel indicates there are a few items, as outlined above, that require further clarification and assessment before we can concur with its findings and conclusions

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:



John Emeljanow, P.Eng.



REPORT PDAC-2024-002

TO: Planning and Development Advisory Committee

PREPARED BY: Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: May 14, 2024

SUBJECT: Finance and Budget Training

RECOMMENDATIONS

That staff report PDAC-2024-002 entitled Finance and Budget Training be received for information.

Purpose

The purpose of this report is to provide the Planning and Development Advisory Committee ("Committee") with information regarding financial items specific to the Committee.

Background

The Township begins its annual budget process in June of each year to obtain Council's objectives regarding the overall direction of the proposed budget including the overall direction of service levels.

As part of the budget process, the Township's Advisory Committees must submit their 2025 budget requests for the year to support their goals and objectives as approved by the Committee as a whole. The Committee's approved budget proposal will be provided to Council for consideration as part of 2025 budget deliberations.

2024 Approved Capital and Operating Budget

There were no 2024 approved capital budget items applicable to the Committee.

Attached as Schedule A to this Report is the 2024 approved operating budget applicable to the Committee.

2025 Proposed Capital and Operating Budget

Any new 2025 budget requests must include the following items which must be approved by the Committee as a whole:

- Committee Memo
- Advisory Committee Goals and Objectives Proposal Form

The above two items including the Advisory Committee Goals and Objectives Standard Operating Procedure is attached as Schedule B to this Report.

As of the date of publishing this report, no 2025 budget requests have been received. Below is a chart the Committee may use to facilitate 2025 budget requests during the June 11, 2024 Committee Meeting for the Committee’s approval. Supporting documents including a completed Committee Memo and completed Advisory Committee Goals and Objectives Proposal Form will be required to be submitted to the Committee Secretary for review with the Municipal Clerk and Director of Finance/Treasurer prior to presenting this information to Council for approval as part of 2025 budget deliberations. If there is a budget item that is not connected to a current goal or objective this is also an opportunity for the Committee to add to its goals and objectives for Council’s endorsement.

#	Project Title	Description	Related Goal/ Objective	Priority (High, Medium or Low)	Estimated Project Cost	One Time/Continued
1.						
2.						
3.						

The Department Head or its designate is responsible for preparing base budget increase requests (as applicable) or capital budget sheets (as applicable) pertaining to the new request that has been approved by the Committee as a whole.

Summary of Budget Development and Control Policy

The Township adopted a Budget Development and Control Policy on October 27, 2021 to serve as a guideline for the development and control of the Township's annual budgets. The Budget Development and Control Policy and information on current year and previous year approved budgets is located on the Township's website at [Puslinch.ca/budget](https://puslinch.ca/budget).

Outlined below is a high-level summary of information within the Budget Development and Control Policy regarding the Ten Year Capital Budget and Forecast which may be applicable to the Committee for any new 2025 budget requests:

- Capital budget sheets are prepared by Department Heads for current year proposed projects and include a brief description of the project, explanation of the need for the project, operating cost impacts, and any link to the Asset Management Plan, other master plans, studies, inspections, etc.

Outlined below is a high-level summary of information within the Budget Development and Control Policy regarding the Operating Budget Methodology which may be applicable to the Committee:

- The base operating budget is prepared using the following methodology with focus on the Township's key initiatives as previously approved by Council:
 - 2-years of historical data, current year to date data, and prior year approved budget is reviewed when developing the proposed base operating budget.
 - Consumer Price Index (CPI) adjustments for volatile commodity price shifts (ie. fuel, natural gas, etc.).
 - Unavoidable price changes as per contractual obligations (ie. insurance, etc.).
 - Provincial or Federal funding announcements.
 - Efficiencies and cost savings achieved through new innovative approaches to delivering services.
 - Revenue and recovery amounts based on the approved User Fees and Charges By-law.
- User fees and charges shall be automatically adjusted annually based on the CPI for Ontario from May to May. When recommending a new user fee and charge or where the pressure on user fees and charges indicates an alternate rate change over and above the CPI inflation rate to ensure tax subsidization does not increase, the Township will consider changes to the user fees and charges that closely reflect the actual cost for providing the service while keeping in line with comparator municipalities.
- The Director of Finance/Treasurer or designate will determine and incorporate in the base operating budget a cost of living adjustment for Council's approval.

- Base budget increase requests are provided separately via a Base Budget Increase form and require approval from the Chief Administrative Officer and Director of Finance/Treasurer prior to being presented to Council. Base budget increase requests are required if an operating line item expenditure is increasing due to a proposed new project/initiative/service level/governing legislation. These requests are not incorporated in the base operating budget. The Department Head must indicate whether the base budget increase request is one-time or recurring.

Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy

Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy including the Expense Report form and Conference Expense Guide are attached as Schedule C to this Report.

Financial Implications

Any new 2025 budget requests must include the following items which are to be approved by the Committee as a whole prior to being provided to Council for consideration as part of 2025 budget deliberations:

- Committee Memo
- Advisory Committee Goals and Objectives Proposal Form

The Department Head or its designate is responsible for preparing base budget increase requests (as applicable) or capital budget sheets (as applicable) pertaining to the new request that has been approved by the Committee as a whole.

Applicable Legislation and Requirements

Municipal Act, 2001

Attachments

Schedule A - 2024 Approved Operating Budget

Schedule B – Advisory Committee Goals and Objectives Standard Operating Procedure, Committee Memo, and Advisory Committee Goals and Objectives Proposal Form

Schedule C - Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy including the Expense Report form and Conference Expense Guide

Department	Account Type	Ac	Description	2021 Actuals	2022 Actuals	2023 YTD	2023 Budget	2024 Budget
PDAC								
	Expenditures							
			Per Diems	\$4,362	\$4,240	\$4,337	\$4,923	\$5,120
			Office Supplies & Equipment	\$0	\$0	\$65	\$100	\$100
			Mileage	\$0	\$0	\$0	\$150	\$150
			Professional Development	\$0	\$0	\$400	\$500	\$500
			Meals	\$0	\$0	\$0	\$50	\$50
			Travel - Accomodations & Parking	\$0	\$0	\$0	\$500	\$200
	Expenditures Total			\$4,362	\$4,240	\$4,802	\$6,223	\$6,120
Grand Total				\$4,362	\$4,240	\$4,802	\$6,223	\$6,120



SOP: Advisory Committee Goals and Objectives

Last updated: October 1, 2021

Department: Advisory Committees

Online form? No

Payment required? No

Staff responsible: Advisory Committees, Subcommittees, Committee Secretary

Purpose: Brief description of the department responsible and list the main job functions below:

- Review approved annual committee goals and objectives
- Develop a detailed proposal of how implementation of the goal or objective will be achieved
- Provide a detailed break-down of budget implications if applicable

Procedure:

1. Considerations when developing a detailed proposal:
 - Review of the specific goal or objective.
 - Has the demand or need been adequately established for the initiative? Provide these details in the proposal.
 - Are there legislative requirements that need to be considered and adhered to?
 - Are there comparator municipalities offering something similar? This may not be applicable to all initiatives but should be considered when developing the proposal.
 - Will any aspect the initiative require Township funding? Are there alternatives such as fundraising or grant options available? The committee secretary can assist. If fundraising is recommended, be specific as to how fundraising will be done and what Township resources are required.
 - Develop a detailed breakdown of the costs and include detail documentation for any cost estimates.



- Consider sourcing options and whether any Township Policies such as the procurement policy need to be adhered to. The committee secretary should attend subcommittee meetings to provide this information.
 - Does the initiative require marketing or advertising? Consider the Township media platforms and/or Township events (Fall Fair, Farmer's Market, etc.) and provide detail of how best to inform the community if applicable. Include the cost of advertising if applicable.
 - Will the initiative require staff resources? The committee secretary can assist. Include how many hours per week, and how many staff.
 - Will the initiative generate revenue? Provide details for revenue assumptions. The committee secretary can assist with next steps if this is applicable.
 - Will this be an expense each year or is this a one-time expense?
2. Once the goals and objectives have been approved by Committee and Council:
- If the item does not require funding, the subcommittee can work through the initiative and report back to the committee at the frequency identified.
 - If the item requires budget approval, the subcommittee can begin work once the budget amount has been approved by Council.
 - The committee secretary will work with their department head to complete either a base budget increase request form (operating budget) or a capital budget request form.
 - The subcommittee will submit any quotes to the committee secretary who will confirm the quote meets the approved proposal and budget amount in collaboration with their department head, and ensure the purchase is in compliance with the Township Procurement Policy.
 - The committee member or committee secretary can then make the purchase. If payment up-front is required, the committee secretary will use the corporate credit card in accordance with Township policy. If the purchase can be invoiced, the committee member can proceed with the order once approved by the committee secretary and department head. The committee member will then provide the invoice to the committee secretary to ensure payment is made by the Finance team.
 - The committee secretary will report on the status of goals and objectives to Council at year-end.

COMMITTEE MEMO

TO: COMMITTEE NAME

FROM: COMMITTEE MEMBER NAME

MEETING DATE: MONTH DAY, YEAR

SUBJECT: NAME OF MEMO (e.g. Training Opportunities)

RECOMMENDATIONS

To be written by Staff if required and approved by Committee Member submitting memo.

Purpose

Indicate the purpose of the memo. Why is this subject being brought to the committee for consideration.

Background

Provide context to the memo. What events led to this subject being presented to the committee.

Comments

Provide any analysis of the subject or action items that are to be considered by the committee.

Financial Implications

Indicate if there is a financial implication related to the subject. It is recommended that committee member's consult the Committee Secretary if there is a financial implication associated with the topic of the memo.

Attachments

Indicate if there are any supporting materials to the memo such as presentations, pictures, applications, etc.

Note: Memo's must be provided to the Committee Secretary at least 48 hours prior to the agenda being published for review by staff. Agenda's are posted one week before the meeting date.

Name of Goal/Objective:

Description of Goal/Objective:

Has the demand or need been adequately established for the initiative?

Yes

No

If yes, provide details supporting the demand/need for the initiative:

Are there legislative requirements that need to be considered and adhered to?

Yes

No

If yes, provide details of legislative requirements that need to be adhered to:

How will the initiative be funded? (Select all that apply)

Budget Request

Grant

Fundraising

Provide a description of how the initiative will be funded (e.g. If fundraising is recommended how will the fundraising be done and what Township resources are required?)

Provide a detailed breakdown of the costs and attach documentation for any cost estimates.

Will this be an expense each year or will this be a one-time expense?

Expense each year

One-time expense

Provide how services or items for this project will be sourced. Consider if any Township Policies such as the Procurement Policy need to be adhered to.

Does this initiative require marketing or advertising?

Yes

No

If yes, describe what marketing or advertising channels will be used (e.g. Social Media, Traditional or Digital Advertising, Township Events, etc.) and provide detail on why these channels are best to reach the target audience. (Any costs associated with marketing or advertising should be included in the detailed breakdown above. If an external advertiser is identified an external advertisement proposal must be submitted as well.)

Will this initiative require staff resources?

Yes

No

If yes, describe the staff resources required. (Include how many staff and how many hours per week)

Will this initiative generate revenue?

Yes

No

If yes, provide details for the amount of revenue and indicate if there is a specific purpose proposed for this revenue.



Title: Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy

Date: December 16, 2020 through By-law No. 058-2020

Subject: Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy
File No. A09 EXP
File No. C01 REM

Policy Statement:

The Township of Puslinch (“Township”) shall provide all Members of Council, Committee Members, and Other Appointments reasonable compensation, benefits (if applicable) and permitted expense reimbursement for carrying out their respective roles and responsibilities.

Scope:

This policy applies to all Members of Council, Committee Members, and other Appointments.

Purpose:

The policy outlined below addresses all financial provisions paid to Members of Council, Committee Members, and other Appointments for the carrying out of their respective roles and responsibilities.

1. Compensation

1.1. The following compensation amounts shall be adjusted annually by the cost of living increase approved through the budget process for staff for each year:

- Per meeting compensation of \$108.28 provided to Committee Chairs (excluding Members of Council) effective January 1, 2020.
- Per meeting compensation of \$94.82 provided to Committee Members (excluding Members of Council) effective January 1, 2020.
- Per call compensation of \$104.92 provided to Other Appointments effective January 1, 2020.

1.2. The following annual compensation amounts to the Mayor and each Councillor are effective January 1, 2020 and shall be adjusted annually by the cost of living increase approved through the budget process for staff for each year:

- Annual compensation of \$27,383 provided to the Mayor
- Annual compensation of \$18,450 provided to each Councillor

2. Benefits (applicable to Members of Council, Excluding the Mayor)

2.1. Township Councillors shall be entitled to receive the following benefits which shall be provided, subject to carrier limitations, upon the same terms which are made available to the staff of the Township, including Extended Health Care, Hospital Semi-Private, Dental, Drug, Vision Care, and Out of Province Coverage. These benefits are provided until the end of the month in which the Member of Council attains the age of 75 or upon the date of leaving office.

2.2. The Mayor is covered by the County of Wellington's benefit program.

2.3. When a Member of Council (excluding the Mayor) attains the age of 75, the premium that would be paid by the Township for benefit coverage shall be paid directly to the member of Council for the purpose of obtaining coverage and shall be treated as a taxable benefit.

3. Expenses

3.1. Members of Council shall request the completion of a T2200 – Declaration of Conditions of Employment Form after providing a draft, completed T2200 form to the Director of Finance/Treasurer for approval and signature, together with a brief statement outlining the types of expenses incurred and the basis for requesting the form T2200 (Template form provided by Finance).

3.2. The Township acknowledges and supports that all Members of Council, Committee Members, and Other Appointments incur various expenses when conducting Township business. The Township will reimburse the following permitted expenses:

4. Equipment, Services, and Supplies (applicable to Members of Council)

- 4.1. At the commencement of each Term of Council, each member of Council will be provided with the equipment, services, and supplies as outlined below:
- A laptop computer with a carrying case, one pointing device (mouse) and Township supported software
 - Township email account
 - Business cards that meet the Township's approved standards
- 4.2. Township equipment requiring replacement and/or service must be brought into the Township office.
- 4.3. The technology equipment/software provided to Council can be purchased by a Member of Council at the end of his or her term provided that the technology equipment/software is removed from all Township networks and shared drives.

5. Mileage

- 5.1. Members of Council will be reimbursed for mileage outside the Township boundaries at the Township's approved mileage rate when required to drive their personal vehicle for Township business purposes. A budget for mileage shall be included in the annual budget of Council.
- 5.2. Committee Members and Other Appointments will be reimbursed for mileage at the Township's approved mileage rate when required to drive their personal vehicle for Township business purposes. A budget for mileage shall be included in the annual budget of each Committee or the applicable cost centre.
- 5.3. The following mileage expenses will not be reimbursed:
- Meetings held within the Township's municipal facilities.
 - Attendance at social events (ie. open house, barbeque, fundraiser, awards, ceremonial events, banquets, golf tournaments, etc.)
 - Mileage for Township business conducted within the boundaries of the Township (applicable to Members of Council).
- 5.4. The rate per kilometre will be set as follows:

- An annual review of mileage rates shall be undertaken each year utilizing the Canada Revenue Agency (CRA) per kilometre rates that are set at the end of each year.
- The mileage reimbursement rate be set at \$0.50 per kilometer unless an adjustment to the rate is approved by Council through a report from the Director of Finance/Treasurer or designate.

5.5. Mileage reimbursement shall be calculated at the Township approved rate and the driving distance where possible shall be calculated utilizing an odometer reading, Google Maps or a similar service.

5.6. Mileage shall be calculated based on the kilometres from the individual's normal work site, home or alternative location and returning to their normal work site, home or alternative location. For multiple destinations on the same trip, mileage shall be calculated based on the kilometres from one destination to the next destination. Mileage is not reimbursable for the distance travelled from the individual's normal work site to home or vice versa.

5.7. When more than one individual is travelling to the same off-work site, it is encouraged that carpooling be utilized whenever possible.

6. Expenses Related to Conference/Seminar/Training Sessions

6.1. Conference, seminar, or training expenses for Members of Council and Committee Members are reimbursable and shall be itemized in the annual budget of Council and the Committee. Members of Council and Committee Members shall present at the time of budget the conference, seminar, or training session each member wishes to attend for the year. When a member attends a conference, seminar or training session, the member is required to provide a written or verbal report at a subsequent Council Meeting regarding the key takeaways from the session(s) attended.

6.2. The reimbursable costs are outlined below:

- Actual cost of registration fees.
- Use of a personal vehicle will be reimbursed at the Township approved mileage rate but should be compared to the cost of economy air fare to determine the most cost effective means of travel.
- Air travel costs will be reimbursed to a maximum of economy air fare. For the purpose of this policy, "economy air fare" shall mean the conference rate air fare

(if available) or the economy air fare which was generally available at the time when travel arrangements were made.

- Ground transportation to and from the airport.
- Car rental use will only be reimbursed should there be no other alternative.
- Accommodation shall be paid at a single room rate or at the conference rate for the duration of the event, plus one day travel when appropriate.
- Meals while attending a conference, seminar, or training session will be reimbursed only if they are not included in the registration fees.

6.3. Conference, seminar, or training attendance is limited to Ontario unless otherwise approved by Council.

6.4. Conference, seminar, or training attendance is limited to the following for Members of Council:

- Two (2) municipal conferences per year in Ontario or one (1) outside of Ontario.
- Two (2) municipal training sessions per year in Ontario or one (1) outside of Ontario.
- Conference, seminar, and training sessions must be itemized in the annual budget of Council.

6.5. Conference, seminar, or training attendance must be pre-approved through the budget process by Council for Committee Members.

6.6. Registration, accommodations and travel arrangements are to be made through the appropriate administrative support staff and paid with the Township credit card.

6.7. Third party billing is not permitted.

7. Other Expenses

7.1. The following are reimbursable expenses (must be supported by original receipts) and shall be included in the annual budget of Council and the Committee:

- Corporate Business Meal * (applicable to Council Members)
- Food or beverage items available to all invitees for Appreciation Night, Beef on a Bun Event, and the Staff Barbeque event.
- Gratuities (within reason and no greater than fifteen percent)
- Parking fees for your vehicle while engaged in Township business
- Taxi, bus and train fares

- 407 ETR trip toll charges. Reimbursement for 407 toll charges will be limited to the trip toll charges and will not include any amounts related to the acquisition of a transponder or related service fees.
- * A Corporate Business Meal must be pre-approved by Council. A Corporate Business Meal must show the name of the guest(s) and state the business purpose or reason for the meeting/meal. The guest(s) does not include a Township employee(s) or a Member of Council. A Corporate Business Meal may include a luncheon or dinner event.

7.2. The Township is an inclusive employer and will reimburse accessibility related expenses required to carry out the responsibilities of the job.

8. Expense Approval – General

8.1. An Expense Report (Template form provided by Finance) and a receipt of the actual vendor/business providing the goods/services must be submitted in order for a claim to be processed, unless provided otherwise by this Policy. The receipt must include the date, description of goods/services and breakdown of all costs. A credit card slip for any expense will not be accepted in place of a vendor's receipt.

8.2. The following expenses will not be reimbursed:

- An expense for a spouse or companion
- Alcoholic beverages
- Cost of a fine
- Loss or damage to a vehicle
- Food or beverage items not identified as being permitted in this policy unless an overnight stay is involved
- Telephone calls from a hotel room
- Personal entertainment expenses
- Dry cleaning or alteration expenses for uniforms/clothing
- Community memberships
- Tickets for social events (ie. open house, barbeque, fundraiser, awards, ceremonial events, banquets, golf tournaments, etc.)

8.3. The above list is a guideline and may not cover all possibilities of non-reimbursable items.

- 8.4. Where a conference or other event is hosted out of the country, foreign exchange will be paid on actual costs and converted at the exchange rate prevailing at the time the costs were incurred.
- 8.5. The appropriate signing authority shall be responsible for the approval of requests for payment/reimbursement of eligible expenses subject to completion of the Expense Report and supporting documentation. All payment/reimbursement of eligible expenses are reviewed by the Director of Finance/Treasurer or designate prior to issuing the disbursement.
- 8.6. For the purpose of this policy, the signing authority shall be:

Individual Incurring Expense	Signing Authority
Member of Council	Director of Finance/Treasurer or CAO/Clerk
Committee Member	Deputy Clerk or Designate
Other Appointee	Deputy Clerk or Designate

- 8.7. An Expense Report is to be submitted to the appropriate signing authority by the 15th of the month following the month in which the expense was incurred. It will be at the discretion of the Director of Finance/Treasurer or designate if expenses submitted after this date will be approved.

9. Accountability

- 9.1. The following steps set out the action(s) to be taken to resolve a dispute or extraordinary circumstance that may arise regarding reimbursement of expenses:
- The appropriate signing authority shall meet with the Member of Council, Committee Member or Other Appointee and make every reasonable effort to resolve the matter.
 - Where a matter cannot be resolved, the Director of Finance/Treasurer or designate shall prepare a report to Council for its consideration.
- 9.2. The Director of Finance/Treasurer or designate shall report annually the Remuneration and Expenses paid to Members of Council. The Finance Department shall ensure that the annual Remuneration and Expense reports and monthly expense reports for Members of Council are posted on the Township website.

- 9.3. Upon submission of a signed Expense Report including all original receipts, Members of Council, Committee Members and Other Appointees warrant all claims are related to Township business and are eligible in accordance with this policy.
- 9.4. The Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy will be reviewed every five (5) years in accordance with the Township’s policy review schedule.

From (dd/mm/yy)	To (dd/mm/yy)

Name of Claimant: Surname, First Name

I warrant that I have a valid driver's licence and vehicle insurance coverage.

 Claimant's Signature

 Date (DD/MM/YY)

Check if the above is not applicable

 Approval

 Date (DD/MM/YY)

Business Travel Detail						
Item No.	Date (dd/mm/yy)	Destination/Explanation	Daily Travel (km)	From (Location)	To (Location)	Includes return km (Yes/No)
1						
2						
3						
4						
5						
6						
7						
Total Kilometers			-			
Rate/km			\$ 0.50			
Total Mileage			\$ -			

Business Expense Detail (Attach all original and itemized invoices/receipts)				
Item No.	Date (dd/mm/yy)	Item Description	Total Expenses (including taxes)	General Ledger Account Code
1				
2				
3				
4				
5				
6				
7				
Totals			\$ -	
Total \$ Amount Due			\$ -	



Conference Approval Process

Conference, seminar or training attendance must be pre-approved through the budget process by Council. Committee Members shall present at the time of budget the conference, seminar or training session each member wishes to attend for the year. When a member attends a conference, seminar or training session, the member is required to provide a written or verbal report at a subsequent Committee Meeting regarding the key takeaways from the session(s) attended.

If a Committee wants to amend the Approved Conferences for Committees as outlined below, the Committee must complete an Advisory Committee Goals and Objectives Proposal Form for Council's approval through the annual budget process.

Approved Conferences for Advisory Committees

Heritage Advisory Committee

1. Ontario Heritage Conference (Any Member)
2. National Trust Conference (2 Members)

Recreation Advisory Committee

1. Parks and Recreation Ontario Conference or Ontario Parks Association Annual Parks Education Forum (Any Member)

Planning and Development Advisory Committee

No conferences have been requested for approval at this time.

Conference Registration, Accommodation and Travel Arrangements

Conference, seminar, or training attendance is limited to Ontario unless otherwise approved by Council.

Registration, accommodations (at a single room rate or at the conference rate for the duration of the event, plus one day travel when appropriate), and travel arrangements are to be made through the appropriate administrative support staff and paid with the Township credit card. Third party billing is not permitted.

Conference Travel

- Use of a personal vehicle will be reimbursed at the Township approved mileage rate but should be compared to the cost of economy air fare, bus fare, or train fare to determine the most cost effective means of travel.
 - Mileage reimbursement shall be calculated at the Township approved rate and the driving distance where possible shall be calculated utilizing an odometer reading, Google Maps or a similar service.



- Parking fees for your vehicle while engaged in Township business are reimbursable, as required.
 - 407 ETR trip toll charges are reimbursable, as required. Reimbursement for 407 toll charges will be limited to the trip toll charges and will not include any amounts related to the acquisition of a transponder or related service fees.
 - When more than one individual is travelling to the same off-work site, it is encouraged that carpooling be utilized whenever possible.
- If a personal vehicle is not the most cost effective means of travel, ground transportation via taxi, bus or train fare is reimbursable.

Other Conference Expenses

The following are reimbursable expenses and must be supported by original detailed receipts and shall be included in the annual budget of the Committee:

- Meals while attending a conference, seminar or training session will be reimbursed only if they are not included in the registration fees.
- Gratuities (within reason and no greater than fifteen percent).

The following expenses will not be reimbursed:

- An expense for a spouse or companion
- Alcoholic beverages
- Cost of a fine
- Loss or damage to a vehicle
- Food or beverage items not identified as being permitted in this policy unless an overnight stay is involved
- Telephone calls from a hotel room
- Personal entertainment expenses
- Dry cleaning or alteration expenses for uniforms/clothing
- Community memberships
- Tickets for social events (ie. open house, barbeque, fundraiser, awards, ceremonial events, banquets, golf tournaments, etc.)

The above list is a guideline and may not cover all possibilities of non-reimbursable items.

Expense Approval

An Expense Report and a detailed receipt of the actual vendor/business providing the goods/services must be submitted in order for a claim to be process. The receipt must include date, description of goods/services and a breakdown of all costs. **A credit card slip for an expense will not be accepted in place of a vendor's receipt.**



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Expense reports and detailed receipts should be submitted to the appropriate support staff. All payment/reimbursement of eligible expenses are reviewed by the Director of Finance/Treasurer or designate prior to issuing the disbursement.

The Expense Report is to be submitted to the appropriate support staff by the 15th of the month following the month in which the expense was incurred. It will be at the discretion of the Director of Finance/Treasurer or designate if expenses submitted after this date will be approved.

Upon submission of a signed Expense Report including all original receipts, Committee Members warrant all claims are related to Township business and are eligible in accordance with the Council, Committees and Other Appointments – Compensation, Benefits and Expense Policy