



September 14, 2023

30264-21

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Pre-Consultation Meeting for Zoning By-law Amendment
Severance Application B17-23
86 Farnham Road
Part of Lot 5, West of the Blind Line, Registered Plan 131
PIN 71185-0135
Township of Puslinch**

Severance Application B17-23 was approved subject to conditions. The severance is creating a new rural residential parcel along Farnham Road in Puslinch. The Severed Parcel will have a frontage of 50±m, depth of 85±m, for an area of 0.42±ha where a dwelling is proposed. The site has been evaluated and a safe entrance is possible. The Zoning requirements are met for this parcel.

The Retained Parcel – known as #86 Farnham Road (PIN 71185-0135) – is a corner lot with frontage of 276±m along Carter Road and a frontage of 286±m along Farnham Road, for an area of 32.6±ha where the existing dwelling, old bank barn and various accessory buildings will remain. The parcel will continue to be used for agricultural purposes (cash crop).

The subject property is zoned Agricultural and the Zoning requirements are met for the Retained Parcel in terms of Frontage and Lot Area.

A Zone Change Application is required as a condition of the approved severance (Conditions 5, 8 and 11) to prohibit livestock in the old barn / agricultural buildings in order to meet the Minimum Distance Separation (MDSI) requirements.

We evaluated the barn on the subject property and across the road at #83 Carter Road for Minimum Distance Separation (MDSI) and are of the opinion that MDS can be met to the barn at #83 Carter Road using Type B calculation; however it cannot be met to the old Barn on the Retained Parcel, even though it is used as work shop and storage and would require significant alterations to safely house livestock.



Please find the MDS Farm Data Sheets attached for the barns. The required distance to the barn at #83 Carter Road is 162m and the actual distance is 415m and therefore, MDS can be met.

After discussions with County and Township Staff, it is recommended that a Zone Change Application be applied for as a condition of the Severance to rezone the old barn / agricultural buildings on the Retained Parcel to prohibit livestock in order to meet MDS.

The suggested zone change request will be:

- A) To rezone the Retained Parcel (86 Farnham Road) to a Specialized Agricultural to prohibit livestock from the accessory buildings.

This is required in order to meet the zoning requirements in Section 4.16.1.a) of the Zoning By-law for Minimum Distance Separation.

We kindly request the following people be included in the Pre-Consultation meeting, along with myself:

- Tom Jefferson – tomjeffersont98@gmail.com
- Robert Jefferson – rwjeffers@hotmail.com

We look forward to the review meeting to discuss this property and continue to satisfy the conditions of the severance.

Please call me if you or the Planning Staff have any questions.

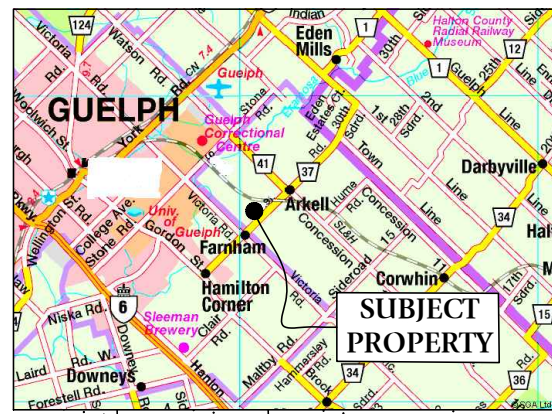
Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Tom Jefferson
cc Robert Jefferson

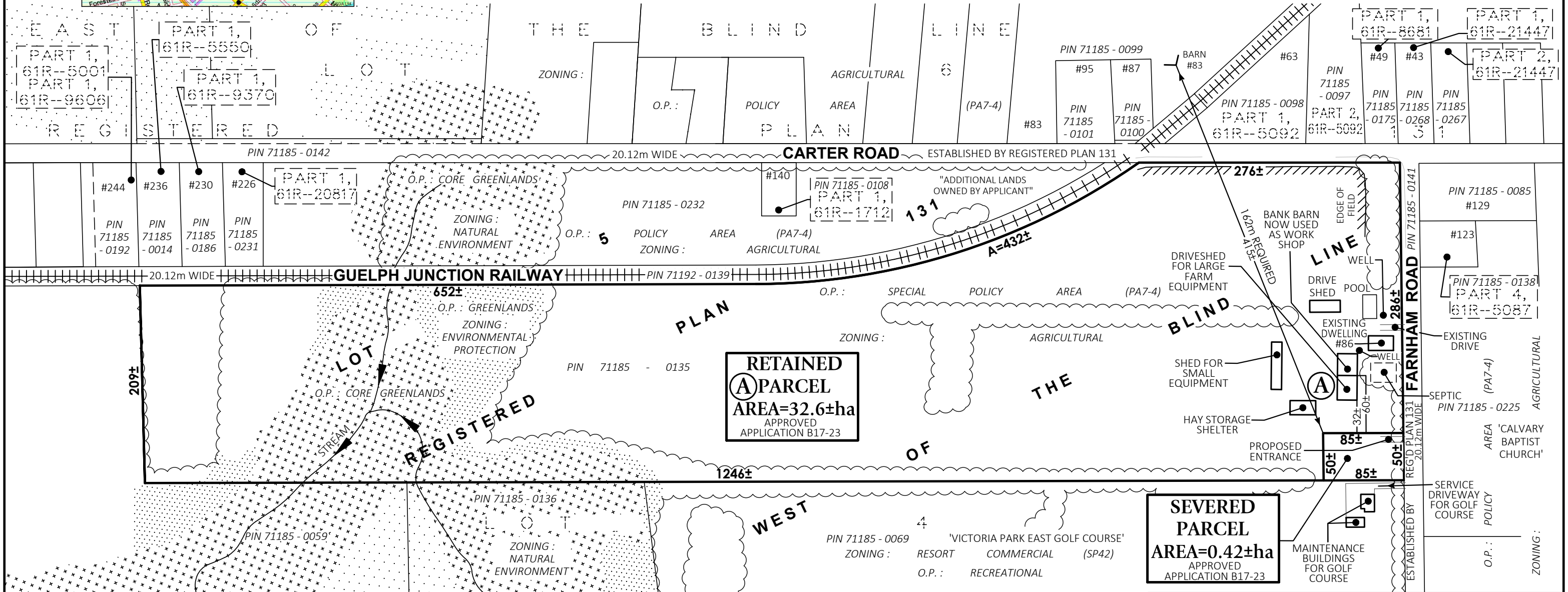
KEYMAP



ZONE CHANGE REQUEST:
 TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE ACCESSORY BUILDINGS.

ZONE CHANGE SKETCH
 PART OF LOT 5, WEST OF THE BLIND LINE,
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE 1 : 4000
 0 40 80 160 240 meters
 VAN HARTEN SURVEYING INC.



- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4).
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
 - PROPERTY OWNERS: JEFFERSON FARMS LTD.
 - N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 15th DAY OF SEPTEMBER, 2023

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

SEVERED PARCEL
 AREA=0.42±ha
 APPROVED APPLICATION B17-23

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30264-21
Sep 14, 2023-3:10:59 PM		
G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM.dwg		

Mehul Safiwala

From: Township of Puslinch <services@puslinch.ca>
Sent: Thursday, September 14, 2023 1:39 PM
To: Lynne Banks
Subject: New Entry: Development Review Meeting Request

Property Owner's Name

Thomas Jefferson

Property Owner's Phone Number

[REDACTED]

Property Owner's Email Address

[REDACTED]

Property Roll Number

230100000816800

Property Address

86 Farnham Road
Puslinch, ON
N0B 2J0

Name of Agent

Jeff Buisman

Agent's Address

2106 Gordon Street
Guelph, ON
N1L 1G6

Agent's Phone Number

+15198212763

Agent's Email Address

jeff.buisman@vanharten.com

Send correspondence to

Agent

Send invoices to

Owner

Type of Proposed Planning Application

Zoning By-law Amendment

Upload Map of Property or Detailed Physical Location

 [SEV-PT-LOT-5-JEFFERSON-2-UTM.pdf](#)

Description of proposed development/use

After discussions with County and Township Staff, it is recommended that a Zone Change Application be applied for as a condition of the Severance to rezone the old barn / agricultural buildings on the Retained Parcel to prohibit livestock in order to meet MDS.

The suggested zone change request will be:

A) To rezone the Retained Parcel (86 Farnham Road) to a Specialized Agricultural to prohibit livestock from the accessory buildings.

Please see the covering letter with more details.

Planning Justification Report

 [23-Sept-14-Township-Zoning-Pre-Consult-Jefferson.pdf](#)

Are there any additional questions, concerns, or comments to make staff aware of?

Please see the covering letter for more details. Please advise if we missed any zoning requirements but from our review, everything else is met.

Field ID #9

I have read, understood and agree to the Terms and Conditions.

Pre-consultation Process Request

\$ 686.00

Convenience Fee (1.75%)

\$ 12.01

Total

\$ 698.01

Credit Card



Sent from [Township of Puslinch](#)



Comment Summary – 86 Farnham Road

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	We have no hydrogeological comments related to the zoning change. The severed 0.42 ha parcel will be required to meet D-5-4 for Individual On-Site Sewage Systems for septic system design.
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	We have no concerns with this application.
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns or comments from building perspective on the proposed zoning amendment.
Township of Puslinch By-law Enforcement	No comments or concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	See letter attached



GRCA	GRCA has no objection to the proposed zoning by-law amendment to rezone the buildings on the retained parcel to prohibit livestock.
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October 12th, 2023

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

Dear Ms. Lynne Banks:

**Re: Pre-consultation Request – Thomas Jefferson
86 Farnham Road**

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

- Covering letter prepared by Van Hartan, dated September 14, 2023
- Zone Change Sketch prepared by Van Hartan, dated September 15, 2023

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

Proposal:

- The subject property requires a Zoning By-law Amendment application to fulfill conditions of severance application B17-23, which was conditionally granted by the County of Wellington Land Division Committee in May 2023.
- The subject lands have an existing dwelling, pool, old barn and four agricultural buildings.
- A Zoning By-law Amendment Application Zoning By-law Amendment application is required to prohibit livestock in the agricultural buildings to meet the Minimum Distance Separation (MDS) setback requirements and to address County policies.

Provincial Policy (Provincial Policy Statement and Growth Plan)

- **Provincial Policy Statement, 2022**
Section 1.1.5.8 of the PPS state that "New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae."
- **The Minimum Distance Separation (MDS) Document – Publication 853**
Guideline #9 of the MDS document states that "Where lot creation is proposed, including new lots for agricultural uses, an MDS I setback is required for both the severed and retained lot."

County of Wellington Official Plan

- The subject property is designated as Prime Agricultural, Core Greenlands and Greenlands. Identified features include Significant Wooded Areas, Flood, Provincially Significant Wetlands and GRCA regulated Flood Plain and Wetlands.



- The subject property is located within the former Policy Areas number 5 (PA7-4). This special policy area allows the uses permitted under Secondary Agriculture designation provided livestock operations in the area are not affected or have ceased.
 - Compliance for all the agricultural buildings/barn is required to ensure livestock operations in the area are not affected. The intent of the Zoning By-law amendment would be to prohibit the use of livestock within the agricultural structures on the retained lands to address the requirements of this special policy.
- The site is located within issue contributing area and WHPA B, Q1 and Q2 with vulnerability score of 10 and 8. Comments from Source Water Protection staff will need to be considered.
- Application B17-23 conditionally severed a 0.42 ha (1.04 ac) rural residential parcel and a 32.6 ha (80.6 ac) parcel would be retained with an existing dwelling, pool and four agricultural buildings.
- In addition to Policy Area PA7-4, Section 6.5.6 requires that the MDS I formula will be applied to new land uses. MDS I compliance for the new use will be reviewed. Further, MDS I compliance is required through condition 8 of consent application B17-23. Please resubmit MDS I forms with the Zoning Amendment Application.
- It is proposed that the Zoning By-law amendment will prohibit livestock within the structures on-site. This is an approach that would meet the intent of the Official Plan policies.

Township Zoning By-law

- The subject property is zoned Agricultural (A), Natural Environmental (NE) with Environmental Protection Overlay. As per Section 11.2 Table 11.1 a single detached dwelling and agricultural use is permitted within A Zone.
- The application sketch submitted indicates the retained parcel has an existing single detached dwelling and four agricultural buildings (barn, drivesheds and sheds). As a Zoning By-law Amendment is required, there is some additional information required to confirm overall zoning compliance:
 - Section 4.4.2 Table 4.1 permits a maximum floor area of 1,400 m² plus 1% of the lot area for the lots greater than 4 ha. Please confirm the total floor area for all the buildings.
 - Section 11.3 table 11.2 permits a maximum lot coverage of 30% for all the buildings and structures within the A Zone. Confirmation that lot coverage requirements have been achieved is required.
 - Section 4.10 ii) permits non-habitable buildings and structures associated with agricultural use to exceed maximum height requirements of the applicable zone, provided that a minimum of 50% of the floor area of the building or structure is used for agricultural purposes and all other requirements of the zone are complied with.
 - Please clarify the height and setbacks of all the buildings/structures the lot line.



- **Minimum Distance Separation**

- Condition 5 of consent application B17-23 requires that MDS I compliance to be achieved for all the agricultural buildings on the retained parcel to ensure livestock operations in the area are not affected.
- Therefore, a Zoning By-law Amendment is required to prohibit livestock within all the agricultural buildings to ensure compliance with MDS I setback (condition no 5 and 8).
- Confirmation that the information previously provided by the consent application through the MDS I forms for 83 Carter Rd and 86 Farnham Road has not changed is required as a component of the application.

Submission requirements for Zoning Application

Included below is a preliminary list of potential supporting studies that are required for any future application submissions. All studies/assessments are to be completed and signed by a qualified professional.

The list of studies/assessments identifies minimum requirements.

- Planning Justification Report including draft By-law;
- Confirmation/resubmission of MDS farm data sheets for 83 Carter Rd, 86 Farnham Rd
- Detailed conceptual site plan showing existing conditions including setbacks from the lot line;
- Source Water Protection Screening Form or Drinking Water Threats Screening Form; and
- Any other studies noted by the various consultants and commenting agencies.

Additional Planning Comments

The Township will need to review if there are any outstanding items or compliance issues as part of the ZBA application. A detailed review of the Zoning By-law and demonstration of compliance will be required. A site statistics chart is to be included on the updated conceptual site plan to demonstrate compliance with zoning provisions.

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

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

Yours truly,



Asavari Jadhav
Planner



October 10, 2023
Our File: 123006-027

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

Attention: Ms. Lynne Banks

Re: Development Review Request
Zoning By-law Amendment
86 Farnham Road
Township of Puslinch

Dear Ms. Banks,

Following our review of the pre-consultation request documents received on September 22, 2023, we are providing comments related to the Zoning By-law Amendment application required as part of Conditions of Approval for the Severance Application B17-23. It is our understanding that the retained parcel is required to be rezoned from Agricultural to Specialized Agricultural to prohibit livestock operations the old barn / agricultural buildings to meet Minimum Distance Separation requirements to accommodate the residential use for the severed parcel.

In support of the identification of the engineering requirements for the Zoning By-law Amendment application, the following documents and drawings were received and reviewed:

- Cover letter prepared by Van Harten Surveying Inc., dated September 14, 2023.
- Zone Change Sketch prepared by Van Harten Surveying Inc., dated September 14, 2023.
- Severance Application B17-23 Approval Conditions dated May 11, 2023.

We defer the review of the Minimum Distance Separation (MDS) calculations to the Township of Puslinch Building Department.

Based on our review of the above noted documents, we do not have any comments with respect to the Zoning By-law Amendment application.

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

GM BLUEPLAN ENGINEERING

Per:

A black rectangular redaction box covers the signature of Sergio Zaga. A blue pen stroke is visible at the bottom left of the redaction.

Sergio Zaga, M.Eng.
Project Designer

A black rectangular redaction box covers the signature of Steve Conway. A blue pen stroke is visible at the bottom left of the redaction.

Steve Conway, C.E.T., rcsi, PMP
Branch Manager, Senior Project Manager



Environmental Assessments & Approvals

October 2, 2023

AEC 21-130

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

Attention: Justine Brotherston, Deputy Clerk

Re: **Pre-consultation Ecology Peer Review for a Zoning By-law Amendment Application – 86 Farnham Road, Township of Puslinch, Ontario N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN 71185-0135] (File #D00/JEF)**

Dear Ms. Brotherston:

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

Azimuth reviewed the following documents on behalf of the Township:

- 1) The email "New Entry: Development Review Meeting Request" (September 14, 2023);
- 2) A Pre-consultation Meeting letter [September 14, 2023 from Van Harten Land Surveyors - Engineers (Van Harten)]; and,
- 3) Zone Change Sketch (September 14, 2023 from Van Harten).

The documents reviewed relate to a prior Severance Application (B17-23) and a current Zoning By-law Amendment Application from the applicant, Thomas Jefferson. It is understood that the Severance Application has been approved subject to conditions. The severance involves creating a new rural residential lot [50m x 85m; 0.42 hectares (ha)] fronting onto Farnham Road (Appendix A). A residential dwelling is proposed on the severed lot. The retained lot located at 86 Farnham Road ("retained lot") will be an estimated 32.6ha in size; an existing dwelling, barn and other agricultural/accessory buildings will remain (Appendix A). The retained lot will continue to be used for cash crop purposes.



As a condition of the severance, the applicant is required to re-zone the barn and agricultural/accessory buildings on the retained lot to “Specialized Agricultural” to prohibit their use for livestock in accordance with Minimum Distance Separation requirements between the agricultural buildings on the retained lot and a barn at 83 Carter Road.

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

- Complete a peer review of information provided from an ecology perspective at the pre-consultation stage of the re-zoning development application process;
- Provide a peer review letter to the Township regarding proposed re-zoning of the retained lot (86 Farnham Road) that gives professional direction and recommendations regarding natural heritage matters; and,
- Attend a pre-consultation meeting (virtually) scheduled for October 19, 2023.

Attending the retained lot was not part of the peer review scope. This letter does not pertain to the lot severance application specifically, or to any future construction (or possible demolition) of dwellings or other structures on either the severed or retained lot. Further, it is understood that the proposed re-zoning to “Specialized Agricultural” pertains only to the Agricultural portion of the retained lot.

1.0 BACKGROUND REVIEW

As per the documents reviewed, the majority of the retained lot is zoned Agricultural, with the northwest portion zoned “OP Greenlands Zoning Environmental Protection”. As noted in the Van Harten Pre-consultation Meeting letter, the proposed use for the retained lot complies with municipal zoning requirements pertaining to frontage and lot area. Google Street View imagery from August 2019 shows the retained lot frontage as manicured lawn with mature landscape trees. At the landscape scale, the area is rural residential with agricultural land uses.

Provincial background mapping from the Natural Heritage Information Centre (NHIC) indicates the retained lot is in Ecoregion 6E. The rear (*i.e.* northwest third) of the retained lot is in the Natural Heritage System of the Growth Plan for the Greater Golden Horseshoe [Ministry of Municipal Affairs and Housing (MMAH), 2020a] (Appendix B). Mapping from NHIC and VuMap show wetlands, woodlands and a drainage feature (with flow ultimately northward) toward the rear of the retained lot. Based on NHIC, wetlands on and adjacent [*i.e.* within 120 metres (m) of the retained lot] are part of a Provincially Significant Wetland (PSW) (Appendix B). These natural heritage features are an estimated 800m northwest of the developed/occupied area of the retained lot fronting



onto Farnham Road. As per mapping from the Grand River Conservation Authority (GRCA), approximately the rear half the retained lot is part of the GRCA Regulation Limit (Appendix B). The GRCA Regulation Limit is approximately 460-780m northwest of the developed/occupied area of the retained lot.

A Species at Risk (SAR) background search of NHIC 1 kilometre (km) grid squares occupied by the retained lot (17NJ6520, 17NJ6521, 17NJ6620) indicates records for the following two (2) provincially Threatened species: Eastern Meadowlark (*Sturnella magna*) and Bobolink (*Dolichonyx oryzivorus*) (Appendix B). As per Google Street View imagery, lands comprising the retained lot's frontage appear as maintained lawn. While it is likely that the Eastern Meadowlark and Bobolink records are historic, the central and rear portions of the retained lot away from Farnham Road are obscured by mature trees. If land usage was converted to hayfield or pastureland, suitable habitat opportunities for grassland SAR birds may be present.

Records also exist for the following seven (7) Special Concern species: Grasshopper Sparrow (*Ammodramus savannarum*); Wood Thrush (*Hylocichla mustelina*); Eastern Wood-pewee (*Contopus virens*); Snapping Turtle (*Chelydra serpentina*); Eastern Ribbonsnake (*Thamnophis saurita*); Canada Warbler (*Cardellina canadensis*) and Barn Swallow (*Hirundo rustica*) (Appendix B). Given the limited view of the retained lot in Google Street View and other aerial imagery, it is conceivable that habitat may be present for Grasshopper Sparrow (and/or Barn Swallow - depending on condition of existing structures). Habitat for Wood Thrush, Eastern Wood-pewee, Snapping Turtle, Eastern Ribbonsnake and Canada Warbler may occur toward the rear of the retained lot and/or on adjacent lands (*i.e.* in association with the PSW and woodlands), but would be unlikely to be present within the retained lot frontage area based on background review.

Habitat of Threatened or Endangered species, and the species themselves, are protected under Sections 9 and 10 of Ontario's *Endangered Species Act, 2007* (ESA). Special Concern species do not receive protection under Ontario's ESA, but are considered under provincial Significant Wildlife Habitat Criteria Schedules. Other possible natural heritage constraints with potential to be associated with the retained lot and/or adjacent lands include Butternut (*Juglans cineria*) and/or Black Ash (*Fraxinus nigra*) trees, and possibly other SAR/SAR habitat (*e.g.* bat roosting habitat – trees, buildings/accessory structures).



2.0 RECOMMENDATIONS


Based on the background mapping and other information summarized, Azimuth is providing the following recommendations to the Township. Although Azimuth did not visit the retained lot, background information suggests natural heritage features and functions are present (*i.e.* PSW, woodlands, drainage feature; possible SAR/SAR habitat and/or Significant Wildlife Habitat including for Special Concern and Rare Wildlife Species). As per Ontario's Provincial Policy Statement (MMAH, 2020b), development or site alteration is not permitted in natural heritage features including (but not limited to) Significant Wildlife Habitat or on lands adjacent to Significant Wildlife Habitat unless it can be demonstrated through natural heritage field investigations that there will be no negative impacts to the natural heritage features and functions. Development in habitat of ESA-protected species may require authorizations issued under the ESA if SAR are present and the activity is deemed damaging or destructive to SAR habitat and/or poses a direct impact to the species.

Part of the retained lot is in the Natural Heritage System of the Growth Plan (MMAH, 2020a) and contains mapped natural heritage features and functions. The application pertains to a Township re-zoning exercise; no other development/re-development is understood to be proposed at this time. Re-zoning is technically considered "development". However, it is Azimuth's professional opinion that field investigations related to an Environmental Impact Study (EIS) or SAR Assessment (for example) should not be necessary to render an assessment of potential impacts to natural heritage features and functions as a result of the proposed lot re-zoning. It is recommended that the applicant's environmental consultant prepare a letter summarizing environmental sensitivities associated with the retained lot and adjacent lands, and that evaluates the extent to which the proposed re-zoning would be consistent with applicable natural heritage policies of the Growth Plan (MMAH, 2020a), Provincial Policy Statement (MMAH, 2020b), ESA and County Official Plan (*e.g.* Section 10.2.2 for the Greenland System). This recommendation does not pertain to future physical development or site alteration (*e.g.* structures, demolition, grading). Possible future physical development associated with the retained lot would be considered under separate cover.



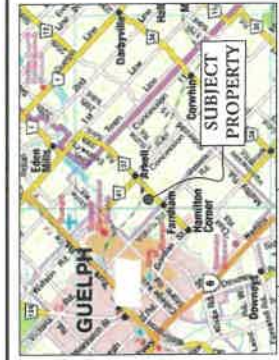
Azimuth is providing this recommendation to assist the Township in their decision-making pertaining to the proposed re-zoning application. We trust this pre-consultation ecology peer review provides the Township with the natural heritage direction necessary for the retained lot. Azimuth will be pleased to attend the October 19, 2023 pre-consultation meeting (virtually), as requested by the Township. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Director (Env. Biology)
Terrestrial Ecologist

Attach:
Appendix A – Zone Change Sketch
Appendix B – Background Mapping

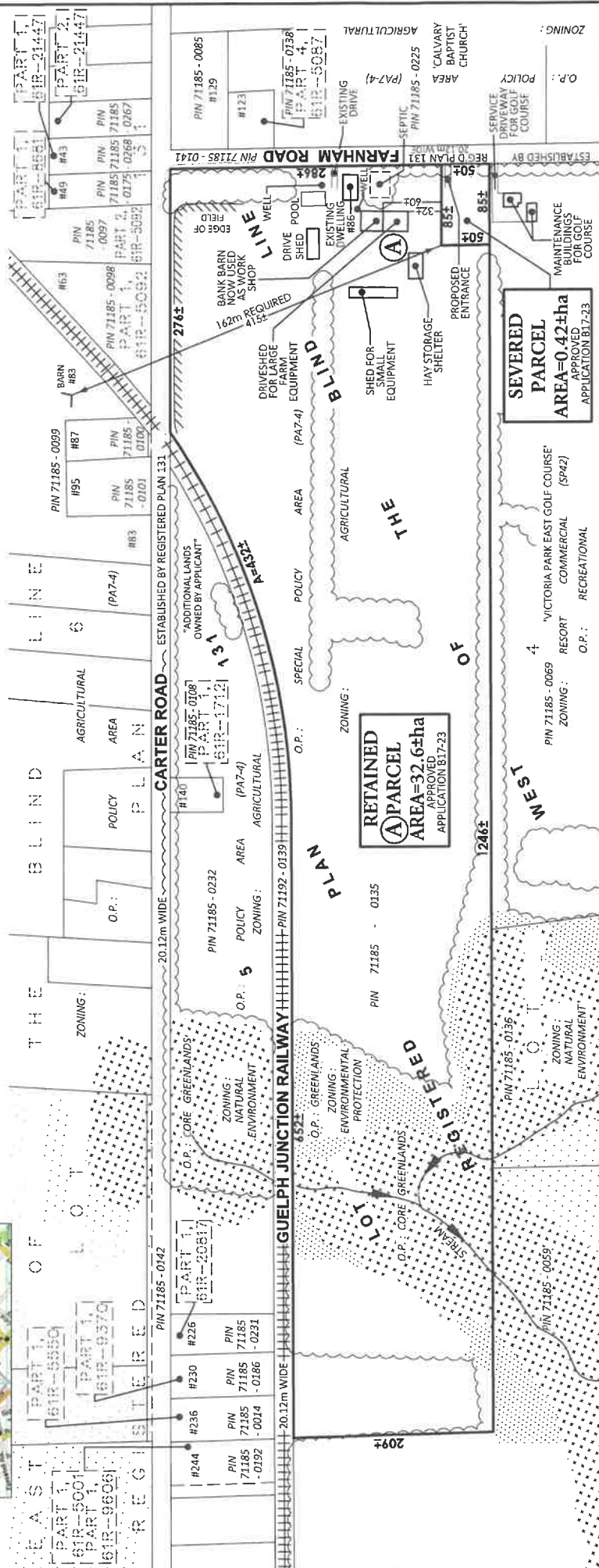
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 TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE ACCESSORY BUILDINGS.

**ZONE CHANGE SKETCH
 PART OF LOT 5, WEST OF THE BLIND LINE,
 REGISTERED PLAN 131
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON**

SCALE 1 : 4000
 0 40 80 160 240 meters



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Guelph Orangeville
 Ph: 519-742-8371 Ph: 519-821-2763 Ph: 519-940-4110
 www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 30264-21
 Sep 14, 2023 3:10:59 PM
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THIS SKETCH WAS PREPARED ON THE 15th DAY OF SEPTEMBER, 2023

JEFFREY E. BUJSMAN
 ONTARIO LAND SURVEYOR

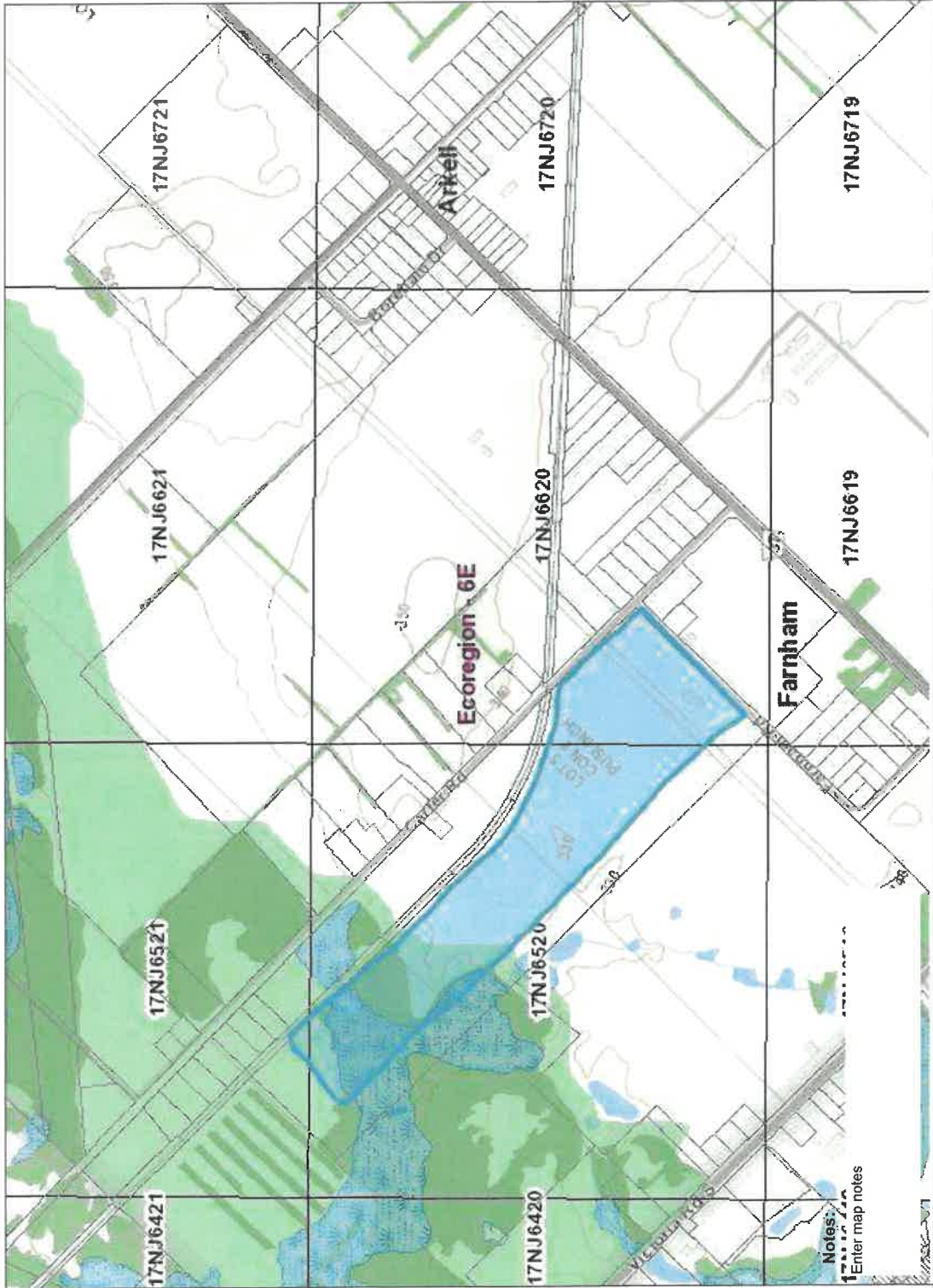
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- O.P.: GREENLANDS
 ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P.: CORE GREENLANDS
 ZONING: NATURAL ENVIRONMENT



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

21-130 #17 86 Farnham Road

Map created: 9/29/2023



Notes:
1 Enter map notes



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

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
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© King's Printer for Ontario, 2023

Legend

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



NHIC Data

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

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
967384	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17NJ6520	
967384	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17NJ6520	
967384	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17NJ6520	
967384	SPECIES	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP	17NJ6520	
967384	SPECIES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	17NJ6520	
967384	SPECIES	Eastern Ribbonsnake	<i>Thamnophis saurita</i>	S4	SC	SC	17NJ6520	
967384	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6520	
967384	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6520	
967385	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17NJ6521	
967385	SPECIES	Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4		SC	17NJ6521	
967385	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17NJ6521	
967385	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17NJ6521	
967385	SPECIES	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP	17NJ6521	
967385	SPECIES	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	17NJ6521	
967385	SPECIES	Eastern Ribbonsnake	<i>Thamnophis saurita</i>	S4	SC	SC	17NJ6521	
967385	SPECIES	Eastern Milksnake	<i>Lampropeltis triangulum</i>	S4	NAR	SC	17NJ6521	
967385	SPECIES	American Bumble Bee	<i>Bombus pensylvanicus</i>	S3S4		SC	17NJ6521	
967385	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6521	
967385	SPECIES	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR	17NJ6521	
967385	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6521	

NHIC Data

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

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
967394	SPECIES	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	17NJ6620	
967394	SPECIES	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	17NJ6620	
967394	SPECIES	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	17NJ6620	
967394	SPECIES	Canada Warbler	<i>Cardellina canadensis</i>	S5B	SC	SC	17NJ6620	
967394	SPECIES	American Burying Beetle	<i>Nicrophorus americanus</i>	SH	EXP	EXP	17NJ6620	
967394	SPECIES	Eastern Ribbonsnake	<i>Thamnophis saurita</i>	S4	SC	SC	17NJ6620	
967394	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6620	
967394	SPECIES	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR	17NJ6620	
967394	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6620	

21-130 #17 86 Farnham Road, Puslinch



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FIRST BASE SOLUTIONS

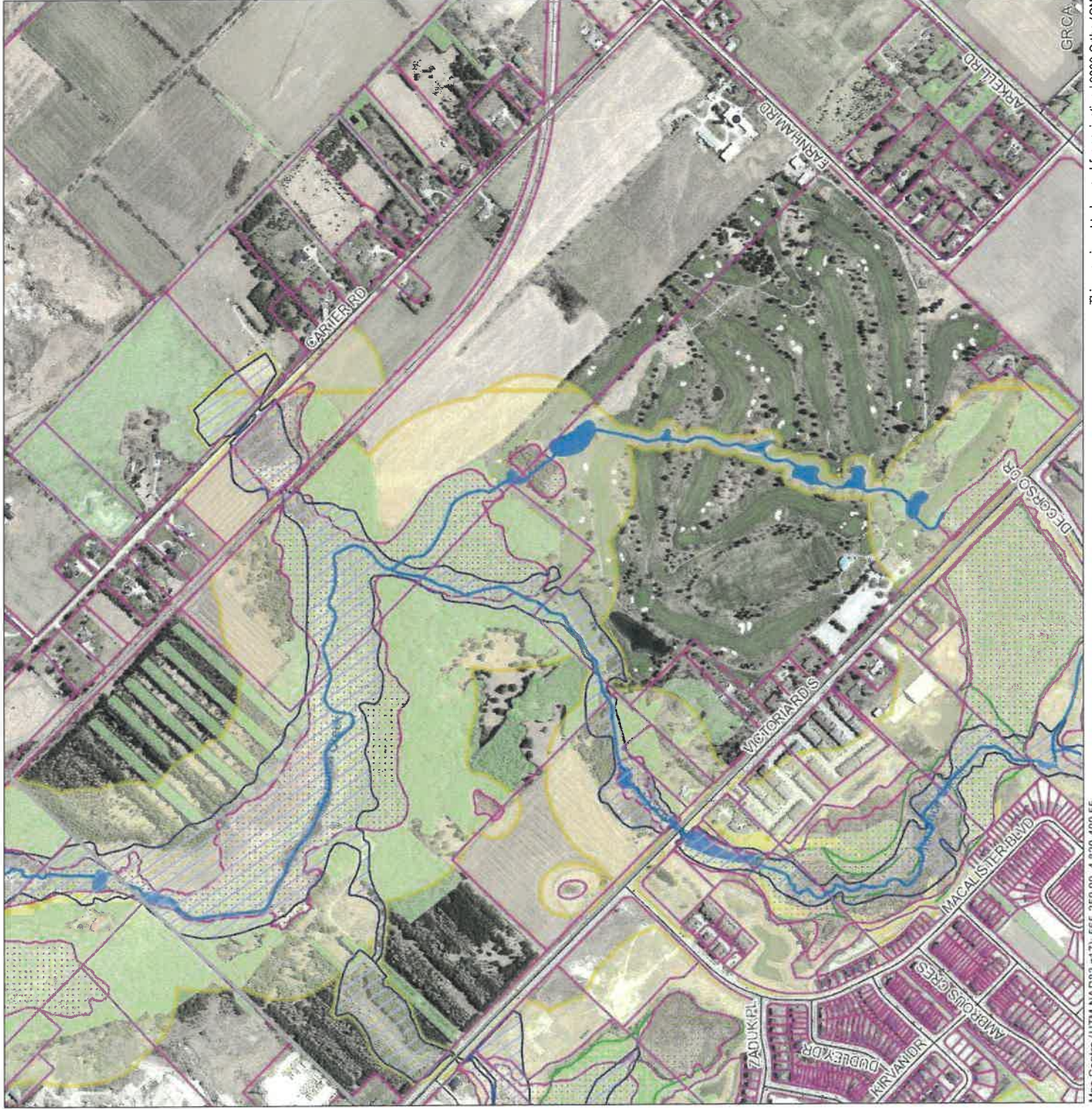


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- 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 supersedes 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 guarantee, 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/Source-and-Citations.pdf>



Pre-Consultation Form

Section 1: Property and Application Information

Property Address: 86 Farnham Road, Puslinch

Application Type:

- | | |
|---|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Plan of Subdivision |
| <input checked="" type="checkbox"/> Zoning By-law Amendment | <input type="checkbox"/> Plan of Condominium |
| <input type="checkbox"/> Minor Variance | Specify type: _____ |
| <input type="checkbox"/> Consent | <input type="checkbox"/> Building permit |
| <input type="checkbox"/> Site Plan | |

Section 2: Documentation to be provided by the Risk Management Office

	Current Application	Future Application (may apply)	Not Applicable
Section 59 Notice	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Risk Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 3: Documentation to be provided by the owner or their agents

	Current Application	Future Application (may apply)	Not Applicable
Appendix A: Contact & Proposal Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking Water Threats Disclosure Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liquid Fuel Handling/storage and Spill Response Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Winter Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical/ Waste Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydrogeological Assessment Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Balance Assessment Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recharge Infiltration Measures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Functional Service Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase 1 and/or Phase 2 Environmental Assessments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see Appendix B for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA A B C D Q Score 2 4 6 8 10

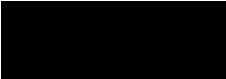
Issue Contributing Area (ICA): None Chloride Trichloroethylene Nitrate Sodium

Significant Groundwater Recharge Area: Yes No

Highly Vulnerable Aquifer: Yes No

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

 October 12, 2023

Kim Funk, Source Protection Coordinator
519-846-9691 ext. 283
kfunk@centrewellington.ca

Attachment: WHPA Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)
[Appendix B: Source Water Protection required document descriptions](#)
[Appendix C: Guidance documents](#)
[Appendix D: Water Balance Terms of Reference](#)

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements.

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone as shown on Schedule "A" of this By-law;
3. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
 - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
 - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
 - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.
 - b) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Natural Environment (NE-xx) Zone on Schedule 'A':
 - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
 - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met.

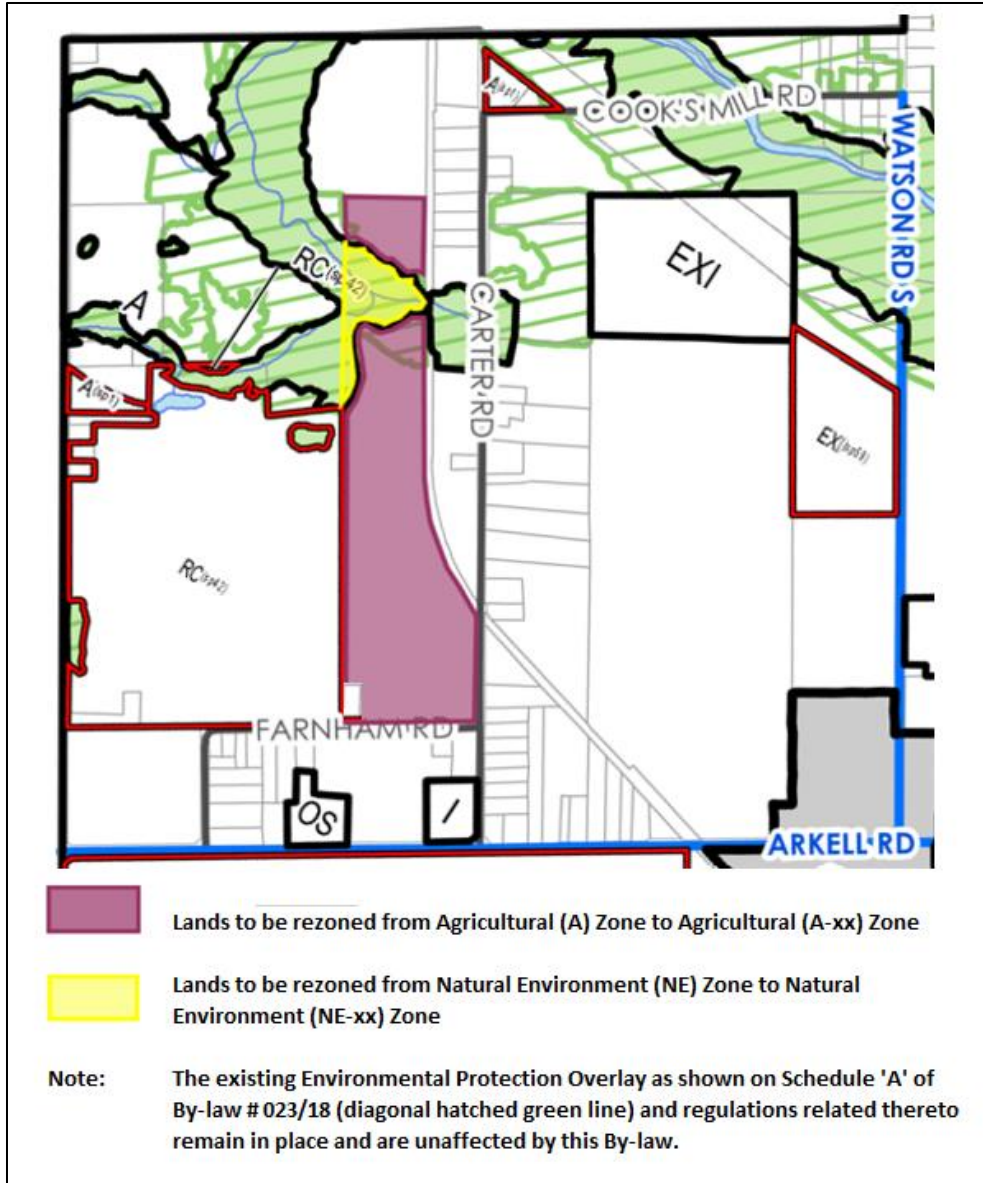
By-law read a First, Second, and Third Time this _____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this ____ of _____, 2024

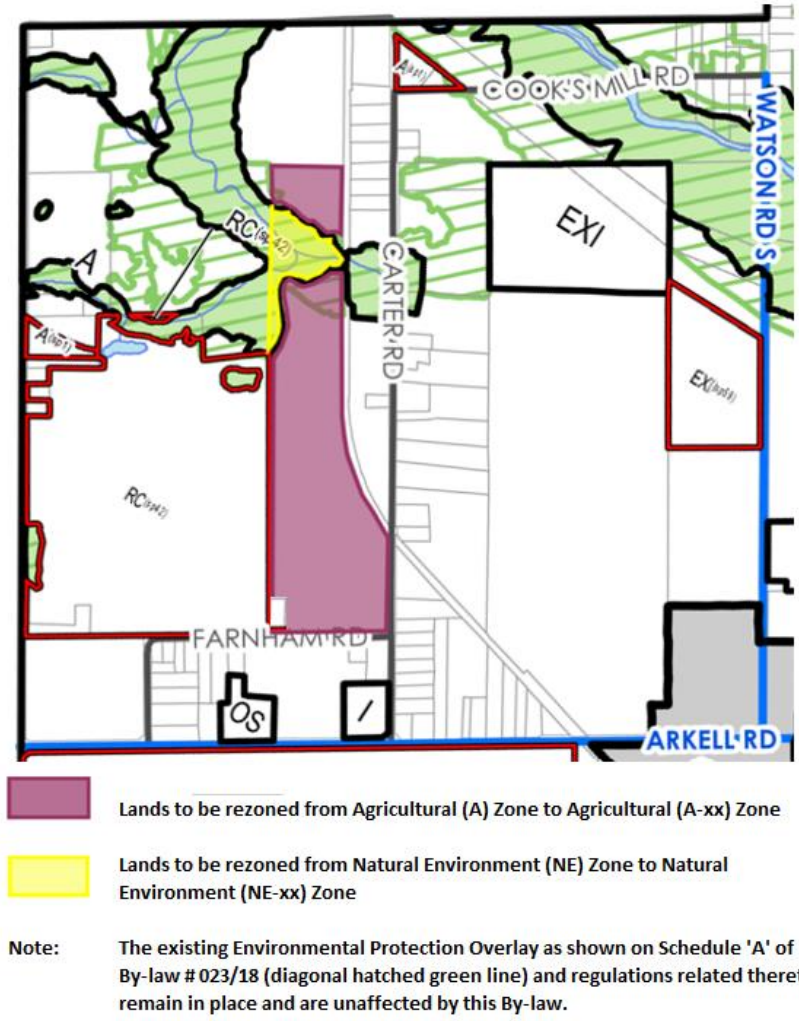
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone and from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone (as shown below).



Effect of By-law # 2024-xx

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Jefferson Farms Ltd. c/o Tom Jefferson

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 86 Farnham Road Municipality Puslinch

Lot 5, WOBL Concession Plan 131 Division

Lot Size (where livestock facility is located) 32ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/23

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 435m² 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)		
	Hiefers (5 months to freshening)		N/A
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	N/A	
	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.*	Please see note below.	Please see note below.

PLEASE NOTE: All buildings on the property have been gutted, are not capable of housing animals and are strictly used for storage. The buildings haven't had housed livestock in over 15 years and there are no intentions of housing any livestock in the future – Tom Jefferson

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



ATTN - JEFF BUISMAN
 FROM - JEFFERSON FARMS
FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Denna M Benn

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 83 Carter St Municipality Paslinch

Lot 6 Concession 9 Division _____

Lot Size (where livestock facility is located) _____ hectares 15.9 acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/23

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 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
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	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)		V4
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
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	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



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):

- A) To rezone the Retained Parcel to a Specialized Agricultural to prohibit livestock from being housed in the existing agricultural buildings.
B) To permit the existing barn to have a maximum height of 9m.

The rest of the Retained Parcel will remain zoned Agricultural and Natural Environment where potential livestock can be housed in a new building, provided MDSII is met.

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

Severance Application B17-23 was approved subject to conditions which created a rural residential parcel. The conditions of the severance included zoning compliance and MDS compliance. The existing barn on the Retained Parcel can not meet the MDS setback and the rezoning is required. This application is to satisfy conditions 5, 8 and 11. Please see the covering letter for more details on the zoning request.

General Information:

1. Applicant Information:

Registered Owner's Name(s): Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson

Address: 112 Carter Road, RR#2

City: Guelph, ON,

Postal Code: N1H 6H9

Email Address: ██

Telephone Number: ████████████████████

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address: 2106 Gordon Street
City: Guelph, ON
Postal Code: N1L 1G6
Email Address: Jeff.Buisman@vanharten.com
Telephone Number: 519-821-2763 x225
Fax: _____

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

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

None

Send correspondence to: Owner: Agent: Other: _____

When did the current owner acquire the subject land? Date: January 1991

4. What does the amendment cover?

The "entire" property:
A "portion" of the property: **Retained Parcel**

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

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

Municipal address: 86 Farnham Road, Puslinch

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

N/A

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

N/A

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

N/A

10. Zoning:

What is the current zoning of the property? **Agricultural, Natural Environment and EP Overlay**

What uses are permitted? **Agricultural use, accessory apartment, animal clinic, bed and breakfast, dwelling, group home etc. See Section 11.2 for full list of Permitted Uses.**

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

N/A

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

N/A

Existing and Proposed Land Uses and Buildings:

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

Agricultural

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

Decades

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

Agricultural

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

Building Details		Existing		Proposed	
Type of Building(s) or structures	Barn & Accessory Buildings			None	
Date of construction	Many years ago				
Building height	9m (barn) m	Please see sketch for more details			
Number of floors					
* Total floor area	1656m ² (all accessory buildings) 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	42m (closest) m		ft	N/A m	ft
Side lot line	23m (closest) m		ft	m	ft
Other side lot line	m		ft	m	ft
Rear lot line	m		ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage	0.5%		N/A	
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

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

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

Corner Lot - Farnham Road and Carter Road with entrance from Farnham Road

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

N/A

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

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water		<input type="checkbox"/>		<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water		
Private well	X	N/A
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	X	
Other sewage disposal		

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

Yes: No:

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

Other Related Planning Applications:

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

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B17-23	County of Wellington	Part Lot 5, Plan 181, WOBL	Rural Residential Severance	Approved subject to conditions
Site Plan Control							

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

Yes: No:

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

Other Supporting Information

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

Please see the Planning Report / Covering Letter, Draft Zoning By-law, Sourcewater Application, MDS Farm Data Sheets and Sketch attached with more details.

Application Drawing

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

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);

The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;

The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;

- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

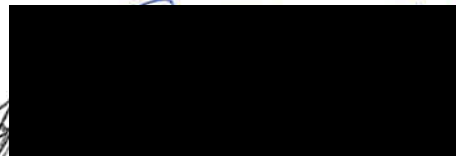
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.



Signature of Owner(s)

Dec 14/23
Date

Affidavit

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this _____ day of

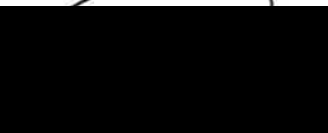
_____, 20_____.



Signature of Owner or authorized solicitor or agent

Dec 22, 2023

Date



Signature of Commissioner

James Michael Laws,
a Commissioner, etc.,
Province of Ontario
for Van Harten Surveying
Expires May 11, 2024

Dec 22, 2023

Date

Agreement to Post Sign and Permit Site Visits

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

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

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



Signature

Dec 14/23

Date

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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

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

Appendix A: Contact & Proposal Information

Please complete and submit electronically with application

Site Address: _____

Owner Name: _____

Phone number: [REDACTED] E-mail: [REDACTED]

Mailing address (if different from site address): _____

Applicant Name: _____ Same as Owner

Phone number: _____ E-mail: jeff.buisman@vanharten.com

Application Type:

Official Plan Amendment	Plan of Subdivision
Zoning By-law Amendment	Plan of Condominium
Minor Variance	Specify type: _____
Consent	Building permit
Site Plan	

Brief description of the proposal:

Severance Application B17-23 was approved subject to conditions to create a rural residential lot. The Retained Parcel contains a old barn (used for storage) and a number of other accessory buildings. The MDSI cannot be met from that barn to the Severance and a Zone Change is required to prohibit livestock in the barn. The uses of the Retained Parcel are not changing. Please see over Covering Letter and Sketch with more details.

Will there be additional applications subject to this proposal? Yes If No Unknown

Yes, please **confirm** all forthcoming applications:

Application Type:

Official Plan Amendment	Plan of Subdivision
Zoning By-law Amendment	Plan of Condominium
Minor Variance	Specify type: _____
Consent	Building permit
Site Plan	

Approved Severance Application B17-23 - approved subject to conditions

Are there any Provincial Approvals subject to this proposal? Yes No

If yes, provide a brief description. Refer to [Appendix B](#) for further detail.

Will there be any Transport Pathways created in this proposal? Yes No

If yes, provide a brief description. Refer to [Appendix B](#) for further detail.



December 22, 2023

30264-21

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Scoped Planning Justification Report & Documents
Zoning By-law Amendment Application for:
Approved Severance Application B17-23
86 Farnham Road
Part of Lot 5, West of the Blind Line, Registered Plan 131
PIN 71185-0135
Township of Puslinch**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Sketch, completed application form, PIN Report and Map, the required deed, MDS Farm Data Sheets and Sourcewater Protection Form. Payment of the Township Application fee of \$2,577.00 will be made once the application has been deemed complete.

Proposal:

Thank you for meeting with us at the October 19, 2023 pre-consultation meeting at the Township office regarding the above noted zone change, and for your follow-up summary notes which included a request for some additional supporting information. This letter serves as the Scoped Planning Justification Report as was discussed and agreed to at our meeting, along with the additional information requested in your October 19, 2023 memo.

The purpose of the Zone Change is to address the conditions of recently approved Severance Application B17-23 to create a rural residential lot on this property. The severed lot is located at the south-west corner of the parcel, with frontage on Farnham Road (see attached concept sketch). The severance process confirmed that both the retained and severed parcels generally comply/conform with the Township Zoning By-law and the County Official Plan, with the exception of a potential future MDS conflict should buildings on the Retained Parcel be utilized for livestock purposes (they are not currently used for this purpose). Condition #8 of consent B17-23 approval states:

THAT the Owner obtain zoning compliance for the multiple accessory buildings located on the retained lands to prohibit livestock, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

The zone change will also satisfy Condition 5 which requests MDS Compliance with the County and Condition 11 which requests Zoning compliance with the Township and County.

Future MDS zoning compliance will be achieved/assured through a rezoning of the subject land (the retained parcel) to implement specialized regulations prohibiting existing accessory buildings from being used for a livestock facility, and that any new accessory buildings can only be used as a livestock facility provided MDSII requirements are met. These specialized regulations are set out in the attached Draft Zoning By-law. In checking the heights of existing buildings, it was determined that one building exceeds the permitted building height of 7.0 metres. Accordingly, a special provision has been added to the draft by-law to recognize/permit a 9.0 metre height for the existing bank barn.

As was discussed at the pre-consultation meeting, no physical changes to the Retained Parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.

Further materials you requested are also attached to this submission:

1. Zoning By-law Amendment Application Form
2. Draft Zoning By-law Amendment and Schedule "A"
3. Resubmission of MDS Farm Data Sheets for 83 Carter Road and 86 Farnham Road
4. Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request.
5. Source Water Protection Screening Form – Appendix 'A'
6. PIN Report, Map and Deed for the subject property.

Please review and advise whether the application can be deemed complete and payment for the application fee will be made promptly. We look forward to the review and having this application scheduled at the next available Public Meeting.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



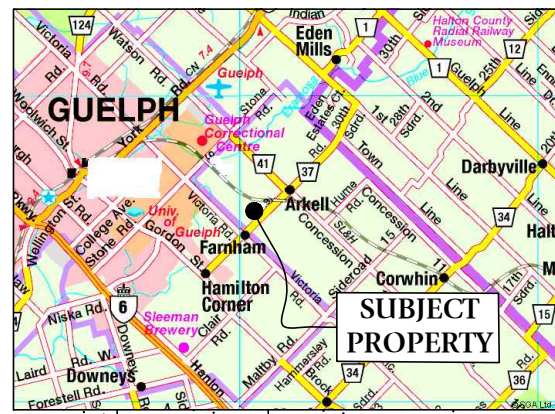
Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor



Chris Corosky, RPP
Planner

cc Tom Jefferson
cc Robert Jefferson
cc Kim Funk, Source Water Protection via email: sourcewater@centrewellington.ca

KEYMAP



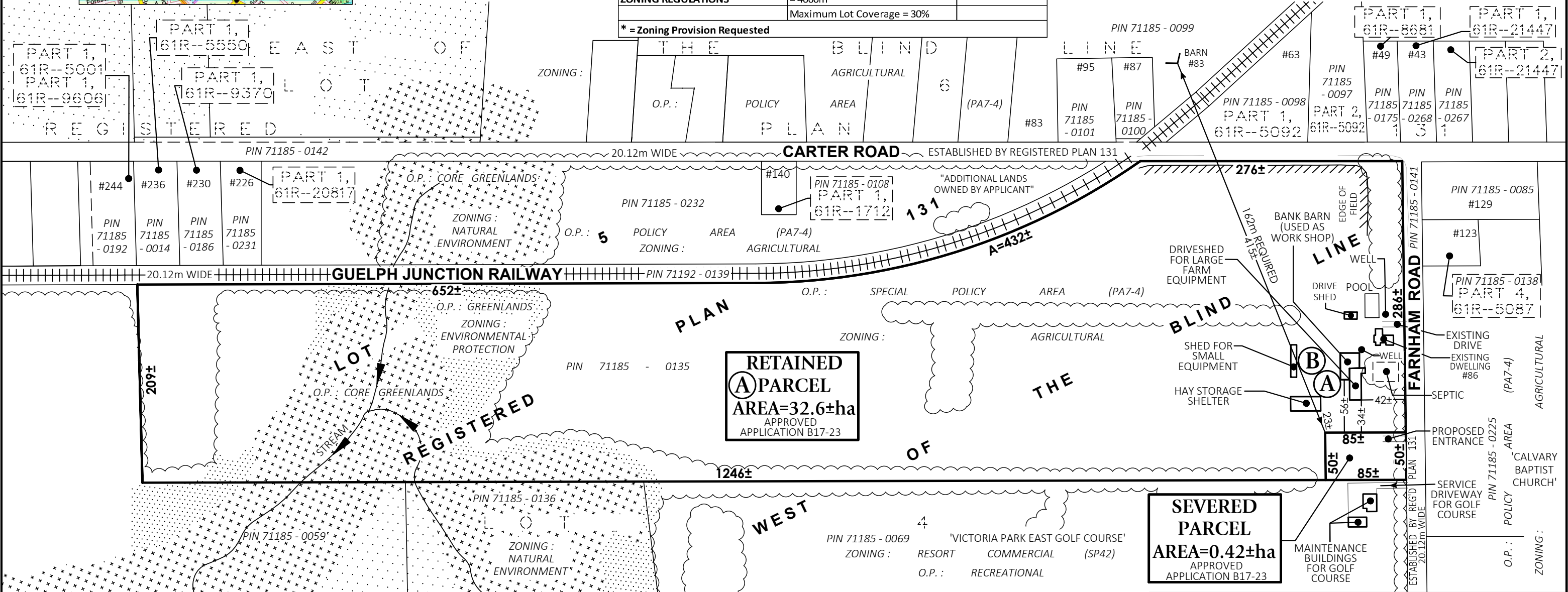
ZONE CHANGE REQUEST:

- (A)** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE EXISTING AGRICULTURAL BUILDINGS.
- (B)** TO PERMIT THE EXISTING BARN TO HAVE A MAXIMUM HEIGHT OF 9m.

ACCESSORY BUILDINGS		
BUILDING TYPE	BUILDING AREAS	BUILDING HEIGHT
Bank Barn (used as workshop)	435m ²	9.0m *
Drive Shed (large farm equipment)	435m ²	5.6m
Drive Shed	100m ²	4.2m
Shed (small farm equipment)	208m ²	3.6m
Hay Shelter	478m ²	4.2m
Total Area = 1656m ²		
Total Lot Coverage = 0.5%		
Maximum Accessory Building Areas = 1400m ² plus 1% of Lot Area = 4660m ²		Maximum Height = 7.0m
ZONING REGULATIONS		
Maximum Lot Coverage = 30%		

ZONE CHANGE SKETCH
PART OF LOT 5, WEST OF THE BLIND LINE,
REGISTERED PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000
 0 40 80 160 240 meters
 VAN HARTEN SURVEYING INC.



- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4), PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - PROPERTY OWNERS: JEFFERSON FARMS LTD.
 - N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 22nd DAY OF DECEMBER, 2023

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

SEVERED PARCEL
 AREA=0.42±ha
 APPROVED APPLICATION B17-23

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com | info@vanharten.com

DRAWN BY: ARN | CHECKED BY: JEB | PROJECT No. 30264-21
 Dec 22, 2023-2:43:07 PM
 G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM 2010.dwg



Comment Summary – 2nd Submission - 86 Farnham Road

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	<p>Our revised comments are as follows. These comments are applicable at the Site Plan Control level.</p> <ol style="list-style-type: none">1. The severed parcel will be required to meet D-5-4 for Individual On-Site Sewage Systems for septic system design.2. The new water supply well must be installed in accordance with R.R.O. 1990, Regulation 903: Wells. The well must be installed within the upper bedrock or properly cased into the lower bedrock. Multiple aquifer penetrating wells (i.e., wells that are constructed with an open hole between two or more aquifers) are not permitted. <p>No other hydrogeological comments at this time.</p>
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	Please be advised that the department has no concerns with the application.



Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments received
Township of Puslinch By-law Enforcement	No comments received
Township of Puslinch Public Works – Mike Fowler	No comments received
Source Water	See letter attached
GRCA	GRCA has no objection to the proposed zoning by-law amendment to recognize the existing barn height and also prohibit livestock to be housed in the existing agricultural buildings.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR OF PLANNING AND DEVELOPMENT
TEL: (519) 837-2600 EXT. 2064
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

February 12, 2023

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

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – 2nd Submission Comments
Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson
86 Farnham Rd
Township of Puslinch**

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application (2nd Submission). These comments are provided based on a review of the following:

Reports Submitted:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023
- Zoning By-law Amendment Application Form dated December 14, 2023
- Draft Zoning By-law Amendment and Schedule "A"
- Transfer/Deed of Land dated January 9, 1991.
- Resubmission of MDS Farm Data Sheets for
 - 83 Carter Road, dated December 14, 2023
 - 86 Farnham Road, dated December 14, 2023
- Service Ontario Property Index Map dated December 19, 2023.
- Service Ontario Parcel Register dated December 19, 2023.
- Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request, prepared by Van Harten Surveying Inc., dated December 22, 2023.
- Source Water Protection Screening Form – Appendix 'A' dated December 14, 2023

Proposed Use

It is acknowledged that the application is proposing to rezone the subject property to prohibit livestock in the existing barns and agricultural buildings and to ensure that the compliance with MDS is achieved. This rezoning application will satisfy condition no. 5, 8 and 11 of the severance application B17/23, that was conditionally approved at the Land Division Committee meeting in May 2023.

A draft Site-specific Zoning By-law has been included as a part of the application to rezone the subject property from Agricultural(A) Zone to Agricultural Site Specific (A-xx) Zone and Natural Environment Zone to Natural Environment Site Specific (NE-xx) Zone. The intent of this application is to

prohibit livestock in the existing barns and agricultural buildings and to ensure that the compliance with MDS is achieved for existing accessory buildings at 83 Carter Rd and 86 Farnham Rd. The proposed application also address the exceed building height of 9 m for one of the existing accessory building (bank barn), where as a maximum height of 7 m is permitted on lots larger than 1 ha within A zone.

Planning Comments:

1. Based on a review of the additional information submitted, we acknowledge the following:
 - a. The applicant has provided a complete site plan and has confirmed that the retained portion of the subject property has an existing dwelling, a barn, two drive sheds and a hay shelter.
 - b. It is acknowledged that the proposed ZBA amendment application is to rezone the subject property to prohibit livestock within the multiple former livestock barns on the retained parcel. This rezoning application will address Condition no 8 and 5.
 - c. The applicant has confirmed the total area of all accessory structures to be 1,656 m² (17,825.04 ft²) and is in compliance with Section 4.4.2 Table 4.1 has been achieved.
 - d. Based on the areas provided within the site plan it appears that the area for accessory buildings have been provided. However, the area for the existing dwelling has not been provided. Compliance with Section 11.3 table 11.2 is required.
 - i. Please provide an updated site statistic chart within the site plan.
 - e. Further, it has been identified that the existing Bank barn that is currently used as workshop has a height of 9 m, whereas as per Section 4.4.2 Table 4.1 maximum permitted height is 7 m.
 - i. It is acknowledged that that relief for height has been requested within the application and included within the draft by-law to address Condition no 11.
 - f. It is acknowledged that the interior side yard setbacks have been provided for the existing barns on the site plan. Can you please provide an updated site plan showing the front yard setback and the exterior side yard setbacks for the barns and the existing dwelling.
 - g. It is acknowledged that the septic and required water servicing is existing and no new services are proposed.
 - h. It acknowledged that Farm Data Sheets for 83 Carter Road and 86 Farnham Road have been submitted as part of this application to ensure that the MDS I (Type B calculation) setbacks have been met for the severed parcel.
 - i. Based on the calculations it appears that the MDS I setback for the severed parcel from 83 Carter Road can be met.
 - ii. Further, based on the calculations it appears that the MDS I setback for the severed parcel from 86 Farnham Road cannot be met. The applicant has indicated that the existing barn does not house any livestock and is currently used as workshop. It is acknowledged that the draft by-law submitted will address reduced MDS I setback required to fulfill condition no 5. Please confirm the use of all the accessory buildings on the subject property.

2. Draft by-law

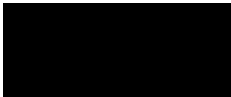
- a. Within the draft by-law submitted, it is noted that Section 3.a (ii) and 3.b (ii) states that “accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met”. Is there an intent to construct new accessory buildings in future to house livestock?
- b. The primary intent of this bylaw is to restrict livestock within the existing sheds and barns therefore, additional discussion may be required regarding updating the by-law.

Additional Comments/Clarification Items:

Although it appears most of the comments previously made were responded to, we do ask that the following clarification be provided to assist in our reviewing, including overall compliance with other provisions of the Zoning By-law. Please provide additional details requested to ensure all the insufficiencies are covered within the proposed Zoning By-law amendment, prior to deeming the application complete, to avoid future applications and delays.

We trust that these comments are of assistance and request a response letter addressing all comments to be submitted prior to deeming this application complete.

Regards,



Asavari Jadhav
Planner



February 5, 2024
Our File: 123006-027

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

Attention: Ms. Lynne Banks

Re: Development Review Request
Zoning By-law Amendment
86 Farnham Road
Township of Puslinch

Dear Ms. Banks,

Following our review of pre-consultation second submission documents received on January 9, 2024, we are providing comments related to the Zoning By-law Amendment required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

The first submission was received on September 22, 2023 per our review letter dated October 10, 2023.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying Inc., dated December 22, 2023.

We defer detailed review of the following to the Township of Puslinch:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023.
- Zoning By-law Amendment Application Form, dated December 14, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

We defer detailed review of the following to the County of Wellington:

- Source Water Protection Screening Form, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the Zoning By-law Amendment application.

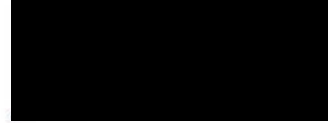


If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING
Per:



Parth Lad, E.I.T.
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP
Construction Services Lead, Vice President



Environmental Assessments & Approvals

January 24, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application - 86 Farnham Road, Township of Puslinch, Ontario N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN 71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

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

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Zoning By-law Amendment Application (December 22, 2023 from Van Harten Surveying Inc.); and,
- 3) Zone Change Sketch (December 22, 2023 from Van Harten Surveying Inc.).

Proposed Zoning Amendment

The Planning Justification Report states "As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review." Therefore, the zoning amendment will not result in impacts to natural heritage features or functions.



Future Development Considerations

Azimuth recommends that, in the event of future development applications on the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario's *Endangered Species Act*, 2007. In the event of future development, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).

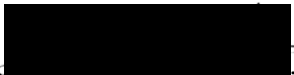
For information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with "Natural Environment", "Environmental Protection" and "Core Greenlands" boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.

Conclusions

Based on our review of the documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions. Further natural heritage review for this application is not required at this time.

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Dr. Scott Tarof (Ph.D. Biology)
Terrestrial Ecologist

References

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



01/25/2024

Memorandum

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

Cc: Zach Prince – Senior Planner, Wellington County
Emily Vandermeulen – Risk Management Inspector, Wellington Source Water Protection

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham RD, Township of Puslinch
Zoning By-law Amendment**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

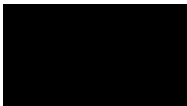
Pursuant to the *Clean Water Act*, Notices are required for all applications. A notice for the Zoning By-law Amendment will be provided once the formal application is submitted.

Further documentation is not required, and the applicant has provided the requested information for the Zoning By-law Amendment. Please note that additional documentation may be required for any future applications for either property outlined in the County of Wellington Severance B17-23 file, due to their location within a Wellhead Protection Area.

A Risk Management Plan is required for 86 Farnham Road. This will be drafted by our office and sent to the owner for review. The negotiation of the Risk Management Plan will not impact the Zoning By-law Amendment Application. Please contact our Risk Management Inspector to discuss the contents of the Risk Management Plan:

Emily Vandermeulen
519-846-9691 ext. 365
evandermeulen@centrewellington.ca

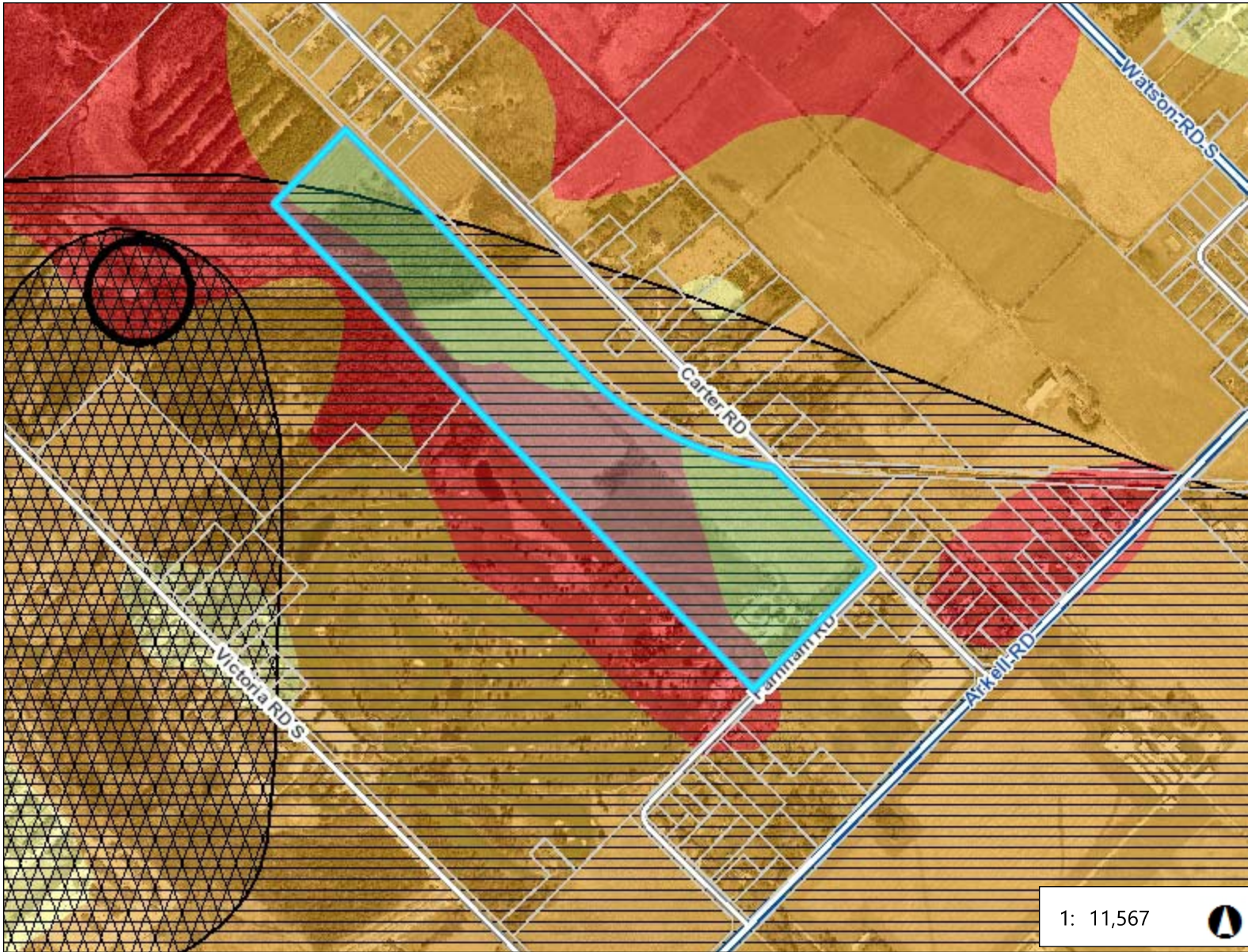
Sincerely,



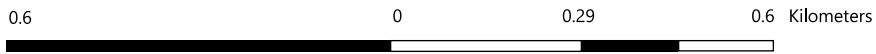
January 25, 2024

Kim Funk
Source Protection Coordinator
519-846-9691 ext. 283
kfunk@centrewellington.ca

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



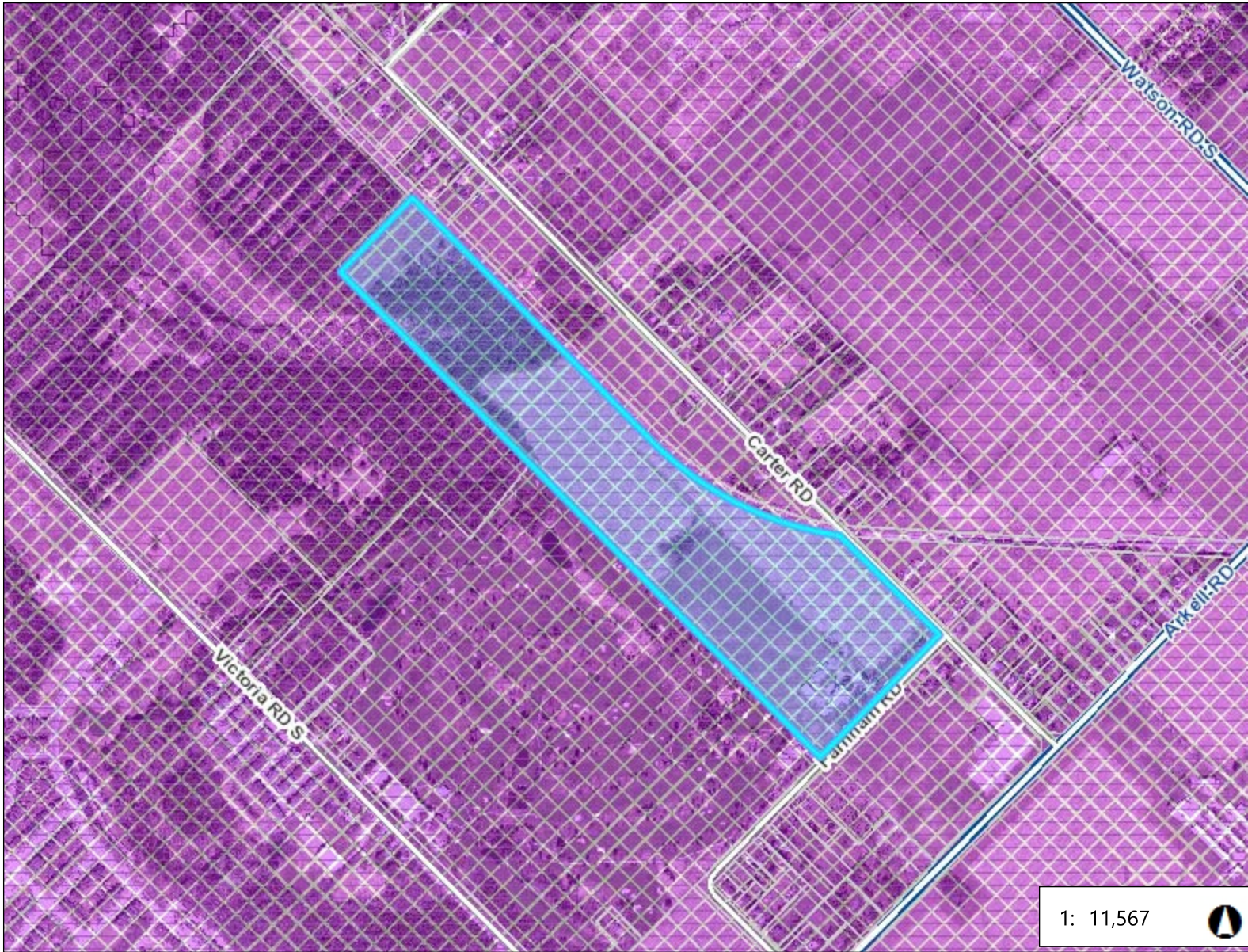
1: 11,567



WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022



0.6 0 0.29 0.6 Kilometers

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

February 14, 2024

30264-21

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

Re: 3rd Submission Comments
Zoning By-law Amendment Application for:
Approved Severance Application B17-23
86 Farnham Road
Part of Lot 5, West of the Blind Line, Registered Plan 131
PIN 71185-0135
Township of Puslinch

Please find enclosed the amended Zone Change Sketch for the above-mentioned property. The comments below are in response to the letter dated February 12, 2024 provided by the County of Wellington.

1. The area of the existing dwelling (#86 Farnham Road) is approximately 243m².
2. The zone chart below shows compliance with Table 11.3 of the Zoning By-law for Agricultural parcels. There is limited room on the Sketch and the zone chart has been included below as the zoning requirements are easily met.

AGRICULTURAL ZONE STANDARDS		
TABLE 11.3 REGULATIONS	REQUIRED	RETAINED PARCEL (#86 Farnham Road)
Minimum Lot Area	4.0ha	32.6ha
Minimum Lot Frontage (Carter Road)	120m	276m
Minimum Front Yard	10.0m	Complies
Minimum Interior Side Yard	3.0m	Complies
Minimum Exterior Side Yard (Farnham Road)	6.0m	11m
Minimum Rear Yard	7.5m	Complies
Maximum Lot Coverage	30%	0.5% (with accessory buildings)

3. The Sketch includes the front, rear and side yard setbacks from the existing buildings to the closest lot lines, which are easily met.
4. The uses of the accessory buildings are labelled on the sketch and in the accessory building zone chart.
5. There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.

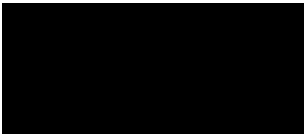
With regard to current comments received from other Township consultants we note the following:

- GM Blueplan – no objections or concerns regarding approval of zone change.
- Azimuth – no objections or concerns regarding approval of zone change.
- Wellington Source Water Protection - no objections or concerns regarding approval of zone change.

Based on all of the foregoing, we are confident that all staff comments have been addressed. We look forward to the final review and having this application scheduled for the next available Council meeting for approval.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor



Chris Corosky, RPP
Planner

cc Tom Jefferson
cc Robert Jefferson

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone as shown on Schedule "A" of this By-law;
3. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
 - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
 - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
 - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.
 - b) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Natural Environment (NE-xx) Zone on Schedule 'A':
 - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
 - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met.

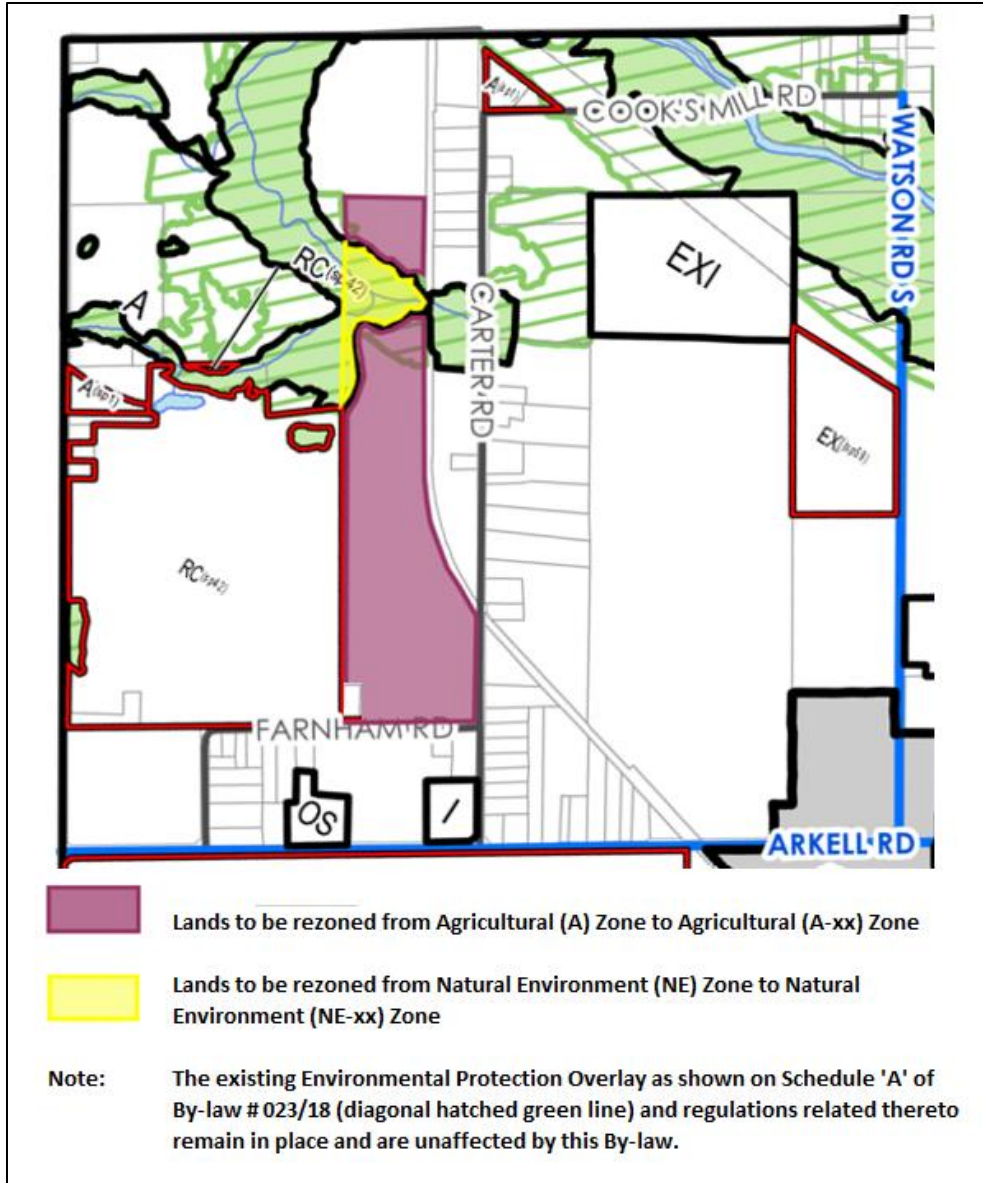
By-law read a First, Second, and Third Time this _____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this ____ of _____, 2024

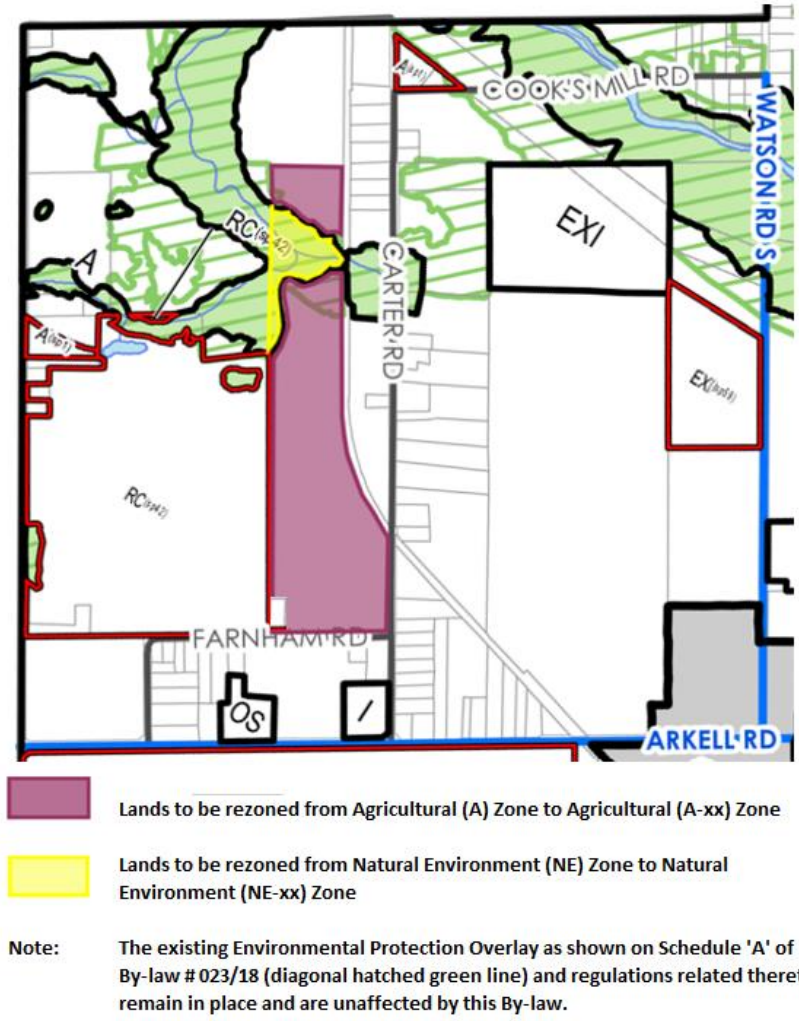
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

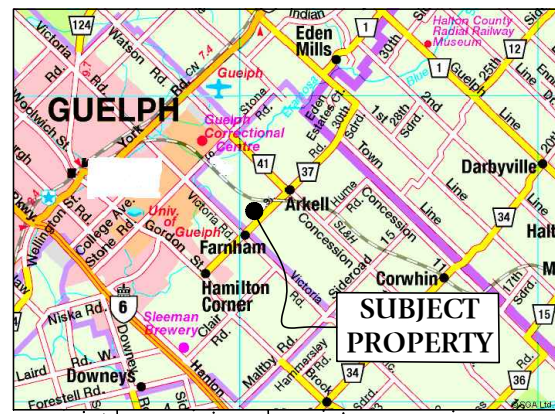
By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone and from Natural Environment (NE) Zone to a specialized Natural Environment (NE-xx) Zone (as shown below).



Effect of By-law # 2024-xx

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.

KEYMAP



ZONE CHANGE REQUEST:

- (A)** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE EXISTING AGRICULTURAL BUILDINGS.
- (B)** TO PERMIT THE EXISTING BARN TO HAVE A MAXIMUM HEIGHT OF 9m.

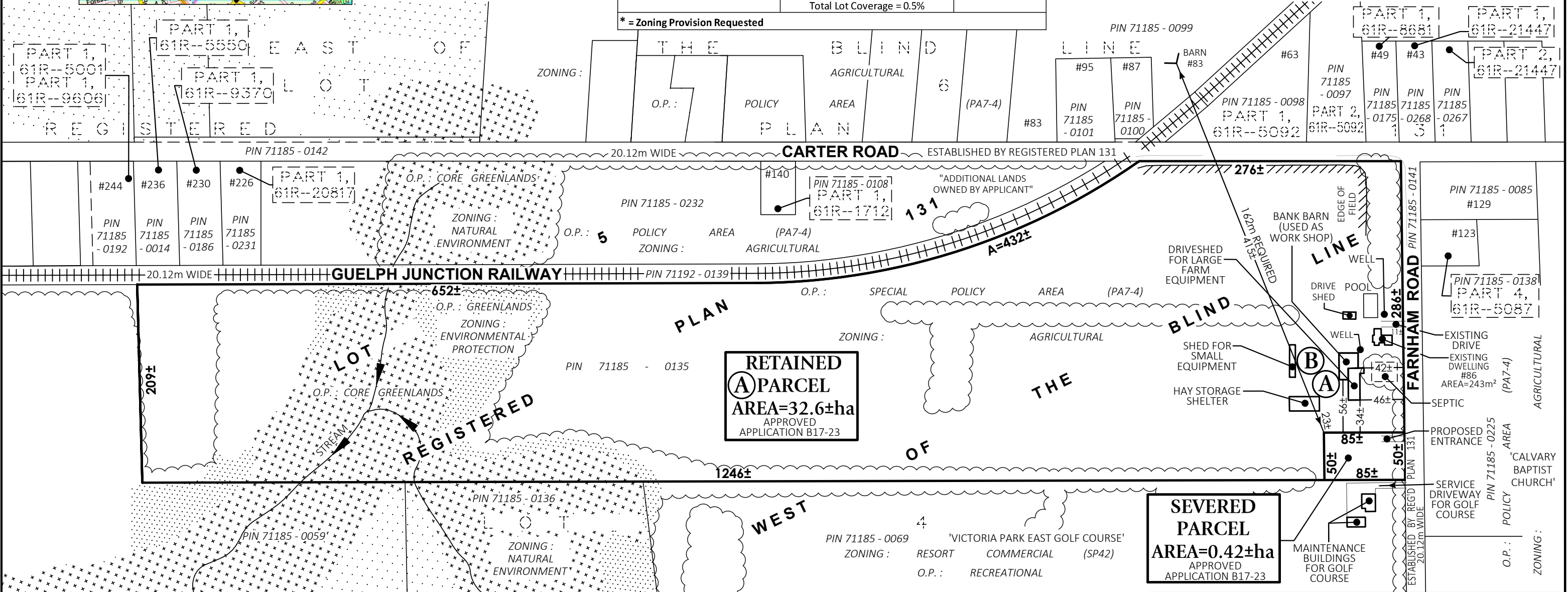
ACCESSORY BUILDINGS		
ZONING REGULATIONS - TABLE 4.1		Maximum Accessory Building Areas = 1400m ² plus 1% of Lot Area = 4660m ² & Maximum Lot Coverage = 30%
		Maximum Building Height = 7.0m
BUILDING TYPE	BUILDING AREAS	BUILDING HEIGHT
Bank Barn (used as workshop)	435m ²	9.0m *
Drive Shed (large farm equipment)	435m ²	5.6m
Drive Shed	100m ²	4.2m
Shed (small farm equipment)	208m ²	3.6m
Hay Shelter	478m ²	4.2m
Total Accessory Building Area = 1656m ²		
Total Lot Coverage = 0.5%		

* = Zoning Provision Requested

ZONE CHANGE SKETCH
PART OF LOT 5, WEST OF THE BLIND LINE,
REGISTERED PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

 VAN HARTEN SURVEYING INC.



NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4), PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- PROPERTY OWNERS: JEFFERSON FARMS LTD.
- N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 22nd DAY OF DECEMBER, 2023 AND AMENDED ON FEBRUARY 13, 2024

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30264-21
Feb 13, 2024-10:44:42 AM		
G:\PUSLINCH\131\ACAD\ZONE PT LOT 5 (JEFFERSON) UTM 2010.dwg		



December 22, 2023

30264-21

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Scoped Planning Justification Report & Documents
Zoning By-law Amendment Application for:
Approved Severance Application B17-23
86 Farnham Road
Part of Lot 5, West of the Blind Line, Registered Plan 131
PIN 71185-0135
Township of Puslinch**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Sketch, completed application form, PIN Report and Map, the required deed, MDS Farm Data Sheets and Sourcewater Protection Form. Payment of the Township Application fee of \$2,577.00 will be made once the application has been deemed complete.

Proposal:

Thank you for meeting with us at the October 19, 2023 pre-consultation meeting at the Township office regarding the above noted zone change, and for your follow-up summary notes which included a request for some additional supporting information. This letter serves as the Scoped Planning Justification Report as was discussed and agreed to at our meeting, along with the additional information requested in your October 19, 2023 memo.

The purpose of the Zone Change is to address the conditions of recently approved Severance Application B17-23 to create a rural residential lot on this property. The severed lot is located at the south-west corner of the parcel, with frontage on Farnham Road (see attached concept sketch). The severance process confirmed that both the retained and severed parcels generally comply/conform with the Township Zoning By-law and the County Official Plan, with the exception of a potential future MDS conflict should buildings on the Retained Parcel be utilized for livestock purposes (they are not currently used for this purpose). Condition #8 of consent B17-23 approval states:



THAT the Owner obtain zoning compliance for the multiple accessory buildings located on the retained lands to prohibit livestock, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

The zone change will also satisfy Condition 5 which requests MDS Compliance with the County and Condition 11 which requests Zoning compliance with the Township and County.

Future MDS zoning compliance will be achieved/assured through a rezoning of the subject land (the retained parcel) to implement specialized regulations prohibiting existing accessory buildings from being used for a livestock facility, and that any new accessory buildings can only be used as a livestock facility provided MDSII requirements are met. These specialized regulations are set out in the attached Draft Zoning By-law. In checking the heights of existing buildings, it was determined that one building exceeds the permitted building height of 7.0 metres. Accordingly, a special provision has been added to the draft by-law to recognize/permit a 9.0 metre height for the existing bank barn.

As was discussed at the pre-consultation meeting, no physical changes to the Retained Parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.

Further materials you requested are also attached to this submission:

1. Zoning By-law Amendment Application Form
2. Draft Zoning By-law Amendment and Schedule "A"
3. Resubmission of MDS Farm Data Sheets for 83 Carter Road and 86 Farnham Road
4. Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request.
5. Source Water Protection Screening Form – Appendix 'A'
6. PIN Report, Map and Deed for the subject property.

Please review and advise whether the application can be deemed complete and payment for the application fee will be made promptly. We look forward to the review and having this application scheduled at the next available Public Meeting.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor



Chris Corosky, RPP
Planner

cc Tom Jefferson
cc Robert Jefferson
cc Kim Funk, Source Water Protection via email: sourcewater@centrewellington.ca



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Jefferson Farms Ltd. c/o Tom Jefferson

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 86 Farnham Road Municipality Puslinch

Lot 5, WOBL Concession Plan 131 Division

Lot Size (where livestock facility is located) 32ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/13

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 435m² 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)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		N/A
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	N/A	
	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.*	Please see note below.	Please see note below.

PLEASE NOTE: All buildings on the property have been gutted, are not capable of housing animals and are strictly used for storage. The buildings haven't had housed livestock in over 15 years and there are no intentions of housing any livestock in the future – Tom Jefferson

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



ATTN - JEFF BUISMAN
 FROM - JEFFERSON FARMS
FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Denna M Benn

Contact Information

Email [Redacted] Telephone [Redacted]

Civic Address 83 Carter St Municipality Paslinch

Lot 6 Concession 9 Division _____

Lot Size (where livestock facility is located) _____ hectares 15.9 acres

Signature of Livestock Facility Owner [Redacted] Date Dec 14/23

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 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
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 - M2 Liquid, outside, roof, but with open sides
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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)		
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	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)		V4
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 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

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #023/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law #023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington of from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site specific special provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-xx) Zone on Schedule 'A':
 - i) accessory buildings existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and,
 - ii) accessory buildings constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDS requirements as issued and as amended by the Province, are met; and,
 - iii) one building existing as of January 1, 2024 shall be permitted to have a maximum building height of 9.0 metres.

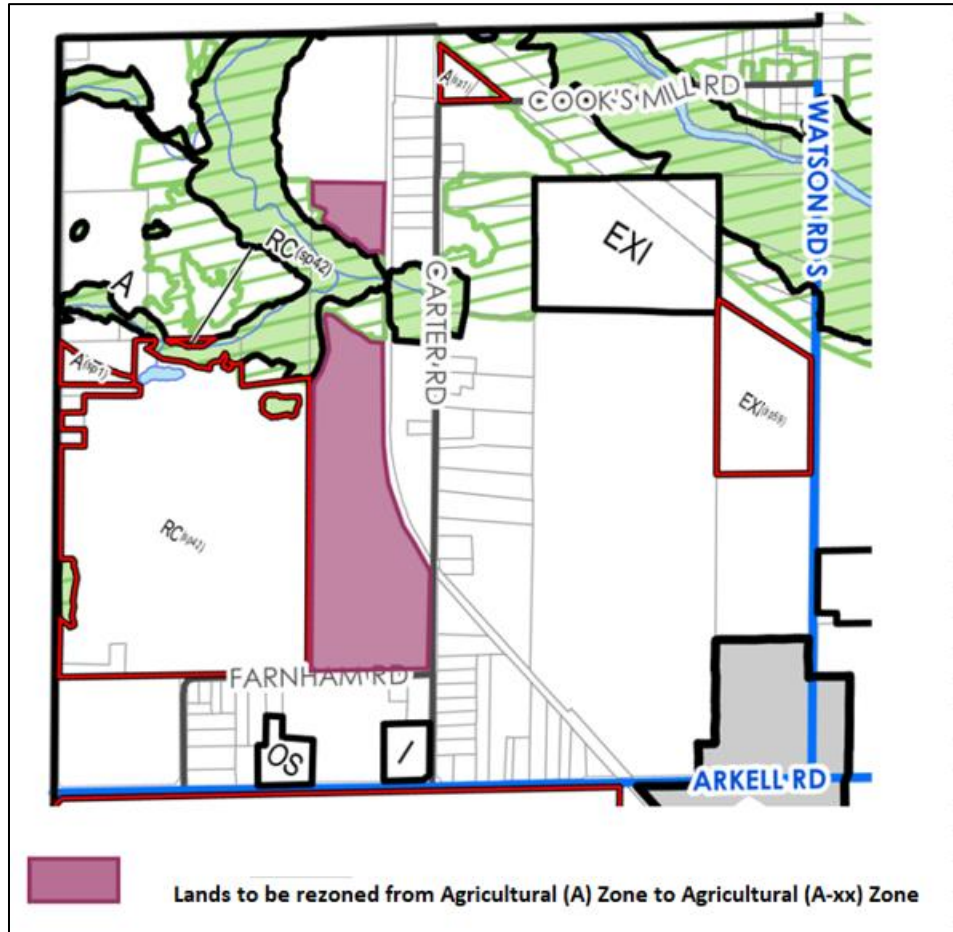
By-law read a First, Second, and Third Time this of , 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this _____ of _____, 2024

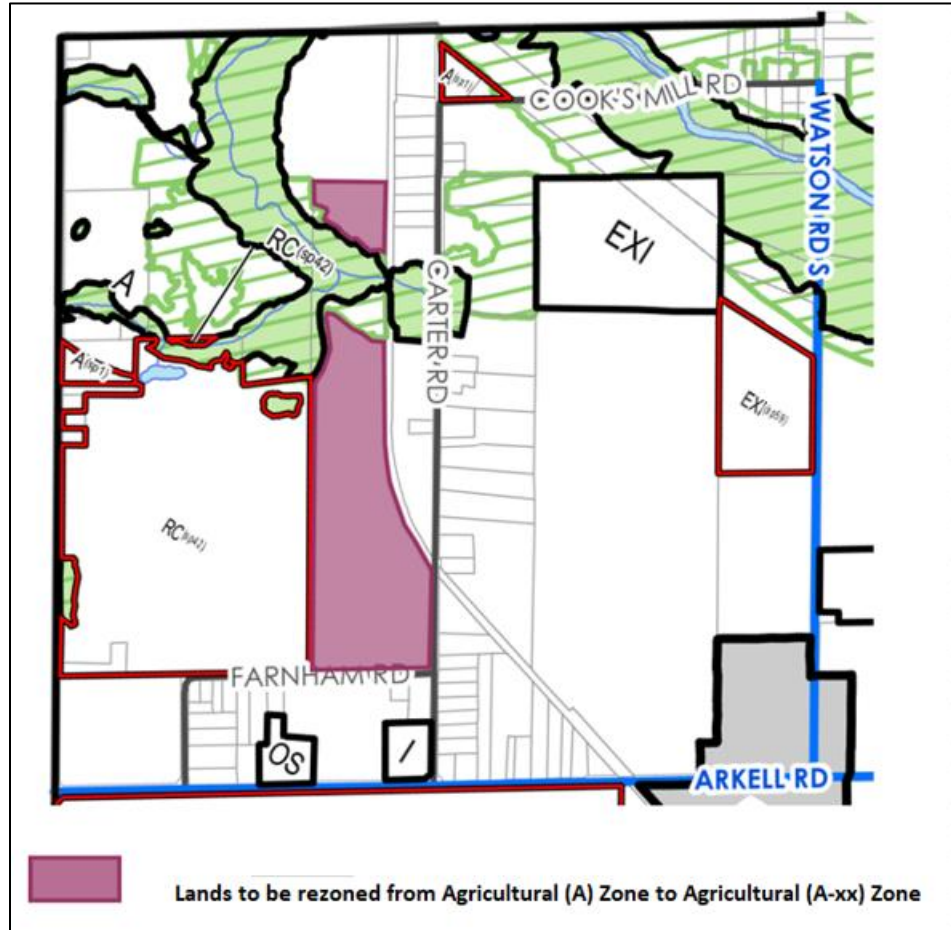
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #023/18 by rezoning Part of Lot 5, West of the Blind Line, Registered Plan 131, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone, as shown below.



Effect of By-law # 2024-xx

The effect of By-law #2024-xx on the applicable lands is to prohibit the use of accessory buildings existing as of January 1, 2024 as livestock facilities, and that any accessory buildings constructed after January 1, 2024 can only be used as a livestock facility provided Minimum Distance Separation requirements of the Province are met. Further, one building existing as of January 1, 2024 is permitted to have a maximum building height of 9.0 metres.

February 14, 2024

30264-21

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

Re: 3rd Submission Comments
Zoning By-law Amendment Application for:
Approved Severance Application B17-23
86 Farnham Road
Part of Lot 5, West of the Blind Line, Registered Plan 131
PIN 71185-0135
Township of Puslinch

Please find enclosed the amended Zone Change Sketch for the above-mentioned property. The comments below are in response to the letter dated February 12, 2024 provided by the County of Wellington.

1. The area of the existing dwelling (#86 Farnham Road) is approximately 243m².
2. The zone chart below shows compliance with Table 11.3 of the Zoning By-law for Agricultural parcels. There is limited room on the Sketch and the zone chart has been included below as the zoning requirements are easily met.

AGRICULTURAL ZONE STANDARDS		
TABLE 11.3 REGULATIONS	REQUIRED	RETAINED PARCEL (#86 Farnham Road)
Minimum Lot Area	4.0ha	32.6ha
Minimum Lot Frontage (Carter Road)	120m	276m
Minimum Front Yard	10.0m	Complies
Minimum Interior Side Yard	3.0m	Complies
Minimum Exterior Side Yard (Farnham Road)	6.0m	11m
Minimum Rear Yard	7.5m	Complies
Maximum Lot Coverage	30%	0.5% (with accessory buildings)

3. The Sketch includes the front, rear and side yard setbacks from the existing buildings to the closest lot lines, which are easily met.
4. The uses of the accessory buildings are labelled on the sketch and in the accessory building zone chart.
5. There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.

With regard to current comments received from other Township consultants we note the following:

- GM Blueplan – no objections or concerns regarding approval of zone change.
- Azimuth – no objections or concerns regarding approval of zone change.
- Wellington Source Water Protection - no objections or concerns regarding approval of zone change.

Based on all of the foregoing, we are confident that all staff comments have been addressed. We look forward to the final review and having this application scheduled for the next available Council meeting for approval.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor



Chris Corosky, RPP
Planner

cc Tom Jefferson
cc Robert Jefferson



Comment Summary – 3rd Submission - 86 Farnham Road

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	See letter attached
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	Puslinch Fire and Rescue Services have no concerns with the application.
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments or concerns from a building code perspective on the proposed zoning amendment.
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	See letter attached
GRCA	See letter attached



April 22, 2024
Our File: 123006-027

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

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment
86 Farnham Road
Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-Law Amendment (ZBA) application documents received on April 12, 2024, we are providing comments related to the ZBA required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

Pre-consultation submissions were received on September 22, 2023 and January 9, 2024.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying, dated February 13, 2024.
- 3rd Submission Comments Response Letter, prepared by Van Harten Surveying, dated February 14, 2025.

We defer detailed review of the following to Township and County planning staff:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying, dated December 22, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the ZBA.

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

GM BLUEPLAN ENGINEERING

Per:

A black rectangular redaction box covers the signature of Parth Lad. A blue ink scribble is visible to the right of the box.

Parth Lad, E.I.T.
Technical Specialist

A black rectangular redaction box covers the signature of Steve Conway.

Steve Conway, C.E.T., rcsi, PMP
Construction Services Lead, Vice President



Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline
Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Hydrogeological Assessment
Geochemistry
Phase I / II ESA
Regional Flow Studies
Contaminant Investigations
OLT Hearings
Water Quality Sampling
Groundwater & Surface
Water Monitoring
Groundwater Protection
Studies
Groundwater Modelling
Groundwater Mapping
Permits to Take Water
Environmental Compliance
Approvals
Designated Substance
Surveys

Our File: 2401.02

May 3, 2024

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

Attention: Lynne Banks
Development and Legislative Coordinator

**Re: 86 Farnham Road, Puslinch, Ontario
Proposed Zoning By-law Amendment Application
Hydrogeological Preconsultation Comments**

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide updated hydrogeological preconsultation comments for the proposed zoning by-law amendment application for 86 Farnham Road in Puslinch, Ontario (the site).

Based on the applicant's submission and supporting documents, we understand that:

- The proposed application is to sever an approximately 0.42 ha parcel of land and retain the remaining 32.6 ha parcel.

We have no objection to the proposed zoning by-law amendment.

From a hydrogeological perspective, the following will be required at the site plan control stage:

Nitrate Impact Assessment: A D-5-4 analysis of nitrate loading from the proposed septic system will be required as part of Site Plan Approval.

Supply Well Construction: The site is underlain by the Guelph Formation and the Goat Island / Gasport Formation aquifer separated by a regional aquitard. Wells that connect these two aquifers (i.e., multi-aquifer wells) are not permitted as part of the development. Newly constructed supply

wells for the site should be either installed in the upper bedrock aquifer or appropriately cased into the lower bedrock aquifer, in accordance with R.R.O. 1990, Reg. 903: Wells, to minimize potential groundwater movement between the upper and lower bedrock aquifers.

Well Decommissioning: Any unused wells must be abandoned by a licensed well contractor in accordance with R.R.O. 1990, Reg. 903: Wells.

Excess Soil Management: Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

These comments may be amended as additional information is provided by the proponent.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Harden Environmental Services Ltd.



A large black rectangular redaction covers the signature area. A thin horizontal line extends from the right side of the redaction. A circular stamp is partially visible behind the redaction, with the word "ONTARIO" at the bottom.

Angela M. Mason, M.Sc., P.Geo., QP_{ESA}
Senior Hydrogeologist



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application
(Second Submission) - 86 Farnham Road, Township of Puslinch, Ontario
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

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

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Third Submission Comments – Zoning By-law Amendment Application for Approved Severance Application B17-23;
- 3) MDSI Farm Data Sheet – 86 Farnham Road (December 14, 2023);
- 4) MDSI Farm Data Sheet – 83 Carter Road (December 14, 2023); and,
- 5) Zone Change Sketch (February 13, 2024 from Van Harten Surveying Inc.).

Proposed Zoning Amendment

The Planning Justification Report states “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” The MDSI Farm Data Sheet for 86 Farnham Road notes that buildings on the property “are not



capable of housing animals and are strictly for storage.” The MDSI Farm Data Sheet for 83 Carter Road notes the presence of horses on the property.

The Third Submission Comments for the Zoning By-law Amendment Application pertaining to the approved severance indicate that minimum yard setbacks are in compliance. The Comments further indicate that “There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.” The revised Zoning Change Sketch appears unchanged from a natural heritage perspective.

Based on the information provided, Azimuth’s conclusion from the Zoning By-law Amendment Application natural heritage peer review dated January 24, 2024 that the zoning amendment will not result in impacts to natural heritage features or functions has not changed and remains current.

Future Development Considerations

Third Submission Comments suggest that site alteration, development or change in land use may be a possibility in the future. Azimuth recommends that, in the event of future development applications for the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario’s *Endangered Species Act*, 2007. In the event of future site alteration, development or change in land use, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).

As shared in the January 24, 2024 peer review letter and for information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with “Natural Environment”, “Environmental Protection” and “Core Greenlands” boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.

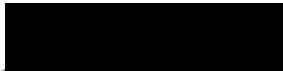


Conclusions

Based on our review of the resubmitted Zoning By-law Amendment Application documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions, based on the current land use plan. Further natural heritage review for this application is not required at this time.

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Dr. Scott Tarof (Ph.D. Biology)
Terrestrial Ecologist

References

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



04/15/2024

Memorandum

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

Cc: Zach Prince – Senior Planner, Wellington County

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham Road, Township of Puslinch
Zoning By-law Amendment - Submission 1**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached PUS-S59-24-003

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

Kim Funk
Source Protection Coordinator
519-846-9691 ext 283
kfunk@centrewellington.ca



Restricted Land Use Notice Risk Management Plan Required

Issued under the *Clean Water Act*, Section 59 (2) (b)

Notice Number: PUS-S59-24-003

Description and Date of Application/Supporting Documents: Zoning By-law Amendment, April 12, 2024 / Screening Form, Application, WHPA Maps, Risk Management Plan

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

Roll Number: 230100000816800 **WHPA:** IPZ-3, WHPA-B, ICA

Vulnerability Score: 10, 8, 5, 2, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Application Of Pesticide To Land

Property Address: 86 Farnham Road **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N1H 6H8

Source Protection Plan: Grand River **Drinking Water System:** City of Guelph

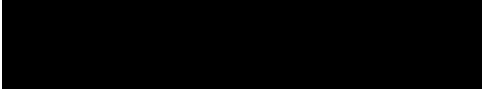
Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

Town: Guelph

Province: Ontario **Postal Code:** N1H 6H9





This Notice is being issued under subsection 59 2(b) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, b Section 58 (Risk Management Plan) of the *Clean Water Act* **applies**, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Zoning By-law Amendment application submitted for 86 Farnham Road, Puslinch. There is an existing Risk Management Plan in place for this site. Please see the attached RMP and Section 58 Notice PUS-GR-PUS-24-001

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan will be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act, 2006*, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan, as amended.



If you require further information, please contact the undersigned.

Signature:



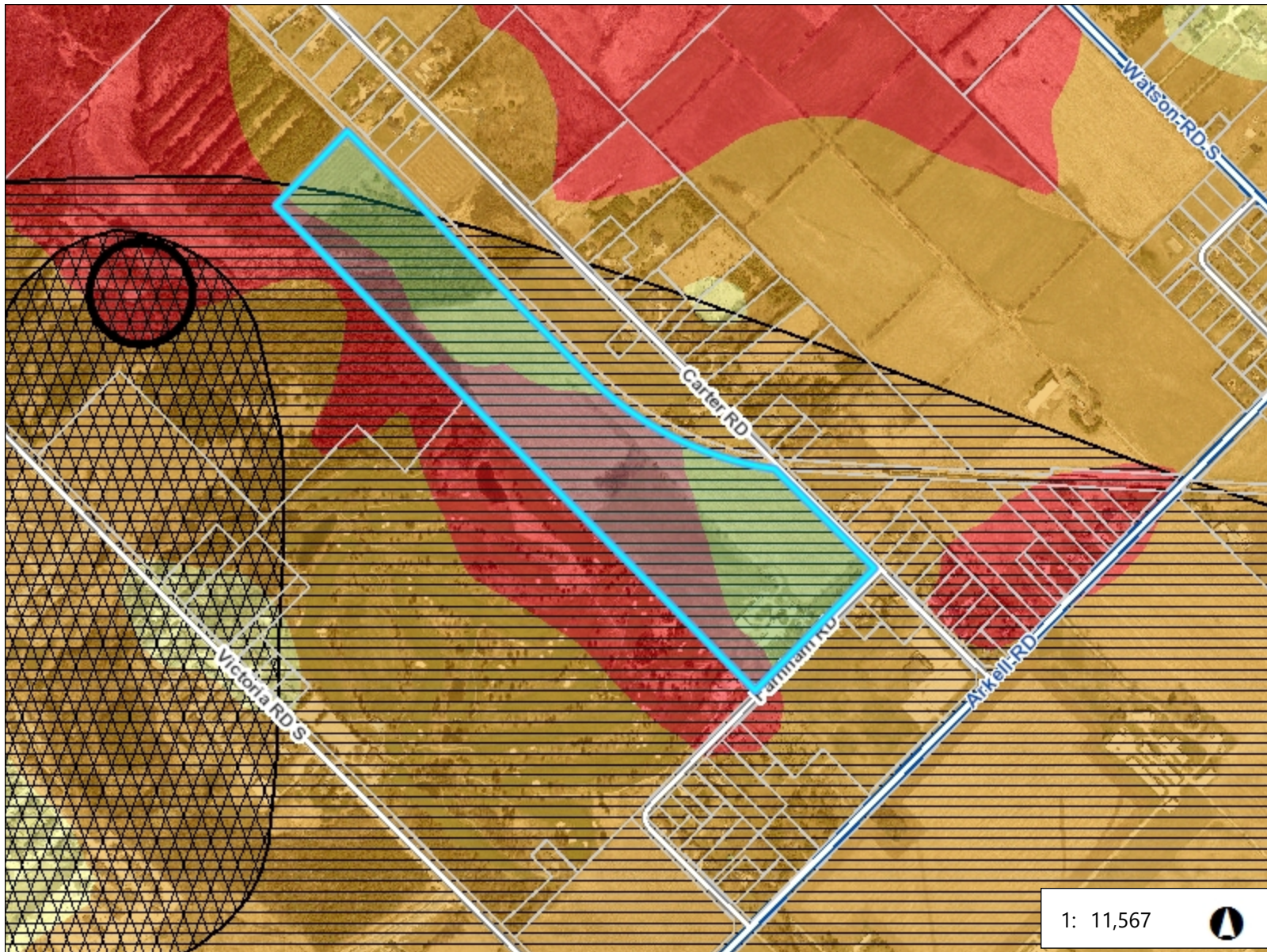
Date:

15 Apr 2024

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachment(s): WHPA Map

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

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

1: 11,567

0.6 0 0.29 0.6 Kilometers

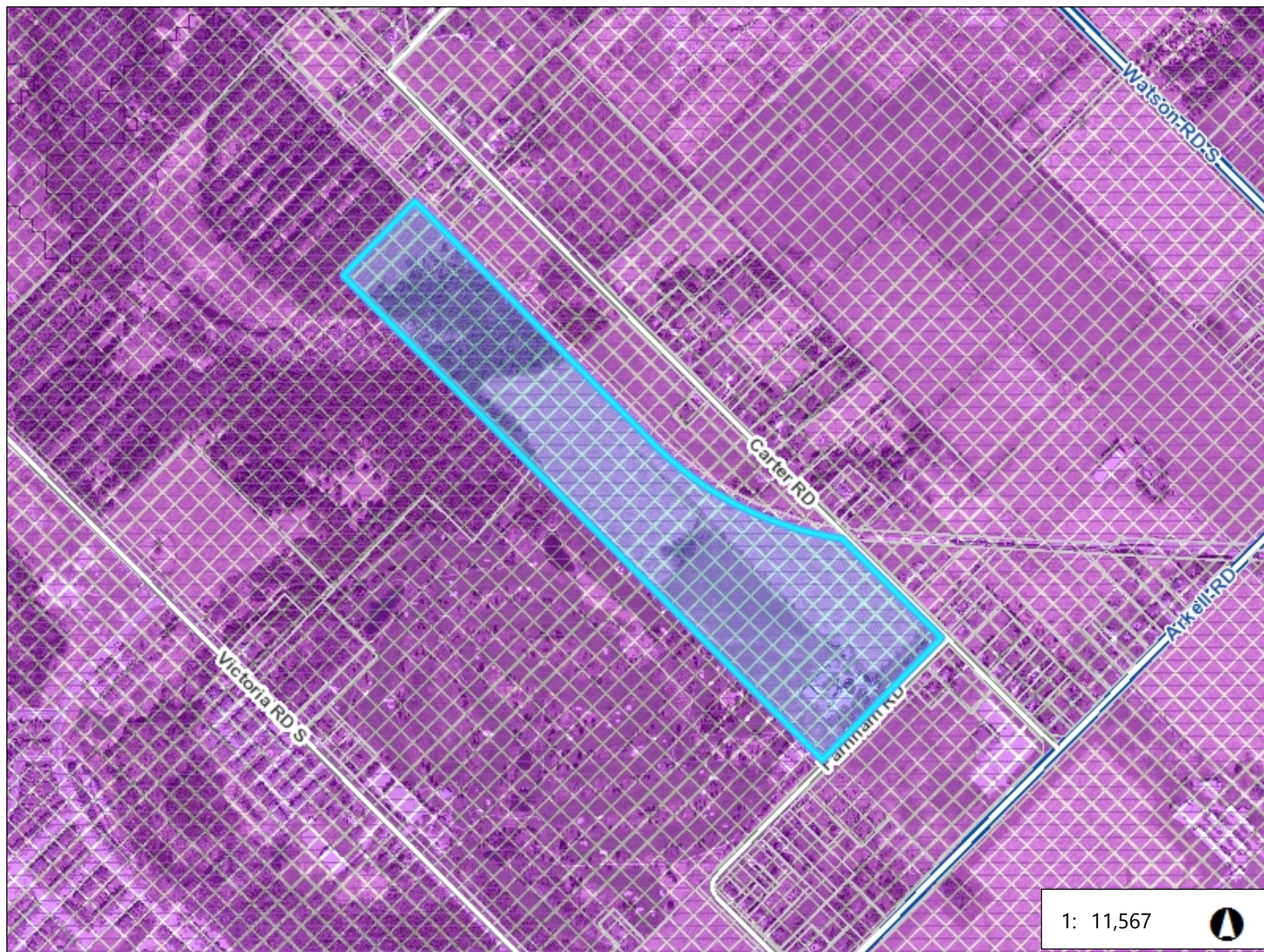


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.












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

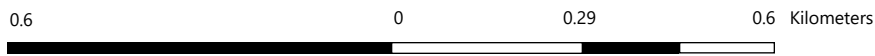
Notes



Legend

-  Parcels
- Roads**
-  Local Road
-  County Road
-  Highway
- Well Locations**
-  Existing
-  Proposed
-  WHPA Q1_Q2_Boundary
- WHPA Q1_Q2**
-  Approved
-  Draft
-  HVA
-  SGRA
- RoadsLookup

1: 11,567 



Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

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

Dear Ms. Banks,

Re: Zoning By-law Amendment
86 Farnham Road, Township of Puslinch
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

Recommendation

The GRCA has no objection to the proposed zoning by-law amendment related to the Agricultural Zone. Based on discussions with the applicant, it is our understanding that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities. The application also proposes to recognize a maximum height of 9.0 metres for one of the accessory structures. The rezoning is

required to satisfy the conditions of approval for the related consent application B17-23. Further to our previous comments on the related consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated with this application proposed changes to the NE Zone. Concerns with the proposed changes were discussed with the applicant and it is our understanding that these changes will be removed from the application. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A black rectangular redaction box covering the signature of Andrew Herreman.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)
Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)
Asavari Jadhav, Wellington County (via email)



Legend

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

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:7,300

NAD83 UTM zone 17 (EPSG:26917)





Comment Summary – ZBA – 86 Farnham Road – 1st submission

Consultant	Comments
NPG Planning Solutions	See letter attached
County of Wellington Planning	See letter attached
GEI	See letter attached
Hydrogeologist Comments	See letter attached
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	See letter attached
GRCA	See letter attached



June 16, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

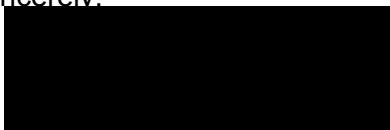
RE: **NPG Comments**
86 Farnham Road
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone the Subject Lands from Agricultural (A) and Natural Environment (NE) to a specialized Agricultural Zone (A-xx) and a site specific Natural Environmental Zone to prohibit livestock in the existing agricultural buildings; and to permit an existing barn to have a maximum height of 9 metres. A consent application was submitted in regard to the Subject Lands (File B17-23), which was approved with conditions on May 11, 2023. The consent application proposed for 0.42 ha of vacant lands to be severed from the Subject Lands for rural residential use. This Zoning by-law application is required to fulfill conditions of approval for the consent application.

Comments:

1. Please include the front yard setback from Carter Road and rear yard setback on the Zone Change Request Drawing.



Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
[NPG Planning Solutions Inc.](mailto:jauspitz@npgsolutions.ca)
jauspitz@npgsolutions.ca



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

 (905) 321 6743
 info@npgsolutions.ca



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

May 3, 2024

Courtenay Hoytfox
Interim CAO
Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON, NOB 2J0

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – Final Submission Comments
Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson
86 Farnham Rd
Township of Puslinch**

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment application. These comments are provided based on a review of the following:

Reports Submitted:

- Zoning By-law Amendment Application, dated April 11, 2024
- Scoped Planning Justification Letter, prepared by Van Harten Surveying Inc., dated December 22, 2023
- Draft Zoning By-law Amendment and Schedule "A"
- 3rd Submission Comments, prepared by Van Harten Surveying Inc., dated February 14, 2024
- Detailed Concept Sketch showing the severed and retained parcels for application B17-23, the existing buildings including building areas, heights and setbacks as well as proposed rezoning request, prepared by Van Harten Surveying Inc., dated February 13, 2024
- Service Ontario Property Index Map dated December 19, 2023
- Service Ontario Parcel Register dated December 19, 2023
- Transfer/Deed of Land dated January 9, 1991
- Farm Data Sheets for 86 Farnham Road dated December 14, 2023 and 83 Carter Road dated December 14, 2023

Planning Comments:

Based on the review of the information submitted, it appears that most of the comments previously made were responded to. Please note that Section 12.4 of the Township of Puslinch Zoning by-law does not permit to erect or alter any building/structure within NE Zone without prior consultation with the Conservation Authority. Therefore, it is our recommendation to remove any changes to the NE Zone within the draft By-law. This could be addressed through the formal process or as part of planning staff's recommendation to Township Council.

Provided the Township is satisfied that the comments from all other agencies have been addressed, the County planning staff has no concerns to deem the proposed Zoning By-law amendment application complete.

Regards,

A black rectangular redaction box covering the signature of the planner.

Asavari Jadhav
Planner



April 22, 2024
Our File: 123006-027

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

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment
86 Farnham Road
Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-Law Amendment (ZBA) application documents received on April 12, 2024, we are providing comments related to the ZBA required under the conditions of approved Severance Application B17-23 at 86 Farnham Road in the Township of Puslinch. Accessory buildings on the retained lot are located in close proximity to the severed lot. To accommodate residential use of the severed lot, a zone change is required to prohibit livestock in the accessory buildings to avoid future Minimum Distance Separation conflicts. No physical changes to the retained parcel are proposed.

Pre-consultation submissions were received on September 22, 2023 and January 9, 2024.

In support of the identification of engineering requirements for Zoning By-law Amendment, the following documents and drawings were received and reviewed:

- Zone Change Sketch, prepared by Van Harten Surveying, dated February 13, 2024.
- 3rd Submission Comments Response Letter, prepared by Van Harten Surveying, dated February 14, 2025.

We defer detailed review of the following to Township and County planning staff:

- Scoped Planning Justification Letter, prepared by Van Harten Surveying, dated December 22, 2023.
- Draft Zoning By-law Amendment and Schedule A.
- Transfer/Deed of Land, dated January 9, 1991.
- ServiceOntario Property Index Map, dated December 19, 2023.
- ServiceOntario Parcel Register, dated December 19, 2023.
- MDS Farm Data Sheet - 83 Carter Road, dated December 14, 2023.
- MDS Farm Data Sheet - 86 Farnham Road, dated December 14, 2023.

Based on our review of the above noted documents, we do not have any comments with respect to the ZBA.

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

GM BLUEPLAN ENGINEERING

Per:

Parth Lad, E.I.T.
Technical Specialist

Steve Conway, C.E.T., rcsi, PMP
Construction Services Lead, Vice President



Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline
Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Hydrogeological Assessment
Geochemistry
Phase I / II ESA
Regional Flow Studies
Contaminant Investigations
OLT Hearings
Water Quality Sampling
Groundwater & Surface
Water Monitoring
Groundwater Protection
Studies
Groundwater Modelling
Groundwater Mapping
Permits to Take Water
Environmental Compliance
Approvals
Designated Substance
Surveys

Our File: 2401.02

May 3, 2024

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

Attention: Lynne Banks
Development and Legislative Coordinator

**Re: 86 Farnham Road, Puslinch, Ontario
Proposed Zoning By-law Amendment Application
Hydrogeological Preconsultation Comments**

Dear Lynne,

Harden Environmental Services Ltd. (Harden) is pleased to provide updated hydrogeological preconsultation comments for the proposed zoning by-law amendment application for 86 Farnham Road in Puslinch, Ontario (the site).

Based on the applicant's submission and supporting documents, we understand that:

- The proposed application is to sever an approximately 0.42 ha parcel of land and retain the remaining 32.6 ha parcel.

We have no objection to the proposed zoning by-law amendment.

From a hydrogeological perspective, the following will be required at the site plan control stage:

Nitrate Impact Assessment: A D-5-4 analysis of nitrate loading from the proposed septic system will be required as part of Site Plan Approval.

Supply Well Construction: The site is underlain by the Guelph Formation and the Goat Island / Gasport Formation aquifer separated by a regional aquitard. Wells that connect these two aquifers (i.e., multi-aquifer wells) are not permitted as part of the development. Newly constructed supply

wells for the site should be either installed in the upper bedrock aquifer or appropriately cased into the lower bedrock aquifer, in accordance with R.R.O. 1990, Reg. 903: Wells, to minimize potential groundwater movement between the upper and lower bedrock aquifers.

Well Decommissioning: Any unused wells must be abandoned by a licensed well contractor in accordance with R.R.O. 1990, Reg. 903: Wells.

Excess Soil Management: Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

These comments may be amended as additional information is provided by the proponent.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Harden Environmental Services Ltd.

A large black rectangular redaction box covers the signature area. A thin horizontal line extends from the right side of the box.

Angela M. Mason, M.Sc., P.Geo., QP_{ESA}
Senior Hydrogeologist



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application
(Second Submission) - 86 Farnham Road, Township of Puslinch, Ontario
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

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

Azimuth reviewed the following documents on behalf of the Township:

- 1) Scoped Planning Justification Report (December 22, 2023 from Van Harten Surveying Inc.);
- 2) Third Submission Comments – Zoning By-law Amendment Application for Approved Severance Application B17-23;
- 3) MDSI Farm Data Sheet – 86 Farnham Road (December 14, 2023);
- 4) MDSI Farm Data Sheet – 83 Carter Road (December 14, 2023); and,
- 5) Zone Change Sketch (February 13, 2024 from Van Harten Surveying Inc.).

Proposed Zoning Amendment

The Planning Justification Report states “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” The MDSI Farm Data Sheet for 86 Farnham Road notes that buildings on the property “are not



capable of housing animals and are strictly for storage.” The MDSI Farm Data Sheet for 83 Carter Road notes the presence of horses on the property.

The Third Submission Comments for the Zoning By-law Amendment Application pertaining to the approved severance indicate that minimum yard setbacks are in compliance. The Comments further indicate that “There are no intentions to construct new accessory buildings to house livestock. However, we do not want to restrict that option in the future should the property owners want to house livestock, provided that that MDSII and the zoning requirements are met. The wording of the draft zoning amendment simply provides MDS control for this hypothetical.” The revised Zoning Change Sketch appears unchanged from a natural heritage perspective.

Based on the information provided, Azimuth’s conclusion from the Zoning By-law Amendment Application natural heritage peer review dated January 24, 2024 that the zoning amendment will not result in impacts to natural heritage features or functions has not changed and remains current.

Future Development Considerations

Third Submission Comments suggest that site alteration, development or change in land use may be a possibility in the future. Azimuth recommends that, in the event of future development applications for the property, the proponent should consider relevant federal, provincial and municipal policy and legislation, including (but not limited to) the Provincial Policy Statement (PPS), local Official Plans, and Ontario’s *Endangered Species Act*, 2007. In the event of future site alteration, development or change in land use, it is also noted that portions of the property are within the Regulation Limit of the Grand River Conservation Authority (GRCA).

As shared in the January 24, 2024 peer review letter and for information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with “Natural Environment”, “Environmental Protection” and “Core Greenlands” boundaries shown on the Rezoning Application sketch in the Planning Justification Report, are connected to large tracts of continuous woodland in excess of 20 hectares (ha). According to Section 5.5.4 of the County of Wellington Official Plan (2023), rural woodlands in excess of 4ha are mapped as Greenlands and should be considered Significant Woodland. Portions of a Provincially Significant Wetland Complex are also mapped on the property.

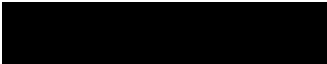


Conclusions

Based on our review of the resubmitted Zoning By-law Amendment Application documents provided, the proposed zoning amendment for 86 Farnham Road would not result in impacts to natural heritage features or functions, based on the current land use plan. Further natural heritage review for this application is not required at this time.

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Dr. Scott Tarof (Ph.D. Biology)
Terrestrial Ecologist

References

County of Wellington (Wellington). 2023. County of Wellington Official Plan. Updated September 2023.



04/15/2024

Memorandum

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

Cc: Zach Prince – Senior Planner, Wellington County

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 86 Farnham Road, Township of Puslinch
Zoning By-law Amendment - Submission 1**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review, WSWP have no objections to the proposed application receiving draft approval.

Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached PUS-S59-24-003

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

Kim Funk
Source Protection Coordinator
519-846-9691 ext 283
kfunk@centrewellington.ca



Restricted Land Use Notice Risk Management Plan Required

Issued under the *Clean Water Act*, Section 59 (2) (b)

Notice Number: PUS-S59-24-003

Description and Date of Application/Supporting Documents: Zoning By-law Amendment, April 12, 2024 / Screening Form, Application, WHPA Maps, Risk Management Plan

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

Roll Number: 230100000816800 **WHPA:** IPZ-3, WHPA-B, ICA

Vulnerability Score: 10, 8, 5, 2, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Application Of Pesticide To Land

Property Address: 86 Farnham Road **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N1H 6H8

Source Protection Plan: Grand River **Drinking Water System:** City of Guelph

Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

Town: Guelph

Province: Ontario **Postal Code:** N1H 6H9

Phone: [REDACTED]



This Notice is being issued under subsection 59 2(b) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, b Section 58 (Risk Management Plan) of the *Clean Water Act* **applies**, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Zoning By-law Amendment application submitted for 86 Farnham Road, Puslinch. There is an existing Risk Management Plan in place for this site. Please see the attached RMP and Section 58 Notice PUS-GR-PUS-24-001

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan will be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act, 2006*, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan, as amended.



If you require further information, please contact the undersigned.

Signature:

Date:

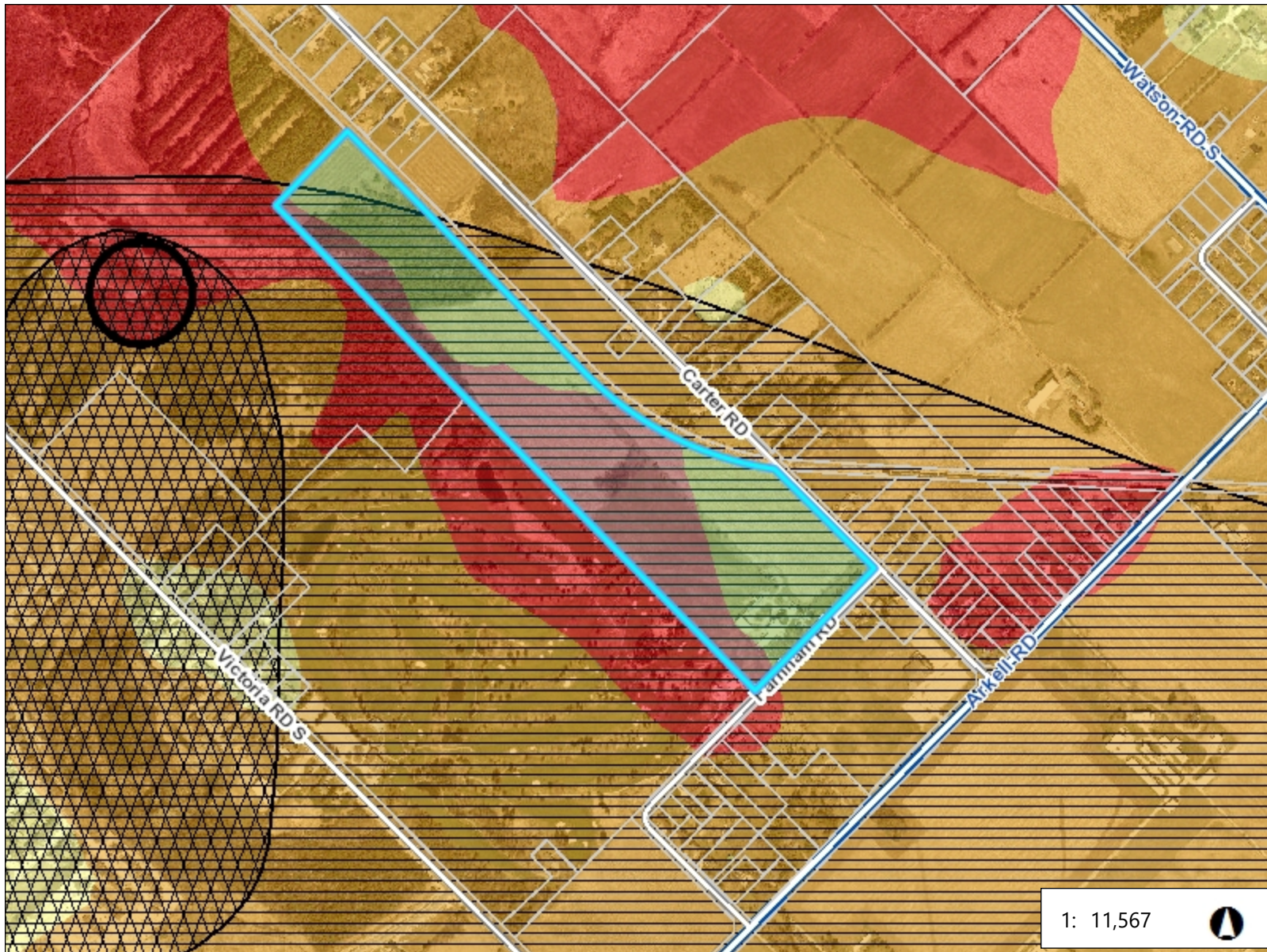
[Redacted signature]

15 Apr 2024

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachment(s): WHPA Map

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

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

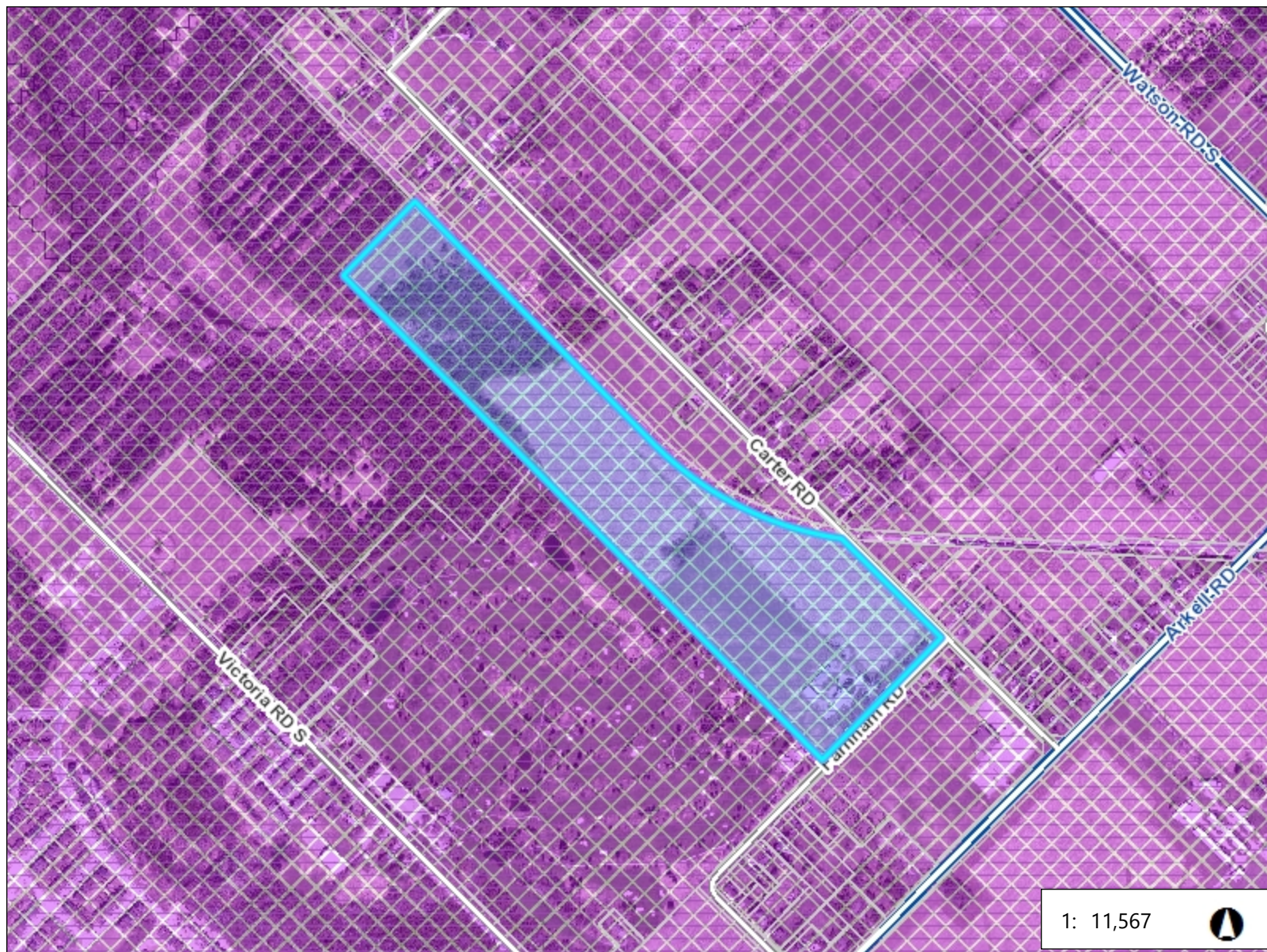
0.6 0 0.29 0.6 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.












Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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

Notes



Legend

-  Parcels
- Roads**
-  Local Road
-  County Road
-  Highway
- Well Locations**
-  Existing
-  Proposed
-  WHPA Q1_Q2_Boundary
- WHPA Q1_Q2**
-  Approved
-  Draft
-  HVA
-  SGRA
- RoadsLookup

1: 11,567



0.6 0 0.29 0.6 Kilometers



Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

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

Dear Ms. Banks,

Re: Zoning By-law Amendment
86 Farnham Road, Township of Puslinch
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

Recommendation

The GRCA has no objection to the proposed zoning by-law amendment related to the Agricultural Zone. Based on discussions with the applicant, it is our understanding that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities. The application also proposes to recognize a maximum height of 9.0 metres for one of the accessory structures. The rezoning is

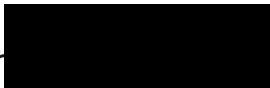
required to satisfy the conditions of approval for the related consent application B17-23. Further to our previous comments on the related consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated with this application proposed changes to the NE Zone. Concerns with the proposed changes were discussed with the applicant and it is our understanding that these changes will be removed from the application. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A black rectangular redaction box covering the signature of Andrew Herreman.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)
Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)
Asavari Jadhav, Wellington County (via email)



Legend

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

Subject Lands

Severed Parcel
(B17-23)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.





Comment Summary – ZBA – 86 Farnham Road

Consultant	Comments
NPG Planning Solutions	No further comments
County of Wellington Planning	No comments received
GEI	No comments
Hydrogeologist Comments	No objection
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	No further comments
GRCA	See letter attached



Environmental Assessments & Approvals

July 24, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Review for Zoning By-law Amendment Application
(Third Submission) - 86 Farnham Road, Township of Puslinch, Ontario
N0B 2J0 [Part of Lot 5, West of the Blind Line, Registered Plan 131, PIN
71185-0135] (File #D00/JEF)**

Dear Ms. Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this ecology peer review letter for the Township of Puslinch (Township) pertaining to a proposed Zoning By-law Amendment Application for the above property. Azimuth's review was completed by Dr. Scott Tarof (natural heritage).

Azimuth's initial pre-consultation ecology peer review (dated October 2, 2023) included high-level background mapping and Species at Risk records review based on municipal and provincial sources. The pre-consultation review included the following recommendations from a natural heritage perspective: "...field investigations related to an Environmental Impact Study (EIS) or SAR Assessment (for example) should not be necessary to render an assessment of potential impacts to natural heritage features and functions as a result of the proposed lot re-zoning. It is recommended that the applicant's environmental consultant prepare a letter summarizing environmental sensitivities associated with the retained lot and adjacent lands, and that evaluates the extent to which the proposed re-zoning would be consistent with applicable natural heritage policies of the Growth Plan (MMAH, 2020a), Provincial Policy Statement (MMAH, 2020b), ESA and County Official Plan (*e.g.* Section 10.2.2 for the Greenland System)."

Azimuth's second submission ecology peer review (dated May 1, 2024) included a natural heritage peer review of five documents, including a Scoped Planning Justification Report prepared by Van Harten Surveying Inc. (dated December 22, 2023). The Scoped



Planning Justification Report stated “As was discussed at the pre-consultation meeting, no physical changes to the retained parcel or any of the buildings thereon are proposed. As such, there can be no resulting impact on the natural environment features located to the rear of the property, nor any need for environmental review.” Azimuth concluded that the zoning amendment would not result in impacts to natural heritage features or functions, and noted that future environmental review would be appropriate in the event of any possible future proposed site alteration, development or change in land use.


Azimuth reviewed the following third submission documents on behalf of the Township:

- 1) Third Submission Pre-consultation Comment Summary;
- 2) A letter prepared by NPG Planning Solutions (NPG; dated June 16, 2024);
- 3) Third Submission Zone Change Sketch prepared by Van Harten Surveying Inc. (dated February 13, 2024 – same date as Second Submission Sketch); and,
- 4) Third Submission Updated By-law document prepared by the Township regarding By-law #023/18 (rezoning from Agriculture (A) Zone to Specialized Agriculture (A-xx) Zone.

The sketch appears unchanged in terms of natural heritage. The NPG letter stated that the “application was provisionally approved for the Subject Lands (File B17-23) on May 11, 2023”, that site-specific Natural Environment (NE) zoning would apply to the property prohibiting livestock in existing agricultural buildings and that an existing barn was permitted to a maximum height of nine metres. Review of the comment summary noted that, in a Grand River Conservation Authority letter (dated May 3, 2024), the conservation authority had “no objection to the proposed zoning by-law amendment related to the Agricultural Zone.” The By-law document noted that the proposed Zoning By-law Amendment application has been approved by the Township.

Azimuth has no further natural heritage comments on this file at this time. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Dr. Scott Tarof (Ph.D. Biology)
Terrestrial Ecologist



July 29, 2024

via email

GRCA File: D14-JEF – 86 Farnham Road

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

Dear Ms. Banks,

Re: Zoning By-law Amendment D14-JEF
86 Farnham Road, Township of Puslinch
Jefferson Farms Ltd.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

Recommendation

The GRCA has no objection to the proposed zoning by-law amendment. Based on the most recent zone change text circulated for review, it is understood that changes to the Natural Environment (NE) Zone are no longer proposed. Please see detailed comments below.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Torrance Creek, an additional watercourse, floodplain, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to specialized Agricultural Zone to prohibit the use of existing accessory buildings as livestock facilities and also recognize a maximum accessory structure height of 9.0 metres. This rezoning is required to satisfy the conditions of

approval for the related consent application B17-23. Further to our previous comments on the consent application, the GRCA has no objection to the approval of this application.

The draft by-law circulated to the GRCA on May 30, 2024 removed all changes to the NE Zone that were previously proposed. Since changes are no longer proposed to the NE Zone, potential impacts to the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee associated with B17-23. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A black rectangular redaction box covering the signature of Andrew Herreman.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)

Jeff Buisman & Chris Corosky, Van Harten Surveying Inc. (via email)

Asavari Jadhav, Wellington County (via email)



Legend

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

Subject Lands

Severed Parcel (B17-23)

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