

Mehul Safiwala

From: Township of Puslinch <services@puslinch.ca>
Sent: Tuesday, November 21, 2023 11:05 AM
To: Lynne Banks
Subject: New Entry: Development Review Meeting Request

Property Owner's Name

Wythe Scrivener

Property Owner's Phone Number

[REDACTED]

Property Owner's Email Address

[REDACTED]

Property Address

4438 Watson Road South
Puslinch, ON
N0B 2C0

Name of Agent

Tom Woodcock

Agent's Address

1679 Blair Road
Cambridge, ON
N3H 4R8

Agent's Phone Number

+15196509336

Agent's Email Address

tom.woodcock@raresites.org

Send correspondence to

Agent

Send invoices to

Agent

Type of Proposed Planning Application

Zoning By-law Amendment

Upload Map of Property or Detailed Physical Location

[2023_09_07_ScrivenerEIS_lg1.jpg](#)

Description of proposed development/use

This ZBA is an anticipated condition of a severance application being submitted to the County. The owners wish to sever conservation land from their dwelling, in order to donate it to the Agent's organization, a charitable land trust, to protect and steward in perpetuity as open space and wildlife habitat. The severed portion will be rezoned to Natural Environment (NE), assuming approval of retention of the existing unserviced shed.

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

The rare Charitable Research Reserve acquires and stewards natural lands for the benefit of conservation, education, and research. We are a charitable land trust operating in Waterloo-Wellington, and currently own a total of 7 properties.

Field ID #9

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

Pre-consultation Process Request

\$ 686.00

Convenience Fee (1.75%)

\$ 12.01

Total

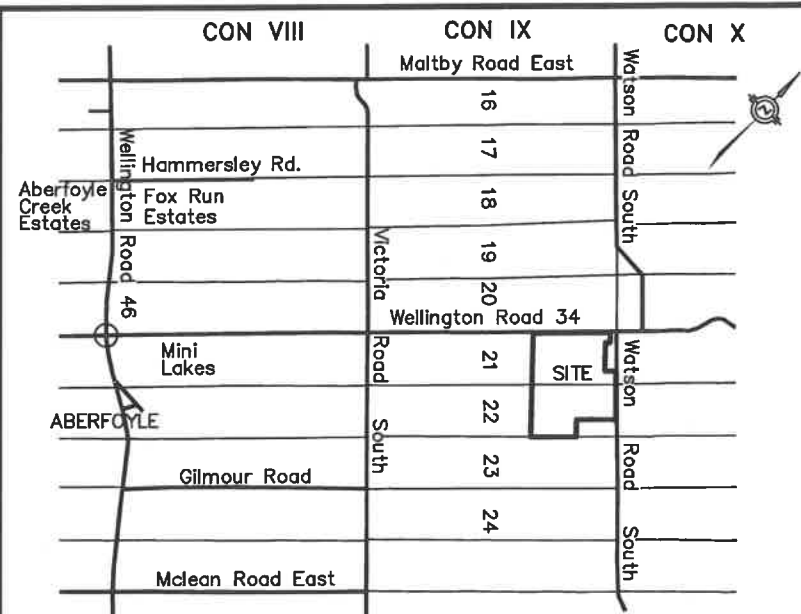
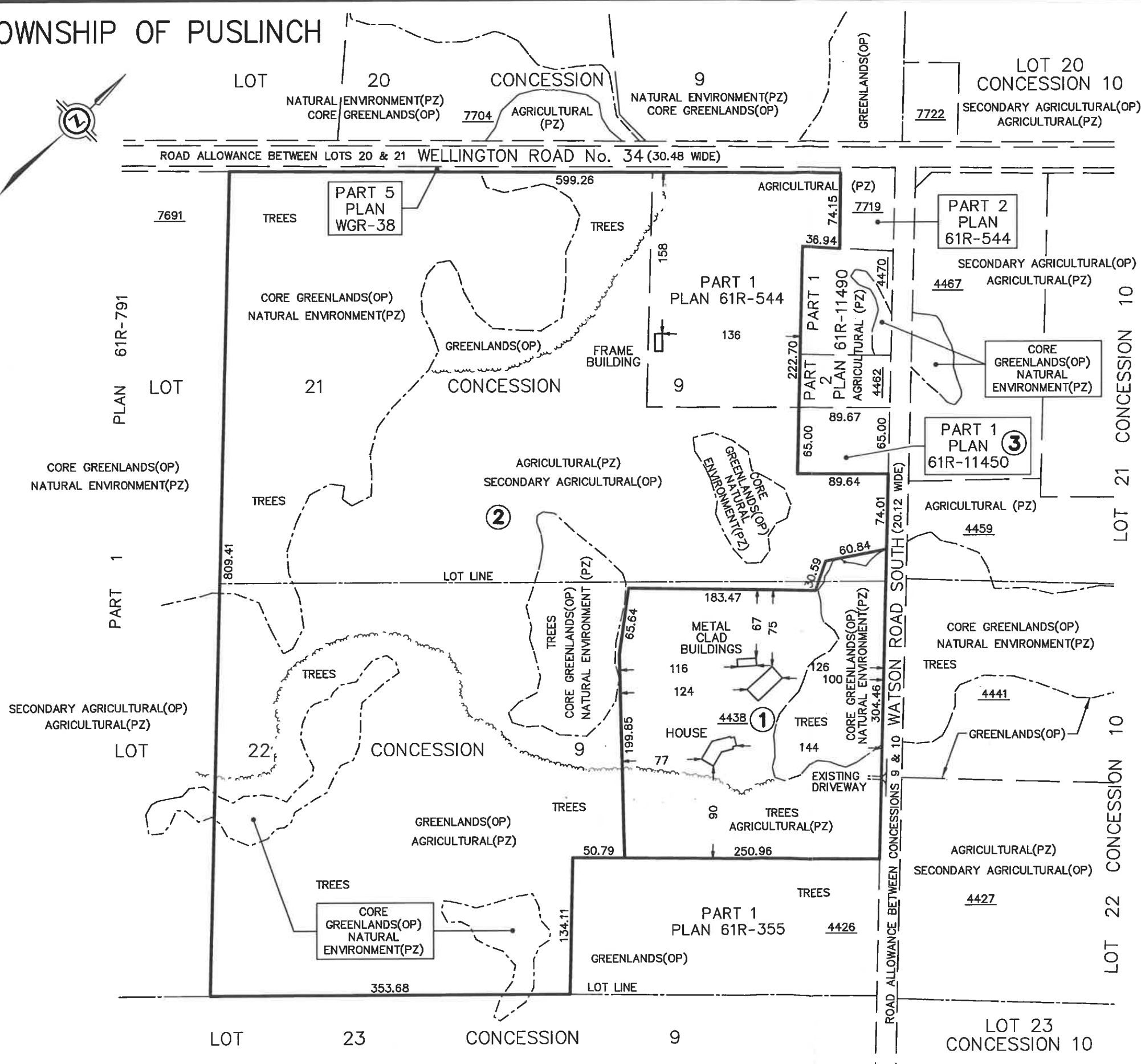
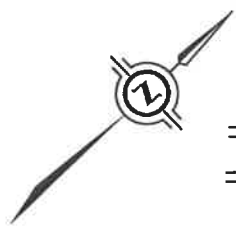
\$ 698.01

Credit Card



Sent from [Township of Puslinch](#)

TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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- ① DENOTES LANDS TO BE RETAINED (AREA = 6.97 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 39.4 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

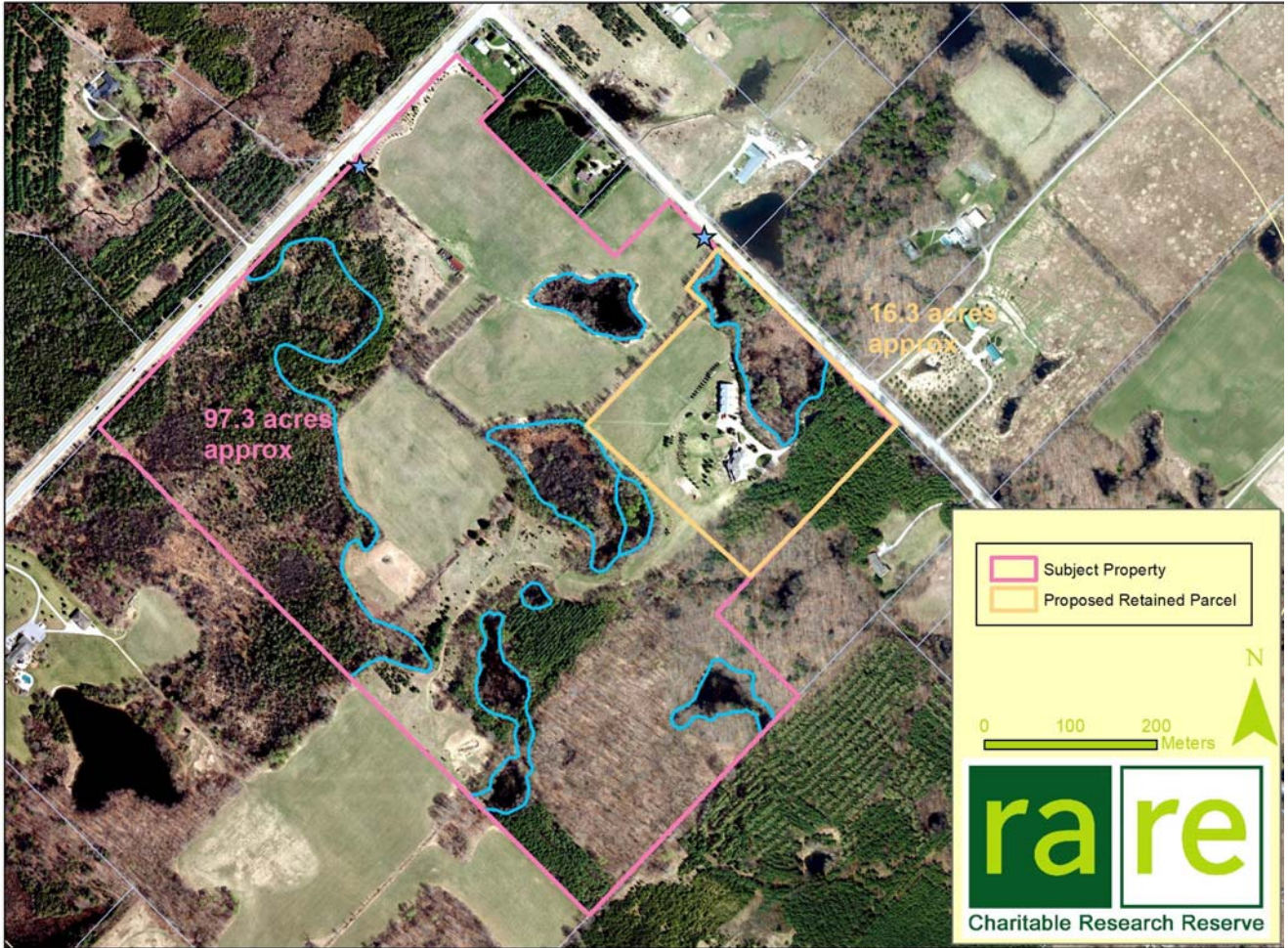
- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- DENOTES GRCA WETLAND LIMITS



J.D. BARNES
 LIMITED
 SURVEYING
 MAPPING
 GIS
 LAND INFORMATION SPECIALISTS
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
	DATED:
	DEC.13,2023
	Ref. No.
	23-14-044-00

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Comment Summary – 4438 Watson Road S.

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	See letter attached
Hydrogeologist Comments	As this land severance has no proposed development on either parcel, we have no comments from a hydrogeological perspective.
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	Assuming the shed on the property does not have livestock, I have no concerns from building perspective.
Township of Puslinch By-law Enforcement	No comments or concerns at this time
Township of Puslinch Public Works – Mike Fowler	No comments provided
Source Water	See letter attached
GRCA	See letter attached



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo L. Salis, BES, M.Sc. MCIP, RPP Director of Planning and Development
TEL: (519) 837-2600 ext. 2064
EMAIL: zachary@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

December 12th, 2023

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

Dear Ms. Lynne Banks:

Re: Pre-consultation Request – 4438 Watson Rd S – Conservation use severance

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

- Map provided by Rare Charitable Research Reserve

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

The property is designated as Secondary Agricultural, Greenlands and Core Greenlands in the County of Wellington Official Plan. Identified features include Significant Wooded Area, Wetlands, Provincially Significant Wetlands, Environmentally Sensitive Area. The property is in the Paris-Galt Moraine Policy Area.

Proposal

The applicant is proposing to sever ~97.3 ac (39.3 ha) for Environmental Protection Use. The lands would be transferred to Rare Charitable Research Reserve. The retained lands are proposed to be ~16.3 ac (6.6 ha) and would remain in residential/agricultural use. Staff note a residential severance was created in approximately 2010 at the North corner of the property.

The property is zoned Agricultural, Natural Environment and Environmental Overlay.

Planning Comments

Severances in the Greenlands System and Secondary Agricultural areas are restricted. A new lot may be permitted in the Greenlands System if the lot is for conservation purposes which provide an overall benefit to the environment. Staff would request the applicant complete an environmental assessment outlining the features on the site and how they are proposed to be protected/enhanced. Further, staff would recommend a rezoning be applied for to limit the development of a residential dwelling, or other uses on the lot, and could include expanding the Natural Environment Zone to protect additional features identified in the environmental assessment.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo L. Salis, BES, M.Sc. MCIP, RPP Director of Planning and Development

TEL: (519) 837-2600 ext. 2064

EMAIL: zacharyp@wellington.ca

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

Staff would recommend the applicant look at reducing the size of the retained residential parcel, generally residential lots in the County are between 1-2 acres in size. Additionally, staff would recommend the consent be applied for prior to filing a zoning amendment.

Submission Requirements

Regarding application requirements for the zoning amendment; staff would require an Environmental Assessment and Planning Justification Report from the applicant.

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

Yours truly,

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

Zach Prince, RPP MCIP
Senior Planner



November 29, 2023
Our File: 123006-034

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

Attention: Ms. Lynne Banks

Re: Development Review Request
4438 Watson Road South
Township of Puslinch

Dear Ms. Banks,

Following our review of the pre-consultation submission documents received on November 23, 2023, we are providing comments related to a future Zoning By-law Amendment (ZBA) application for the subject lands located at 4438 Watson Road South in the Township of Puslinch. It is our understanding that the current owner is looking to sever conservation land from their property and designate it as Natural Environment.

In support of the identification of the engineering requirements for future ZBA application, the following documents were received and reviewed:

- Development Review Meeting Request, by Tom Woodcock.
- Image of subject property and proposed retained parcel, dated November 22, 2023.

Therefore, we provide the following requirements in support of future ZBA application:

- **GRCA Review;** the applicant is to provide GRCA comments to Township.

The subject lands contain watercourses, waterbodies and wetlands regulated by the GRCA. Designation of the severed lands as Natural Environment may hinder future development of surrounding areas by limiting legal outlets for stormwater.

From an engineering perspective, we do not have any other comments with respect to the Zoning By-Law Amendment application.

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

GM BLUEPLAN ENGINEERING

Per:

A black rectangular redaction box covering the signature of Parth Lad.

Parth Lad, E.I.T.
Technical Specialist

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

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

November 29, 2023

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

Attn: Justine Brotherston

Re: Pre-consultation Process Request for Zoning By-law Amendment 4438 Watson Road South, Puslinch
Project #: 21-1227

1.0 Introduction & Background

Groundwater Environmental Management Services Inc. (GEMS) understands that a request has been received regarding the proposed Zoning By-law Amendment for the severance of conservation land from the owners dwelling to donate it to the Agent's organization, a charitable land trust, to protect and steward in perpetuity as open space and wildlife habitat. The proposed severed portion of land will be rezoned to 'Natural Environment' (NE), assuming the approval of retention of an existing unserviced shed. The parcel of land in question is located at 4438 Watson Road South, Puslinch, Ontario.

To better understand the current site background and request, the following documents were reviewed:

- County of Wellington- Interactive Zoning Map
- Wythe Scrivener – Development Review Meeting Request for Zoning By-law Amendment -4438 Watson Road South, Puslinch – Dated November 21, 2023.
- Figure 1 – Subject Property Map – Charitable Research Reserve - 4438 Watson Road South, Puslinch – Dated November 22, 2023.
- Township of Puslinch – Comprehensive Zoning By-law No. 023-18. May 2021.

2.0 Review Results

As noted in the Development Review Meeting Request, a Zoning By-law Amendment is proposed to sever land from the owners' dwelling to be donated to a charitable land trust called rare Charitable Research Reserve, to steward and protect in perpetuity as open space and wildlife habitat. The amendment proposes the removal of approximately 97.3 acres from the existing subject property to be donated to the land trust and be re-zoned as 'Natural Environment' (NE), with approximately 16.3 acres retained by the property

owner. As per the County of Wellington Interactive Zoning Map, the subject site is currently designated as 'Agricultural' with multiple pockets of 'Natural Environment' which has the 'Environmental Protection Overlay'. As per the Township of Puslinch Zoning By-law No. 023-18, the 'Environmental Protection Overlay' corresponds to the Greenlands designation in the County Official Plan and indicates that a physical feature is present that may require further review or permissions prior to development approvals or issuance of building permit.

Notably, there are natural heritage features throughout the parcel with multiple pockets of Provincially Significant Wetland (PSW) and Unevaluated Woodland complex within the property proposed for severance, as well as retained parcel (MNRF Make a Map: Natural Heritage Areas). Additionally, multiple Species at Risk (SAR) were found within the MNRF Make a Map: Natural Heritage Areas NHIC Report. The site falls within zone 17NJ7016, 17NJ7116, and 17NJ7115 and includes species listed as special concern and threatened.

The rare Charitable Research Reserve acquires and stewards natural lands for the benefit of conservation, education, and research within the Waterloo-Wellington area; and currently owns a total of seven properties. Given the amount of land within the parcel that is designated as a PSW, land currently zoned as 'Natural Environment', 'Environmental Protection Overlay' and SAR in the area it is concluded that the proposed Zoning By-law Amendment to rezone the severed portion to 'Natural Environment' would have a net positive impact on the land and associated SAR that may be present on the property.

3.0 Limitations

Groundwater Environmental Management Services Inc. (GEMS) has prepared this report for our client and its agents exclusively. GEMS accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use presently; the report should not be used without GEMS review/approval. No warranty, expressed or implied, is made.

4.0 Closing

We trust this information will meet your current requirements. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

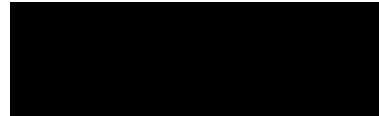
Yours truly,
Groundwater Environmental Management Services Inc.

Prepared by:



Kent Johnstone, B.A., CAN-CISEC, EPT
Ecologist

Reviewed by:



Danny McIsaac, B.Sc., MSc
Ecologist/Project Manager

Pre-Consultation Form

Section 1: Property and Application Information

Property Address: 4438 Watson Road South

Application Type:

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

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

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

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

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

Please see Appendix B for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

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

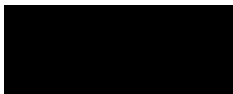
Issue Contributing Area (ICA): None Chloride Trichloroethylene Nitrate Sodium

Significant Groundwater Recharge Area: Yes No

Highly Vulnerable Aquifer: Yes No

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

Sincerely,



December 5, 2023

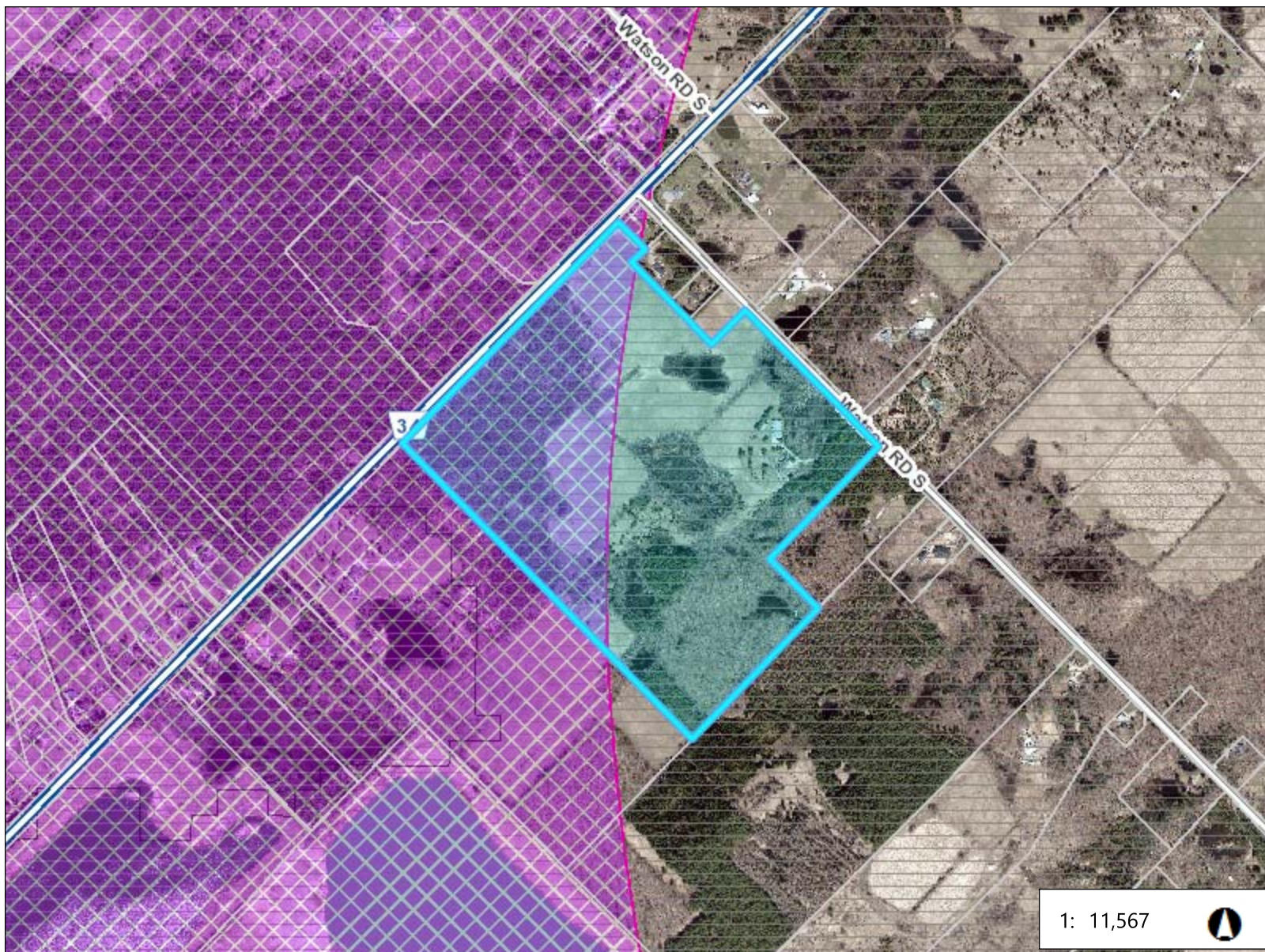
Kim Funk
Source Protection Coordinator
519-846-9691 ext. 283
kfunk@centrewellington.ca

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.



Legend

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

1: 11,567



0.6 0 0.29 0.6 Kilometers



Notes



December 5, 2023
Via email

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

Dear Ms. Banks,

Re: Pre-Consultation Request
4438 Watson Road South, Township of Puslinch
Owner – Wythe Scrivener
Agent – Tom Woodcock

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted pre-consultation request for 4438 Watson Road South in the Township of Puslinch. It is understood that the applicant wishes to sever conservation land from their dwelling and donate it to a charitable land trust. It is anticipated that a Zoning By-law Amendment will be a condition of a severance application to be submitted to the County of Wellington.

GRCA Comments

Information available at this office indicates that most of the property is regulated by the GRCA due to the presence of the Mill Creek Puslinch Provincially Significant Wetland (PSW) Complex, watercourse/waterbody, floodplain, and the regulated allowance to these features. GRCA regulated areas mapping has been appended to this letter. Proposed development or site alteration within GRCA regulated area will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

1. It is the understanding of the GRCA that a wetland delineation was completed in the fall of 2023 for the wetland segment adjacent Watson Road South. The wetland limits have been confirmed in the field by GRCA ecologists. The GRCA requests that the confirmed wetland boundary be surveyed, and that information sent to the GRCA for confirmation. It is further requested that the surveyed wetland boundary be used when submitting for ZBA and Consent applications. It is recommended that proposed new lot lines be located outside of the wetland boundary.
2. The GRCA would not support new development or site alteration within the wetland or floodplain on the property. Proposed development or site alteration may necessitate the completion of an Environmental Impact Study (EIS) to demonstrate no negative impacts to the wetland as a result of potential development.

Should you have any questions, please contact me at 519-621-2236, or clorenz@grandriver.ca.

Sincerely,



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

Enclosed: GRCA Resource Mapping



4438 Watson Road South,
Puslinch

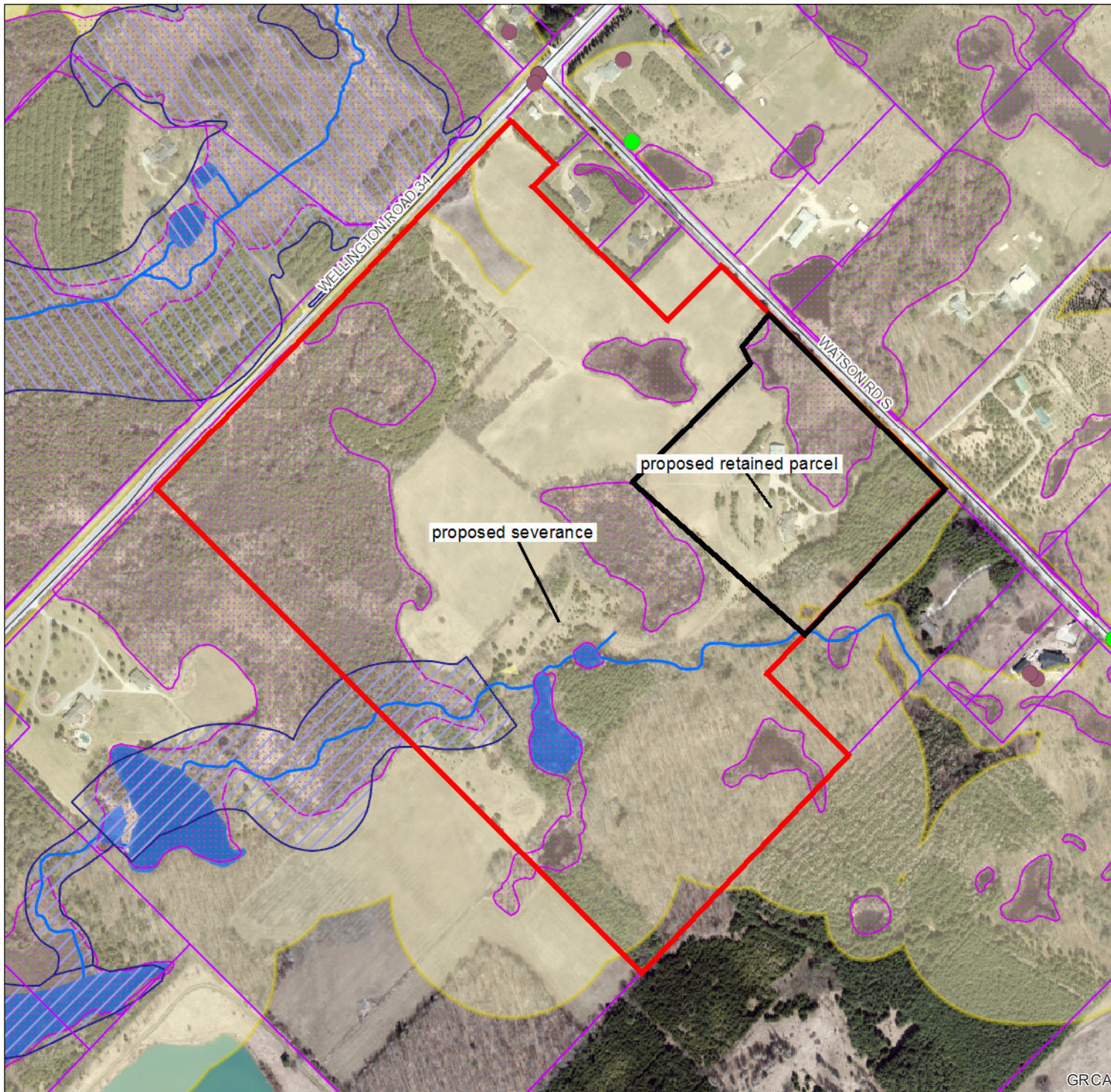
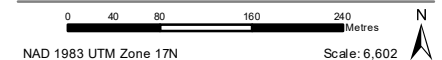


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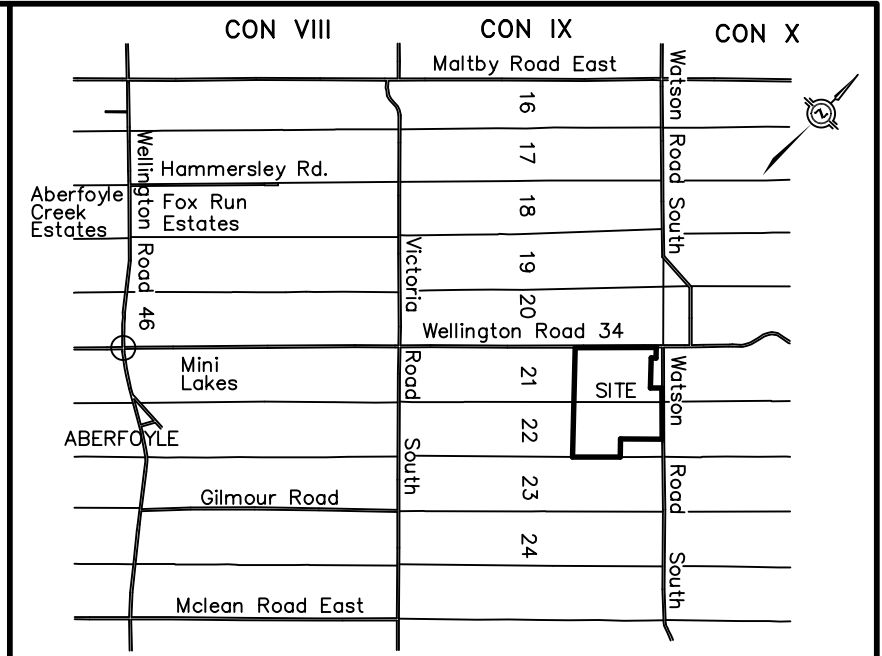
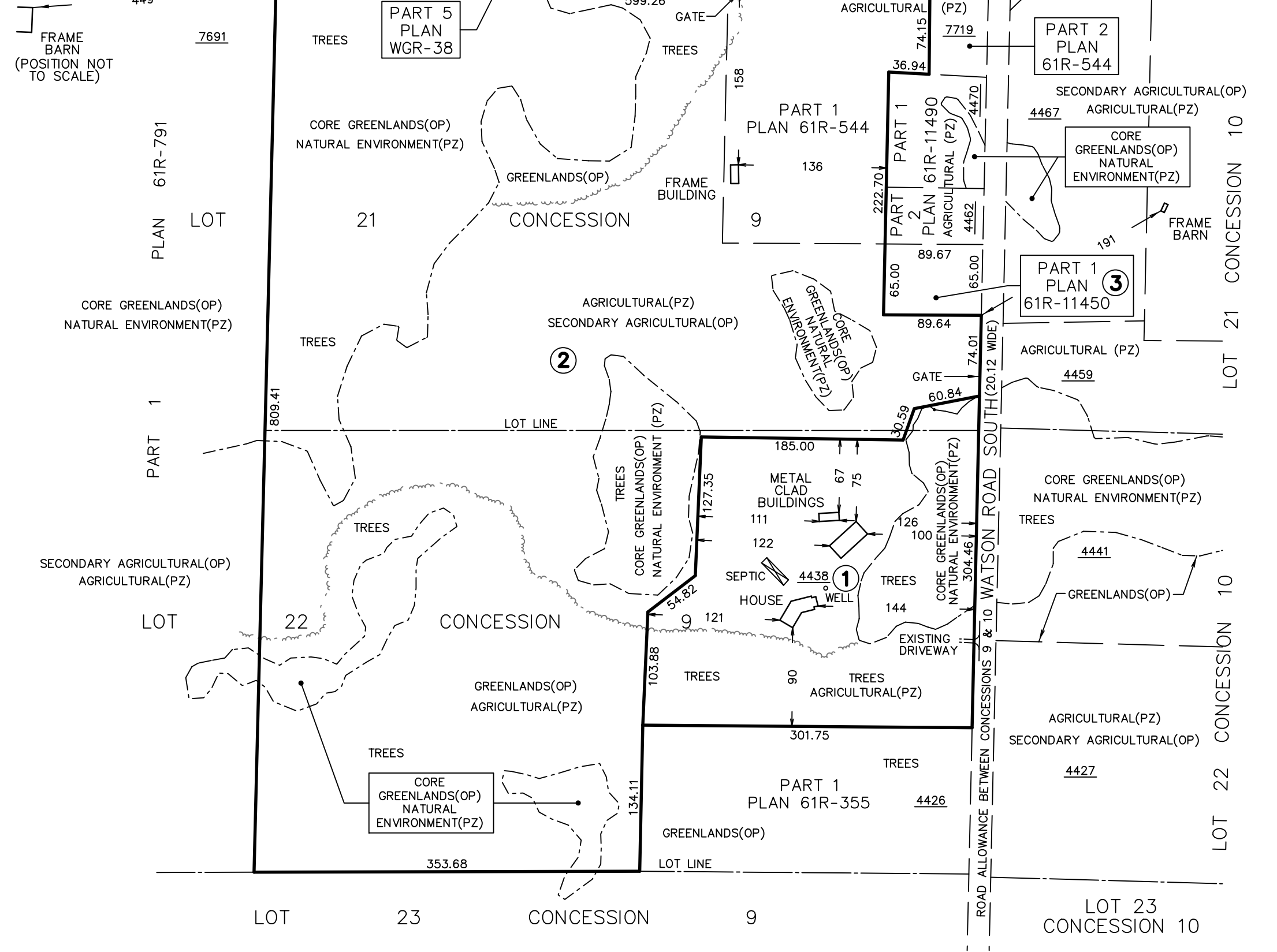
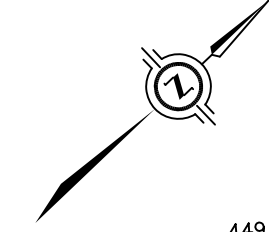
- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood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

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

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

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- - - - DENOTES GRCA WETLAND LIMITS

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 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
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	DATED:
JAN. 15, 2024	
	Ref. No.
23-14-044-00	

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 PLOTTED 1/15/2024



**Environmental Impact Statement for Land Severance
4438 Watson Road South
Township of Puslinch**

Second Draft, January 15, 2024

Prepared By

***rare* Charitable Research Reserve**

1679 Blair Road

Cambridge, ON, N3H 4R8

Tom Woodcock, Ph.D.

Planning Ecologist

519-650-9336 ext. 121

Project Description and Background

The ***rare* Charitable Research Reserve (*rare*)** is an urban land trust and environmental institute based in Cambridge, Ontario. We protect and steward over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County, benefitting the community through conservation, research, and education. Under the banner of raresites, ***rare*** has the goal to bring more lands of high ecological significance under our umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, with a particular regard for connectivity and ecological integrity in our land securement planning, advised by the raresites Land Securement Team, protecting lands intact and in perpetuity for the benefit of future generations. As a charitable land trust and qualified recipient under the Ecological Gifts Program (EcoGifts) of Environment and Climate Change Canada, ***rare*** is required to protect, steward, and conserve its properties in perpetuity, for the benefit of the community.

Residents of Puslinch and long-time stewards of the land located at 4438 Watson Rd. S., Wythe and Rosemary Scrivener, have expressed a willingness to donate ecologically significant land on their property to *rare* under the EcoGifts Program. Currently this property includes the Scrivener residence, with surrounding landscape features and outbuildings, agricultural fields leased to a neighbouring farmer, and natural habitat areas of wetland and upland forest (Figure 1). A Consent Application, supported by a Zoning Bylaw Amendment, is therefore necessary to sever the conservation land from the residence, in order that it can be protected in accordance with the wishes of the donors.

Key elements of the project are as follows:

- This property consists of a mixture of agricultural land and natural habitat, zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay), respectively.
- GRCA delineated wetland affects the boundary of the proposed severance. Updated GRCA policy prevents wetlands from being divided between lots but does not require a buffer between the property line and the wetland. The GRCA confirmed current wetland delineation on-site, prior to the survey of the severance boundary.
- The Severed Lands will have physical road frontage on both Watson Rd. S. and Wellington Rd. 34, with the formal entrance expected at one of these existing gates. With the exception of potential improvement to a small parking area or driveway at the entrance to allow off-street access to the property, no construction will ever be allowed on the portion severed for conservation purposes, and no change of use is expected. The parking area will allow the attendance of *rare* staff for maintenance and stewardship purposes, in addition to volunteer, educational, and interpretive events led by *rare* staff. The parking area would not be accessible outside of sanctioned *rare* events. The location and nature of the entrance will be determined in consultation with Puslinch Township staff.
- From a broader perspective, securement of land by *rare* contributes to the achievement of Canada's international commitments to protect 25% of terrestrial and freshwater habitat by 2025, and 30% by 2030. Protection of land in Southern Ontario is particularly important, as this area is one of Canada's most biodiverse, and also faces the highest human population pressure.
- This property has several layers of protection from development or other damage and alteration (Township of Puslinch zoning bylaw, County Greenlands designation, GRCA wetland designation and regulated area, Significant Woodland designation, Provincially Significant Wetland). It is expected that a Zoning Bylaw Amendment application will be made to the Township as a condition of the severance.
- As a land trust, *rare* will develop an Environmental Management Plan, and carry out a variety of activities to protect, improve, and restore the property as needed, and bring it into a system of secured and protected lands in rapidly urbanizing Waterloo-Wellington. The application of the *rare* model of conservation, research, and education will allow wise management and community engagement in providing ecological benefits, as our organization builds a system of protected lands in Puslinch Township and beyond.

Terms of Reference

An Environmental Impact Statement (EIS) is a mechanism for describing potential direct and indirect impacts of a proposed development within or adjacent to a natural heritage feature or system. An EIS is triggered if the proposed development project occurs within 120 meters of Provincially Significant Wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands. The EIS will assess impacts anticipated from the proposed severance for conservation purposes on natural heritage features, functions and linkages. These may include, but are not limited to:

- Significant wetlands, designated provincially, municipally, or by the conservation authority
- Significant woodlands, designated provincially, municipally, or by the conservation authority
- Significant valley lands
- Significant wildlife habitat
- Significant Areas of Natural and Scientific Interest (ANSI)
- Habitat of threatened and endangered species
- Fish habitat
- Natural heritage systems and linkages
- Ground and surface water features

This EIS applies to a proposed conservation severance on the property located at 4438 Watson Rd. S. in the Township of Puslinch, Wellington County (Figure 1). The total area of the property is **114.7** acres (**46.4** ha), encompassing the residence of the donor and the conservation lands in the proposed severance. If the proposed severance is accepted, the Retained Lands (residential property) will be **18.6** acres (**7.51** ha), and the Severed Lands (conservation parcel) will include **96.1** acres (**38.9** ha) of mixed agricultural fields and wooded areas, including Provincially Significant Wetlands that are part of the Mill Creek – Puslinch Wetland Complex (note that under recent provincial legislation, PSW complexes may no longer be given formal standing).

No development shall occur on the land in the conservation severance, which will be conserved in perpetuity according to the governing principles of *rare*. This will be formalized through a re-zoning application to the Township of Puslinch, which will change the zoning of the land that is currently “Secondary Agriculture” to “Natural Environment”, which will still permit lease of the land for farming activities in the existing fields. The intention and legal requirement of *rare* (as a charitable land trust) is for monitoring and stewardship in perpetuity, with potential for non-destructive ecological research and education activities. All ecological processes and services on the property, including the Source Water/Wellhead Protection Area on the severed lands, shall be maintained or enhanced.

Environmental Impact Statement

Although generally new lots are not allowed in Ontario on environmentally significant and rural properties, exceptions may be granted provided that “the lot is for conservation purposes which provide

an overall benefit to the environment” (Wellington County Official Plan, Section **10.2.1c**). Although a new residential lot was created in 2010 from this property (which remains unbuilt), that lot creation should not prejudice this creation of a lot for conservation purposes. It is not expected that there will be any material change in any environmental characteristic of either the retained or severed parcel, and it must be emphasized that NO construction, alteration, or other development activities of any kind will occur on the severed lot, except the parking area as indicated above. There is no new building lot created, no new structures planned, and the uses of the property will remain unchanged. When the severed property comes under the ownership of *rare*, it is expected that environmental quality will be maintained or improved, as the model of *rare’s* stewardship, demonstrated on multiple properties in Waterloo-Wellington, will be applied to this property. The engagement of the community with the space through *rare*-led stewardship and educational events are planned, and consistent with the wishes of the donors. The benefit to the community will come from the protection of ecological processes and services, and conservation of wildlife habitat.

There are a variety of key ecological features, functions and linkages that are represented on this property, in an area under development pressure by resource extraction and rural or suburban housing developments located in areas with similar zoning, both existing and currently under review by municipalities. The property is also part of a larger intact area in the heavily developed Grand River basin, and represents an important habitat corridor in the area, including designated significant woodlands and the Mill Creek – Puslinch Wetland Complex. Bringing the lands under *rare’s* land trust ownership would ensure the lands remain intact and protected for conservation activities only, such as ongoing stewardship and threat mitigation, monitoring, and to develop environmental research projects on the property. There will be opportunities to engage the community through related stewardship and educational events, such as restoration volunteer days. There are no plans to build additional trails, or to open the property to unsupervised recreational use by the general public. Early stewardship priorities will include an inventory of biodiversity, invasive plant surveys and control as necessary, planting of native species in appropriate areas, and development of management and monitoring plans.

The proposed severance boundary has been determined through consultation with the generous donors, the Grand River Conservation Authority, and municipal authorities (Figure 1). With these safeguards in place, there are no anticipated impacts, direct or indirect, associated with the proposed severance. Under stewardship and care of *rare*, conditions post-development will be maintained or improved in terms of ecological features, functions, and linkages. Based on the information provided above, *rare* suggests that the effects of the severance as described will not contravene regulatory requirements and represents sound environmental planning.

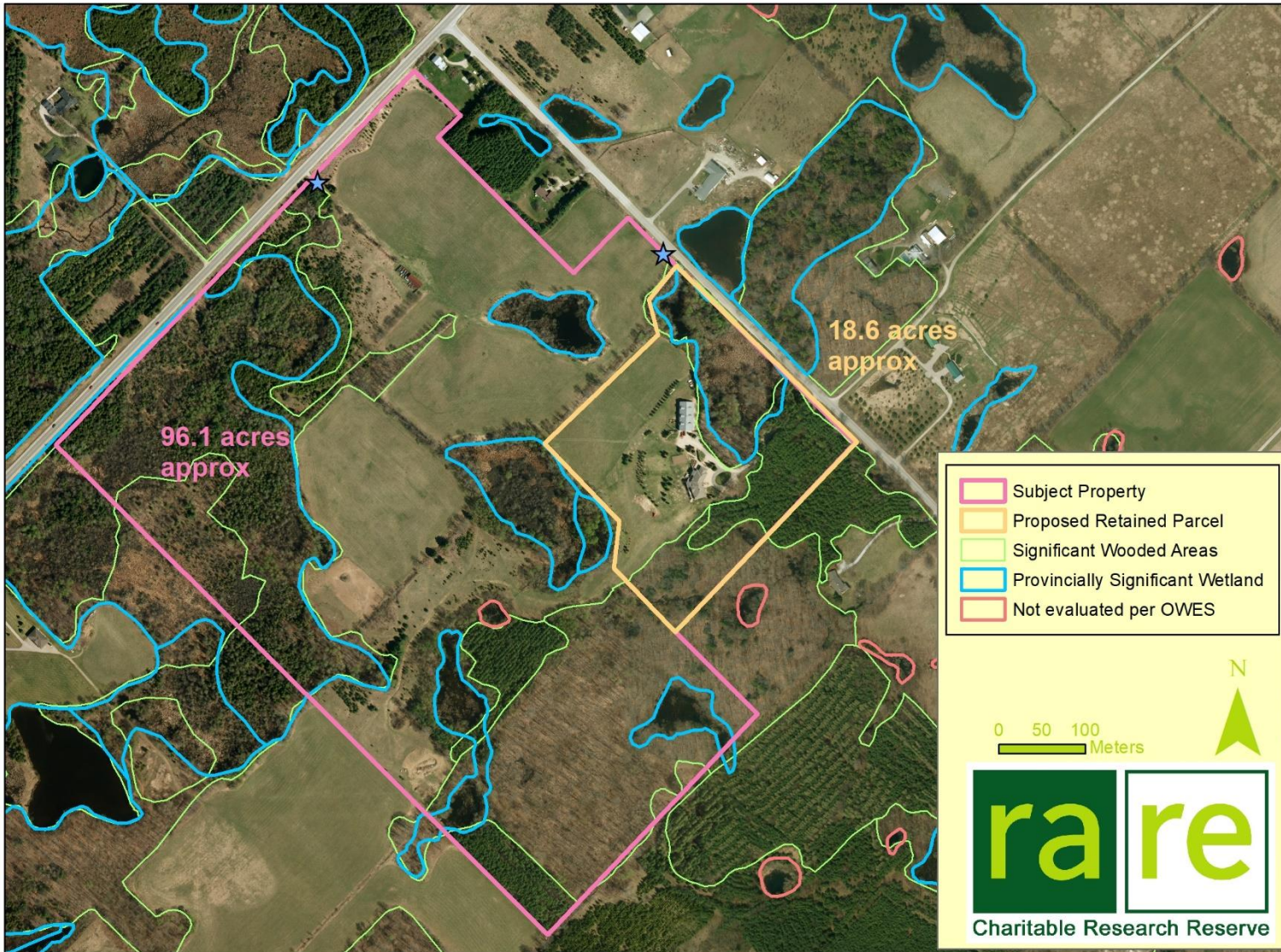


Figure 1. The property at 4438 Watson Rd. S., Puslinch, indicating Environmentally Significant Features.



**Planning Justification Report for Zoning Amendment
4438 Watson Rd. S., Puslinch**

January 15, 2024

Prepared By

***rare* Charitable Research Reserve**

1679 Blair Road

Cambridge, ON, N3H 4R8

Tom Woodcock, Ph.D.

Planning Ecologist

519-650-9336 ext. 121

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1.0 Introduction

1.1 Background

The **rare Charitable Research Reserve (rare)** is an urban land trust and environmental institute based in Cambridge, Ontario. We protect and steward over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County, benefitting the community through conservation, research, and education. Under the banner of raresites, **rare** has the goal to bring more lands of high ecological significance under our umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, with a particular regard for connectivity and ecological integrity in our land securement planning, advised by the raresites Land Securement Team, protecting lands intact and in perpetuity for the benefit of future generations. As a charitable land trust and qualified recipient under the Ecological Gifts Program (EcoGifts) of Environment and Climate Change Canada, **rare** is required to protect, steward, and conserve its properties in perpetuity, for the benefit of the community.

Residents of Puslinch and long-time stewards of the land located at 4438 Watson Rd. S., Wythe and Rosemary Scrivener, have expressed a willingness to donate ecologically significant land on their property to **rare** under the EcoGifts Program. Currently this property includes the Scrivener residence, with surrounding landscape features and outbuildings, agricultural fields leased to a neighbouring farmer, and natural habitat areas of wetland and upland forest (Figure 1). A Consent Application is therefore necessary to sever the conservation land from the residence, in order that it can be protected in accordance with the wishes of the donors. The Zoning Bylaw Amendment will preclude future development on the severed parcel, while not preventing agricultural use. While there was a previous severance of a residential lot by the property owners (2010), this should not prejudice the creation of a lot for conservation purposes, which is still desirable under the planning documents and analysis below (Section 2).

1.2 Site Description and Surrounding Uses

The total area of the property is **114.7 acres (46.4 ha)**, encompassing the residence of the donor and the conservation lands in the proposed severance. The proposed Severed portion of the subject property is **96.1 acres (38.9 ha)** of mixed agricultural fields and wooded areas, including Provincially Significant Wetlands that are part of the Mill Creek – Puslinch Wetland Complex (see Figure 1). Thus, the property has several layers of protection from development or other damage and alteration. As a land trust, **rare** can carry out a variety of activities to protect, improve, and restore the property as needed, and bring it into a system of secured and protected lands in rapidly urbanizing Waterloo-Wellington. The application of the **rare** model of conservation, research, and education will allow wise management and community engagement in providing ecological benefits, as our organization builds a system of protected lands in Waterloo-Wellington. The Retained portion of the subject property shall continue to be owned by the donors as their residence and is not subject to the Zoning Bylaw Amendment application. These Retained lands will be **18.6 acres (7.51 ha)**, and include the residence, outbuildings, driveway and landscaped areas associated with the applicants' dwelling. Although this lot exceeds the average area for a rural residence, it is required to encompass the large dwelling area, and is also similar to other large estate lots in this part of Puslinch Township.

There are a variety of key ecological features, functions and linkages that may be affected, directly or indirectly, by development. Bringing the lands under *rare's* land trust ownership would ensure the lands remain preserved for conservation activities only, such as ongoing stewardship and threat mitigation, monitoring, and the potential to develop environmental research projects on the property. There are significant areas of wetland and woodland on the surrounding properties, which make this parcel part of a larger area of conservation significance in the landscape, including for Source Water Protection. There would be opportunities to engage the community through a limited number of related events, such as restoration volunteer days. Access to the property would be limited to *rare* staff and stewardship or monitoring volunteers. In this scenario, there are no plans for open public access or to build additional trails.

Overall, the severed parcel includes the following ecologically valuable features:

1. 23.8 acres (9.63 ha) of agricultural fields, currently growing hay crops and leased to a local tenant farmer. Leasing of the land expected to continue in the near term, although restoration to other open space habitat, such as meadow or grassland, may occur in the future.
2. A portion of the Puslinch-Mill Creek Wetland Complex (PSW) totalling 29.3 acres (11.9 ha). There are several types of wetlands within the subject property, including a large area of white cedar swamp, several isolated areas of forested wetland, and small pools embedded in the hilly topography of the upland forest.
3. The remainder of the property is uncultivated fields and forests, including an area of upland mixed forest in the southern area, coniferous plantations, and open goldenrod-forb meadow.

1.3 The Proposal

A Zoning By-law Amendment is required for the agricultural portion of the subject lands to EP (Environmental Protection), which will provide adequate protection for the environmental and natural heritage features, while still permitting agriculture to continue on this parcel. This is the only available means by which these land uses may be continued, and all policies satisfied as described above.

Consequently, the proposed rezoning the portion of the subject lands exclusive of the Retained parcel from Secondary Agriculture to Environmental Protection. No rezoning is requested for the portion of the subject lands that is already zoned EP (Environmental Protection), namely the Greenlands and Core Greenlands, or for lands in the Retained parcel. The result of the ZBA will be to prevent any future development on the Severed parcel (conservation lands). The Retained (residential) parcel will continue to be subject to all limits to development which preceded this application, including no further subdivision or severance of accessory lots, due to the 2010 severance of a rural residential lot.

“The proposed amendment to TOWNSHIP OF PUSLINCH Comprehensive Zoning Bylaw No. 023-18 (consolidated May 2021) to amend the severed portion of PT LOT 21, CON 9, DES AS PT 1, 61R-11450, TWP OF PUSLINCH [Part 2 in Appendix I] from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses.”

Discussion with the property owners and municipal staff, and use of the AgriSuite online tool (see output in Appendix II) indicate that there are no livestock operations within the radius of the property that would require submission of Minimum Distance Separation (MDS) evaluations. Furthermore, as no new residential lot is being proposed that could potentially be affected, there is no conflict in use. It is understood that an entrance to the conservation property will need to be established, likely at an existing entrance to the property on Watson Rd. S., and if aggregate or fill is required to improve the existing driveway area a Site Alteration Permit will need to be sought from the Township.

2.0 Planning Documents and Analysis

2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) does not allow more than one new residence per existing rural lot, although exceptions are made to allow severance for conservation purposes. The conservation lot, which is proposed to be rezoned, will be secured in perpetuity, according to the mission of *rare*.

2.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan places a strong emphasis on protecting what is valuable (Section 4), which is particularly applicable to land trust activities. This conservation severance and zoning bylaw amendment will allow *rare* to steward and protect resources identified in the Growth Plan, most notably Water Resource Systems (section 4.2.1), Natural Heritage Systems (section 4.2.2), Key Hydrologic and Key Natural Heritage Features (section 4.2.3) and lands adjacent to them (section 4.2.4), in addition to the Agricultural System (section 4.2.6). The Plan directs lower-tier municipalities to conserve environmental and agricultural features in their management of growth (section 2.2.1.3d), which will be supported by the proposed change in zoning for the conservation severance.

2.3 County of Wellington Official Plan

The Township of Puslinch defers to the County in matters of the Official Plan.

Although generally new lots are not allowed in Ontario on environmentally significant and rural properties, exceptions may be granted provided that “the lot is for conservation purposes which provide an overall benefit to the environment” (Wellington County Official Plan, Section 10.2.1c). A buffer of at least 30 meters is maintained between all of the designated environmental features named above and the edge of Section 1 (the Development Parcel), and Sections 2, 3, and 4 will be rezoned as Environmental Protection (EP) (the Conservation Parcel), as shown in Figure 1.

2.4 Grand River Conservation Authority

The Grand River Conservation Authority (GRCA) regulates the majority of this parcel, as most of the property is within 120m of wetlands (Figure 1). In order to guarantee appropriate zoning that prevents any future residential lot, while still allowing agriculture to continue as practical, this zoning bylaw amendment is necessary.

3.0 Conclusion

The findings of this report demonstrate that the proposed Zoning Bylaw Amendment applicable to the subject lands, which will allow severance of the existing residential dwelling, together with its outbuildings and surrounding landscaped area, and update zoning of the conservation parcel for both protection of the environment and continuance of agriculture for as long as is feasible. The amendment is specifically to prohibit development of any kind on the severed parcel, in perpetuity. This proposal is consistent with applicable provincial and municipal land use planning policy as described above and represents good land use planning.

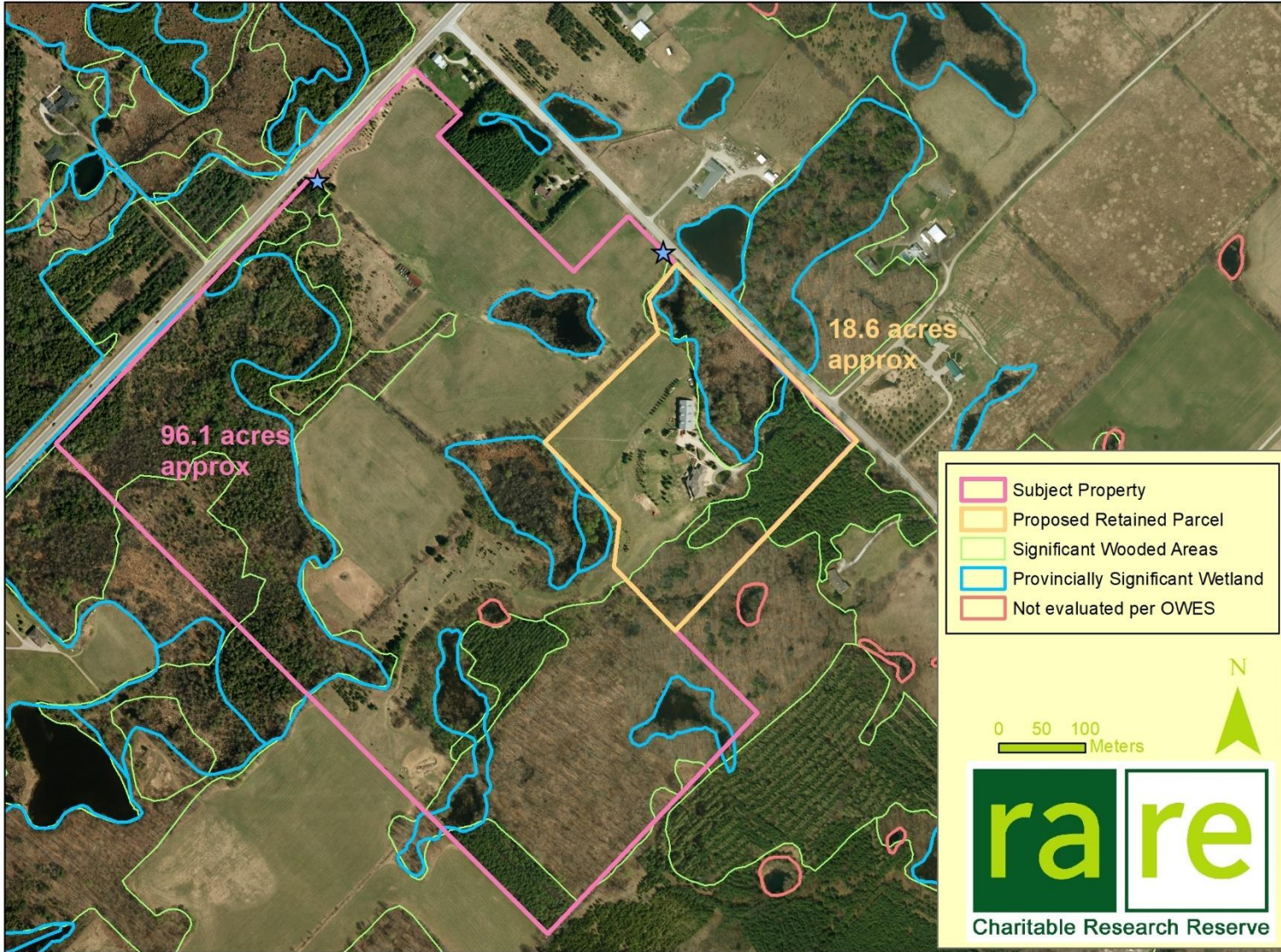
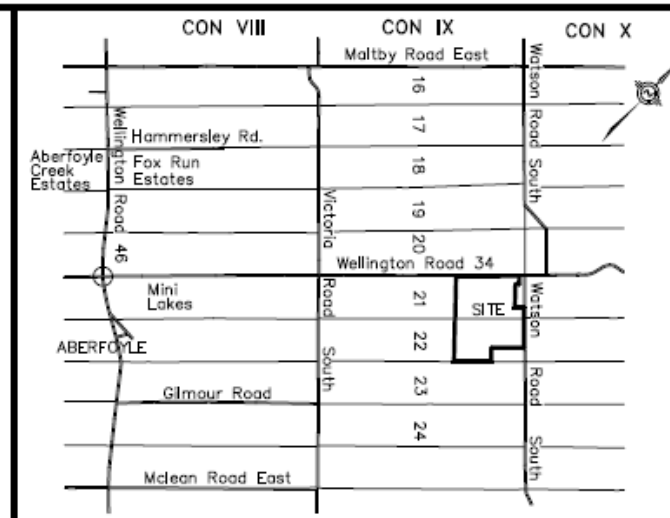
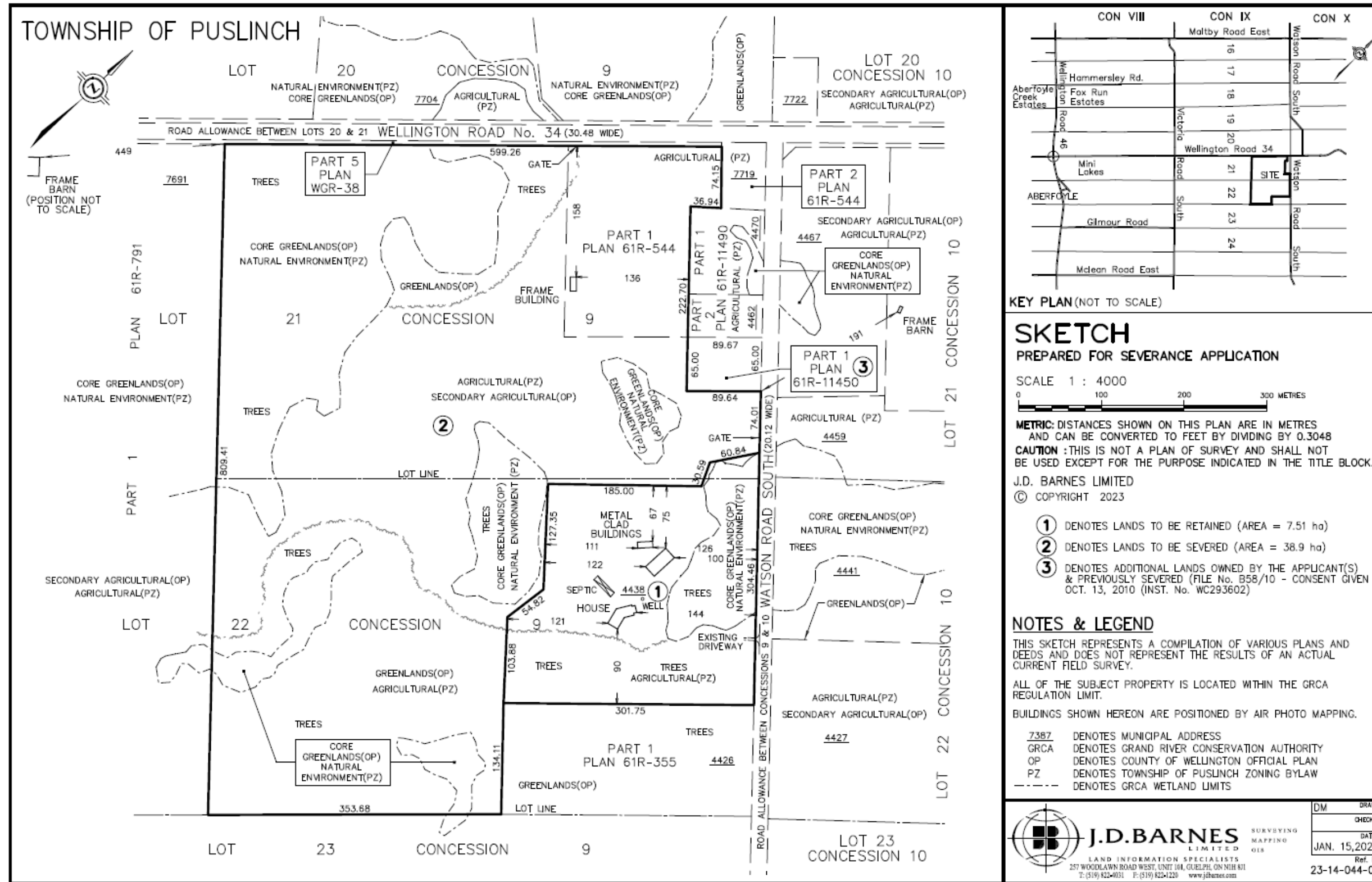


Figure 1. Significant environmental features on the Subject Lands

Appendix I. Survey Sketch



KEY PLAN (NOT TO SCALE)

SKETCH
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000
0 100 200 300 METRES

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED
© COPYRIGHT 2023

- ① DENOTES LANDS TO BE RETAINED (AREA = 7.51 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.
BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

7387 DENOTES MUNICIPAL ADDRESS
GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
--- DENOTES GRCA WETLAND LIMITS

J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-0031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
	DATED
	JAN. 15, 2024
	Ref. No.
	23-14-044-00

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Appendix II. Output from AgriSuite online tool (accessed Oct 6, 2023)



AgriSuite

MDS I

General information

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

Calculations

New farm

Farm contact information ⓘ ON	Location of existing livestock facility or anaerobic digester ⓘ	Total lot size ⓘ		
Livestock/manure summary				
Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				
<p>⚠ Confirm Livestock/Manure Information (New farm) The livestock/manure information has not been confirmed with the property owner and/or farm operator.</p>				
Setback summary				
Existing manure storage	NA			
Design capacity	0 NU			
Potential design capacity	0 NU			
Factor A (odour potential)	NA	Factor B (design capacity)	NA	
Factor D (manure type)	NA	Factor E (encroaching land use)	1 1	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	NA			
Actual distance from livestock barn	NA			
Storage base distance 'S' (minimum distance from manure storage)	NA			
Actual distance from manure storage	NA			
Anaerobic digester base distance (minimum distance from anaerobic digester)	200 m (656 ft)			

Actual distance from anaerobic digester	NA
--	-----------



Comment Summary – 2nd Submission - 4438 Watson Road S.

Consultant	Comments
County of Wellington Planning	See letter attached
GM Blue Plan	n/a
Hydrogeologist Comments	n/a
Ecology Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	n/a
Township of Puslinch Building Department – Andrew Hartholt, CBO	n/a
Township of Puslinch By-law Enforcement	n/a
Township of Puslinch Public Works – Mike Fowler	n/a
Source Water	See letter attached
GRCA	See letter attached



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR
TEL: 519.837.2600
TEL: 1.800.663.0750
FAX: 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ON N1H 3T9

February 27, 2024

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

Dear Courtenay:

**Re: ZONING BY-LAW AMMENDMENT – 2nd Submission Comments
Wythe and Rosemary Scrivener and Rare Charitable Trust
4438 Watson Rd S
Township of Puslinch**

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

Reports Submitted:

- Environmental Impact Statement for Land Severance, prepared by rare Charitable Research Reserve, dated January 15, 2024
- Concept Sketch for severance application, prepared by J. D. Barnes Ltd., dated January 15, 2024
- Planning Justification Report for Zoning Amendment, prepared by rare Charitable Research Reserve, dated January 15, 2024

Proposed Use

It is acknowledged that a severance application is proposed prior to application of the Zoning Bylaw Amendment (ZBA). The severance application proposes to sever 97.3 ac (39.3 ha) for Environmental Protection Use. The lands would be transferred to Rare Charitable Research Reserve. The retained lands are proposed to be 16.3 ac (6.6 ha) and would remain in residential/agricultural use.

The intent of the ZBA application is to rezone the proposed severed parcel of the subject property from Agricultural (A) Zone to Natural Environment Site Specific (NE-xx) Zone and Natural Environment Zone to Natural Environment Site Specific (NE-xx) Zone to prohibit future development. Please provide a draft by-law as a part of the application.

Planning Comments:

1. Based on a review of the additional information submitted, we acknowledge the following:
 - a. The applicant has provided a planning justification report and an Environmental Impact Statement for the proposed severance.

- b. The applicant has provided a site plan and has identified the retained parcel is proposed to be accessed by Watson Rd S and Wellington Rd 34.
- i. Please identify the existing buildings on the retained parcel with their area, height, and current and proposed uses.
 - ii. Please provide details of additional uses and buildings proposed.
 - iii. Given the intent is to have the property accessed by the public, please provide details for the proposed parking in compliance with Section 5 of the Township zoning by-law.

Additional Comments/Clarification Items:

Although it appears most of the comments previously made were responded to, we do ask that the above comments be addressed to determine compliance the Zoning By-law. Please ensure that a severance application is submitted to the County of Wellington Land Division Committee.

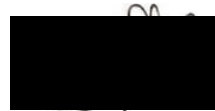
Please provide additional details requested, prior to deeming the proposed ZBA application complete.

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

Yours truly,



Zach Prince, RPP MCIP
Senior Planner



Asavari Jadhav
Planner

February 23, 2024

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

Attn: Justine Brotherston

Re: Pre-consultation Process Request for Zoning By-law Amendment 4438 Watson Road South, Puslinch – 2nd Submission
Project #: 21-1227

1.0 Introduction & Background

Groundwater Environmental Management Services Inc. (GEMS) understands that a request has been received regarding the proposed Zoning By-law Amendment for the severance of conservation land from the owners dwelling to donate it to the Agent's organization, a charitable land trust, to protect and steward in perpetuity as open space and wildlife habitat. The proposed severed portion of land will be rezoned to 'Natural Environment' (NE), assuming the approval of retention of an existing unserviced shed. The parcel of land in question is located at 4438 Watson Road South, Puslinch, Ontario. Notably, this is the 2nd review of documents provided by *rare* Charitable Research Reserve supporting the Zoning By-law Amendment application.

To better understand the current site background and request, the following documents were reviewed:

- *rare* Charitable Research Reserve – Planning Justification Report for Zoning Amendment 4438 Watson Rd. S., Puslinch – January 15, 2024
- *rare* Charitable Research Reserve – Environmental Impact Statement for Land Severance 4438 Watson Road South, Township of Puslinch – Second Draft January 15, 2024
- J.D. Barnes Limited – Sketch Prepared for Severance Application #23-14-044-00 – January 15, 2024

2.0 Review Results

On December 14, 2023 a Pre-consultation meeting was held to discuss the proposed Zoning By-law Amendment application regarding the parcel of land located at 4438 Watson Road South, Puslinch, Ontario. Prior to the meeting, GEMS provided a review of background information and documents submitted by the owner and *rare* Charitable Research Reserve regarding the property in question. GEMS concluded that given

the amount of land within the parcel that is designated as a PSW, land currently zoned as 'Natural Environment', 'Environmental Protection Overlay' and SAR in the area it is concluded that the proposed Zoning By-law Amendment to rezone the severed portion to 'Natural Environment' would have a net positive impact on the land and associated SAR that may be present on the property.

A Planning Justification Report and Environmental Impact Statement have now been submitted by *rare* Charitable Research Reserve in support of the Zoning By-law Amendment. As noted in the Justification Report:

"The proposed amendment to TOWNSHIP OF PUSLINCH Comprehensive Zoning Bylaw No. 023-18 (consolidated May 2021) to amend the severed portion of PT LOT 21, CON 9, DES AS PT 1, 61R-11450, TWP OF PUSLINCH [Part 2 in Appendix I] from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses."

The Environmental Impact Statement supporting the amendment concludes that there are no anticipated impacts to the associated with the land severance and suggests that "the effects of the severance as described will not contravene regulatory requirements and represents sound environmental planning."

After reviewing the additional documentation submitted supporting the proposed Zoning By-law Amendment, GEMS anticipates that the proposed land severance will have no negative impacts on the property in question and result in a net positive impact on the land and associated SAR that may be present on the property. Should any development on the lot occur in the future, GEMS recommends the completion of a full Environmental Impact Study.

3.0 Limitations

Groundwater Environmental Management Services Inc. (GEMS) has prepared this report for our client and its agents exclusively. GEMS accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use presently; the report should not be used without GEMS review/approval. No warranty, expressed or implied, is made.

4.0 Closing

We trust this information will meet your current requirements. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Yours truly,
Groundwater Environmental Management Services Inc.

Prepared by:



Kent Johnstone, B.A., CAN-CISEC, EPT
Ecologist

Reviewed by:



Danny McIsaac, B.Sc., MSc
Ecologist/Project Manager



02/15/2024

Memorandum

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

Cc: Zach Prince – Senior Planner, Wellington County

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

**RE: 4438 Watson Rd S, Township of Puslinch
Zoning By-law Amendment - Preconsultation Submission 2**

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

The applicant has submitted a Source Water Protection Drinking Water Threats Screening Form and indicated that no activities are proposed on the property that will be significant drinking water threat. Pursuant to the *Clean Water Act*, there is no Notice required for this proposal. It should be noted that if the nature of the development changes, Section 59 Notices may apply.

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

Sincerely,

Feb. 15, 2023

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



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

February 22, 2024
Via email

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

Dear Ms. Banks,

Re: Pre-Consultation Request – 2nd Submission
4438 Watson Road South, Township of Puslinch
Owner – Wythe Scrivener
Agent – Tom Woodcock

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted pre-consultation (2nd submission) request for 4438 Watson Road South in the Township of Puslinch. It is understood that the applicant wishes to sever conservation land from their dwelling and donate it to a charitable land trust. It is anticipated that a Zoning By-law Amendment will be a condition of a severance application to be submitted to the County of Wellington.

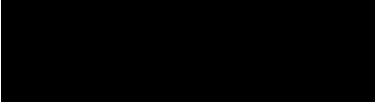
GRCA Comments

Information available at this office indicates that most of the property is regulated by the GRCA due to the presence of the Mill Creek Puslinch Provincially Significant Wetland (PSW) Complex, watercourse/waterbody, floodplain, and the regulated allowance to these features. GRCA regulated areas mapping has been appended to this letter. Proposed development or site alteration within GRCA regulated area will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

1. It is the understanding of the GRCA that a wetland delineation was completed on October 3rd, 2023 for the wetland segment adjacent Watson Road South. The wetland limits have been confirmed in the field by GRCA ecologists. The GRCA requests that the confirmed wetland boundary be surveyed, and that information (i.e., GIS shapefile) sent to the GRCA for confirmation. It is further requested that the surveyed wetland boundary be used when submitting for ZBA and Consent applications. It is recommended that proposed new lot lines be located outside of the wetland boundary.
2. The GRCA would not support new development or site alteration within the wetland or floodplain on the property. Proposed development or site alteration may necessitate the completion of an Environmental Impact Study (EIS) to demonstrate no negative impacts to the wetland as a result of potential development.
3. Please note that the planned future development of a parking lot will require GRCA permit authorization.

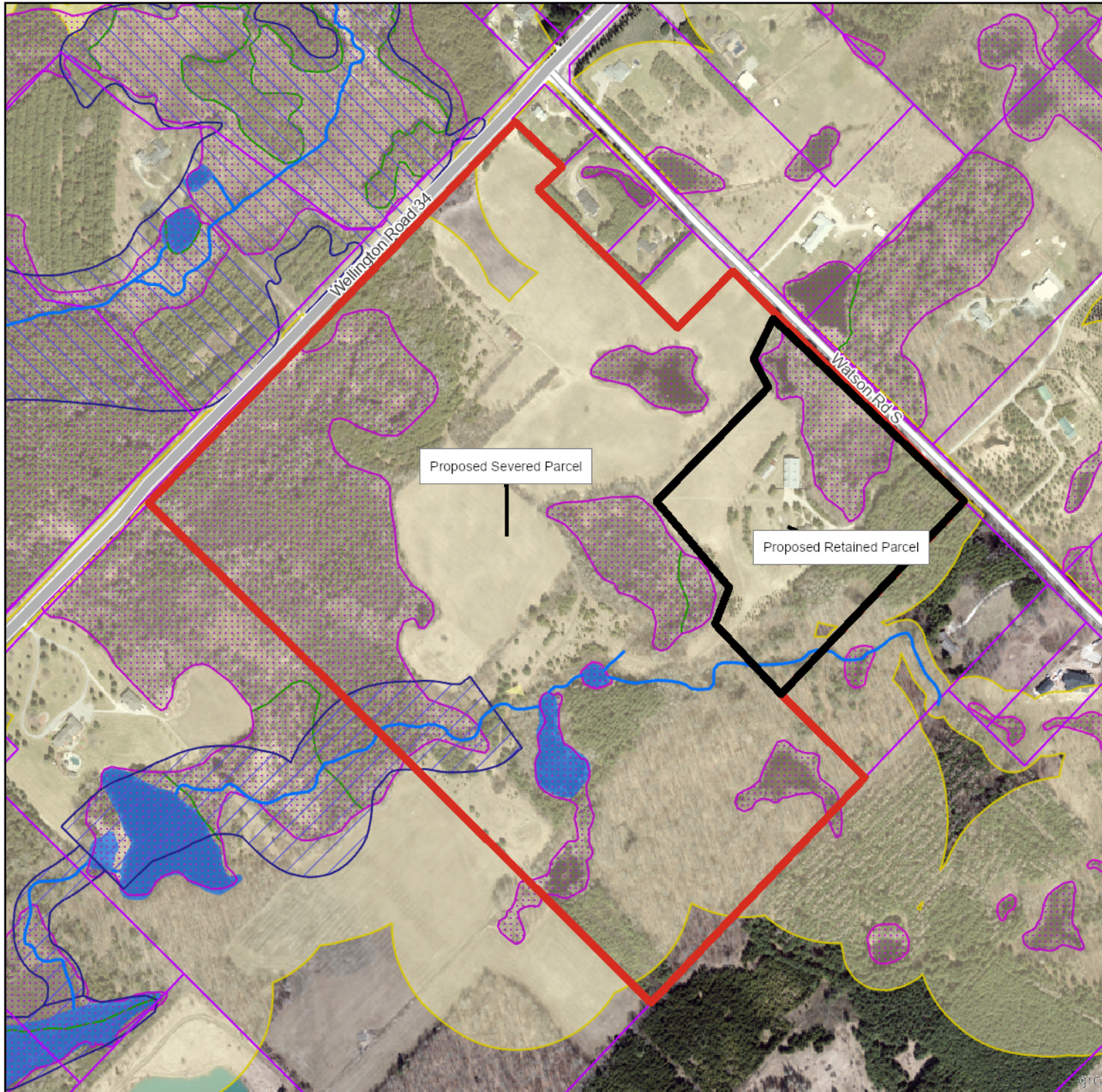
Should you have any questions, please contact me at 519-621-2761 ext. 2327, or vwisner@grandriver.ca.

Sincerely,



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

Enclosed: GRCA Resource Mapping



Legend

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



Community Leaders

Sue Foxton, Mayor
North Dumfries Township

Jan Liggett, Mayor
City of Cambridge

Joe Nowak, Mayor
Wellesley Township

Karen Redman, Chair
Region of Waterloo

Sandy Shantz, Mayor
Woolwich Township

Berry Vrbanovic, Mayor
City of Kitchener

Chris White, Mayor
Twsp of Guelph/Eramosa

Governance

David Beatty

Ambassadors

Ljubodrag Andric

Michael Barnstijn

Kehkashan Basu

David Buckland

Ed Burtynsky

Geneviève Caron

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King City

Claire Mussar,
Guelph



March 5, 2024

To Whom it May Concern,

This is a response to comments provided for the second stage of planning pre-consultation regarding the Zoning Amendment and Consent Application for 4438 Watson Rd. S. in the Township of Puslinch, Ontario. This property is being severed in order to be donated to the **rare** Charitable Research Reserve, a land trust operating in Waterloo-Wellington, for protection and stewardship in perpetuity. This is in accordance with the wishes of the donors, Wythe and Rosemary Scrivener. The comments and requests for further information are answered below, the efforts of all commenting individuals and agencies are appreciated.

Grand River Conservation Authority

1. We are working with the surveyor to obtain the geodata from their survey of the recently delineated wetland boundary. This will be shared with GRCA at the earliest opportunity.
2. No development is intended, apart from the improvement of the access point on Watson Rd. S.
3. A parking lot will not be constructed on the property (see response to Wellington County comments, below). The current gated access point on Watson Rd. S. is usable by farm vehicles and trucks, but may require improvement for other vehicle. This is currently 21m from the edge of the wetland. It has been suggested that the township roads department may wish to review the location of the gate and access point. We are committed to working with both the township and the GRCA to determine the best location for access.

Wellington County

- Proposed Use mentions incorrect area for both the Severed and Retained parcels. The submitted survey sketch indicates that the Severed parcel as 38.9 hectares, and the Retained parcel as 7.51 hectares.
- Further information provided to clarify issues under Section b of Planning Comments
 - i. Data for existing buildings is provided as an attachment to the Zoning Bylaw Amendment application, and reproduced at the end of this letter.
 - ii. There are no additional uses or buildings proposed under this application. The severed parcel will be used as conservation land according to the mission of *rare*, and subject to the restrictions of the federal Ecological Gifts Program.
 - iii. Both the EIS and Planning Report explicitly state that public access will not be established on the severed property. Only authorized staff and other personnel will access the property, and the driveway will remain gated and locked otherwise. The information provided in these documents, and the discussion of access at the pre-consultation meeting conclude that public access is not appropriate for this conservation property.

We trust that the above satisfies the questions raised by the commenters. If further information is required, please do not hesitate to contact me.

Sincerely,

Tom Woodcock, Ph.D.

Planning Ecologist

***rare* Charitable Research Reserve**

1679 Blair Road, Cambridge ON N3H 4R8

phone: 519-650-9336 x121 fax: 519-650-5923

email: tom.woodcock@raresites.org

website: raresites.org

Summary of Existing Structures

	Unserviced Barn	Dwelling	Shed	Workshop	Notes
Parcel	Severed	Retained	Retained	Retained	
Date of Construction	1900 (approx)	2000	2005	1998	construction date of unserviced barn is an es
Building Height (meters/feet)	4/13	8/26	4/13	10/33	
Number of Floors	1	2	1	2	
Total Floor Area (square meters/feet)	135/1450	539/5800	137/1475	830/8930	
Ground Floor Area (square meters/feet)	135/1450	270/2900	137/1475	416/4477	excluding basements/ garage in dwelling
Distance from closest point on structure to:					
Front lot line (meters/feet)	129/423	137/450	147/482	96.7/317	
North Side lot line (meters/feet)	160/525	137/450	116/381	77.6/255	
South side lot line (meters/feet)	228/748	81.3/267	123/404	114/374	
Rear lot line (meters/feet)	423/1388	63.8/209	81.8/268	116/381	
Percentage lot coverage	<0.1%	0.88%	0.24%	0.89%	total retained lot coverage 2.03%
Number of parking spaces	0	20+			shared by all structures on retained lot
Number of loading spaces	0	0	0	0	n/a

From: [Zachary Prince](#)
To: [Tom Woodcock](#); [Lynne Banks](#)
Cc: [Courtenay Hoytfox](#); [Jana Poechman](#); [Chris Lorenz](#); [Meagan Ferris](#); [Asavari Jadhav](#)
Subject: RE: Consent Application B28-24
Date: Tuesday, June 25, 2024 10:48:23 AM
Sensitivity: Confidential

Hi Tom and Lynne,

We have no concerns with the zoning proceeding at this time, the severance has been conditionally approved by the County's land division committee.

Tom – regarding consent conditions, it would be best to contact Jana in our office but I'm not sure any of them have been satisfied at this point given the severance was just approved.

Thanks,

Zach Prince, RPP MCIP
Senior Planner
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T (519) 837-2600 x2064
E zacharyp@wellington.ca

From: Tom Woodcock <Tom.Woodcock@raresites.org>
Sent: Tuesday, June 25, 2024 9:56 AM
To: Lynne Banks <lbanks@puslinch.ca>
Cc: Courtenay Hoytfox <choytfox@puslinch.ca>; Zachary Prince <zacharyp@wellington.ca>; Jana Poechman <janap@wellington.ca>; Chris Lorenz <clorenz@grandriver.ca>
Subject: RE: Consent Application B28-24
Sensitivity: Confidential

-

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

Dear Lynne

To the best of my knowledge, all of these conditions have been satisfied. The only outstanding question that I can think of relates to the road access, which is currently suitable for all vehicles (earlier I had suggested the driveway may need improvement). If this needs to be cleared by your Roads department, please let me know how I can best arrange a meeting or evaluation.

Zach P., please indicate whether any of the County conditions are not satisfied at present.

Chris L., please indicate whether any of the GRCA conditions are not satisfied at present.

I appreciate everyone's efforts to ensure that this generous donation to the community and

to conservation in your Township can move forward in a timely manner.

Thank you, Tom

Tom Woodcock, Ph.D.

Planning Ecologist

rare Charitable Research Reserve

1679 Blair Road, Cambridge ON N3H 4R8

phone: 519-650-9336 x121 fax: 519-650-5923

email: tom.woodcock@raresites.org

website: raresites.org

I live and work on Anishinaabe & Haudenosaunee territory



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From: Lynne Banks <lbanks@puslinch.ca>

Sent: Monday, May 27, 2024 10:10 AM

To: Tom Woodcock <Tom.Woodcock@raresites.org>

Cc: Courtenay Hoytfox <choytfox@puslinch.ca>; Zachary Prince <zacharyp@wellington.ca>

Subject: RE: Consent Application B28-24

Sensitivity: Confidential

Hi Tom –

Prior to submission of a zoning amendment application, you will need to address the outstanding comments from the County of Wellington as well as the GRCA from your 2nd submission for the preconsultation. Once those comments have been reviewed and satisfied, you will be able to submit the zoning amendment application.

Regards –

Lynne

Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: Tom Woodcock <Tom.Woodcock@raresites.org>
Sent: Thursday, May 23, 2024 11:42 AM
To: Lynne Banks <lbanks@puslinch.ca>
Cc: Courtenay Hoytfox <choytfox@puslinch.ca>; Zachary Prince <zacharyp@wellington.ca>
Subject: RE: Consent Application B28-24
Sensitivity: Confidential

Dear Lynne

I would like to follow up on last week's committee meeting, regarding next steps on the donation at 4438 Watson Rd. S. and if there are any further questions about the severance. We remain eager to start the process for the zoning amendment, as it will be a condition that will need to be satisfied on the County consent application. That application will be heard at Wellington June 13.

Please let me know if Puslinch staff require anything further.

Thank you!
Tom

Tom Woodcock, Ph.D.
Planning Ecologist
rare Charitable Research Reserve
1679 Blair Road, Cambridge ON N3H 4R8
phone: 519-650-9336 x121 fax: 519-650-5923
email: tom.woodcock@raresites.org
website: raresites.org

I live and work on Anishinaabe & Haudenosaunee territory

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From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, May 10, 2024 1:02 PM
To: Tom Woodcock <Tom.Woodcock@raresites.org>
Subject: RE: Consent Application B28-24



Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: _____

File Number: _____

Submission Date: _____

WHPA, IPZ, ICA: _____

Vulnerability Score: _____

Find out if you live in a vulnerable drinking water area at www.wellingtonwater.ca

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

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

1. Property Information

Municipal Address of Subject Property: 4438 Watson Rd. S.

Assessment Roll Number of Subject Property: _____

Property Owner: Wythe and Rosemary Scrivener

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

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

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

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

THE PLANNING APPLICATIONS ARE IN SUPPORT OF A DENATION OF CONSERVATION PROPERTY BY THE OWNERS. NO CONSTRUCTION, STRUCTURES, OR ANY CHANGES ARE PROPOSED FOR EITHER THE RETAINED (RESIDENTIAL) LOT, OR THE COVERED (CONSERVATION) LOT.

3. Potential Threat Activities Associated with the Application

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

3.1 Fuel Handling and Storage greater than 250 litres

NOT APPLICABLE

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

3.2 Chemical Handling and Storage

NOT APPLICABLE

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

3.3 Road Salt Application and/or Outdoor Storage

NOT APPLICABLE

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

3.4 Snow Storage (see guide)

NOT APPLICABLE

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

3.5 Waste Storage or Disposal (see guide)

NOT APPLICABLE

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

3.6 Storm Water Management/Industrial Sewage

NOT APPLICABLE

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

3.7 Septic Systems

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

3.8 Water Taking

	Proposed	Existing	If Existing, please provide the following:			
			Drilled	Dug	Well Not In Use*	Approx. Construction Date
3.8.1 Private Well (*Please note that if there is an existing well that is not in use, Section 3.9 must also be checked)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<div style="border: 2px solid yellow; width: 100px; height: 30px;"></div>
3.8.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water may be required)	<input type="radio"/>	<input type="radio"/>				

3.9 Transport Pathway (see guide)

NOT APPLICABLE

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

3.10 Recharge Reduction

NOT APPLICABLE

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

3.11 Agricultural

NOT APPLICABLE

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

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

3.12 None of the above are applicable

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

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

Owner

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

Date

Signature

Applicant or Authorized Agent

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

Nov 30 / 2023
Date

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

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

Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

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

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

Section 1 – Property Information:

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

Section 2 – Proposal:

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

Section 3 – Potential Threat Activities Associated with Proposed Application:

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

3.1 Liquid Fuel Handling and Storage:

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

3.2 Chemical Handling and Storage:

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

3.2.1 Known DNAPLs:

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

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

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

3.2.2 Known Organic Solvents:

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

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

3.3 Road Salt Application, Handling and Storage:

Fill out this section if there will be road salt storage on the property or road salt application on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m³ for volume and m² for area.

3.4 Snow Storage:

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

3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

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

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

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

3.6 Storm Water Management/Industrial Sewage:

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

3.7 Septic Systems:

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

3.8.1 Water Taking - Private well installed:

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

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

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

3.9 Transport Pathway

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

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

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

3.10 Recharge Reduction:

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

3.11.1 Fertilizers and/or 3.11.2 Pesticides:

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

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

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

3.11.5 Agricultural - Grazing and pasturing of livestock:

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

3.11.6 Outdoor Confinement Yard:

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

3.11.7 Prescribed Instruments

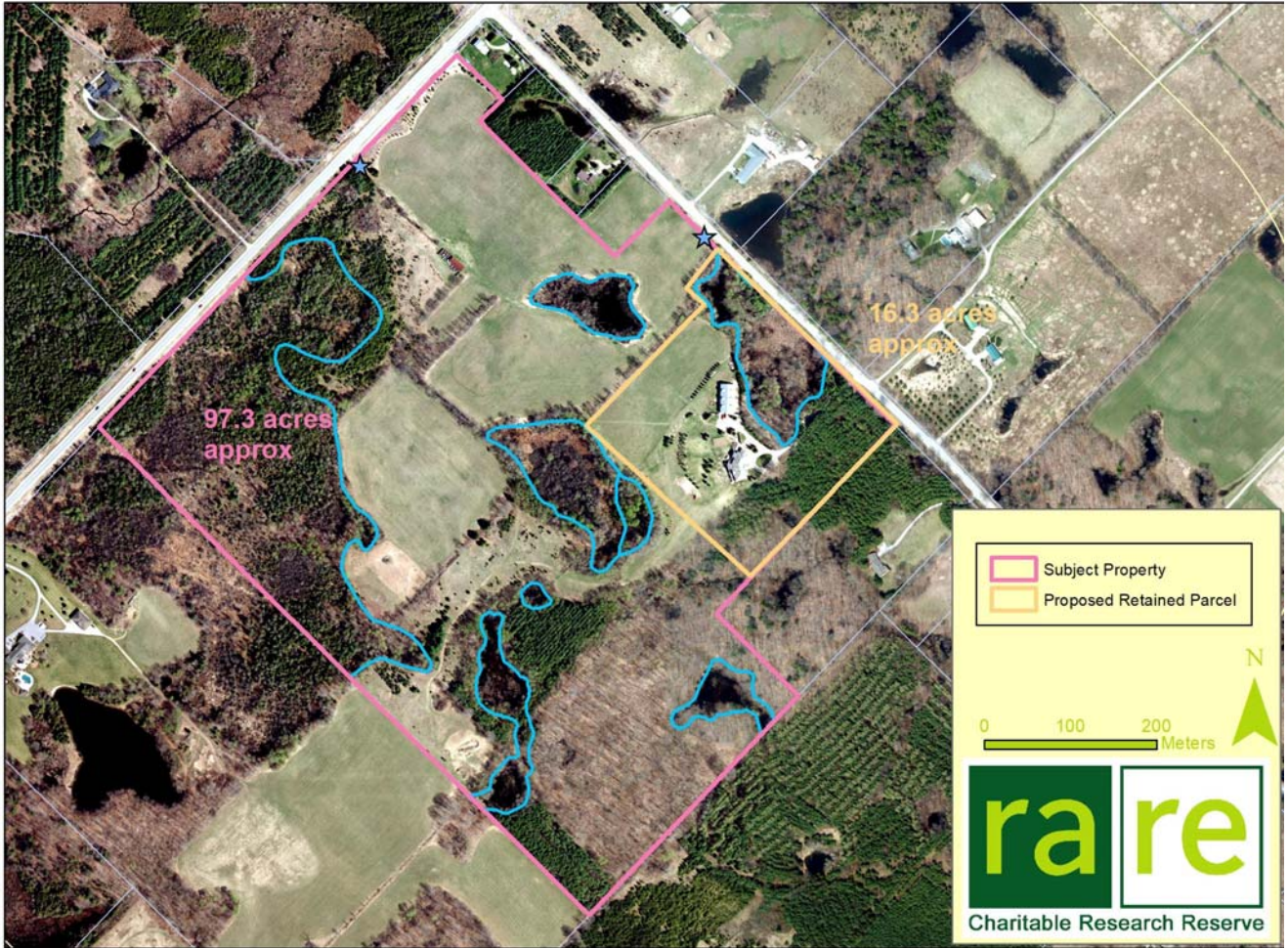
Fill out this section if there are any provincially prescribed instruments that apply to or are registered for the property. This includes Nutrient Management Strategies, Nutrient Management Plans and Non-Agricultural Source Material Plans.

3.12 None of the above are applicable:

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

Section 4 - Declaration:

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



Community Leaders

Sue Foxton, Mayor
North Dumfries Township

Jan Liggett, Mayor
City of Cambridge

Joe Nowak, Mayor
Wellesley Township

Karen Redman, Chair
Region of Waterloo

Sandy Shantz, Mayor
Woolwich Township

Berry Vrbanovic, Mayor
City of Kitchener

Chris White, Mayor
Twsp of Guelph/Eramosa

Governance

David Beatty

Ambassadors

Ljubodrag Andric

Michael Barnstijn

Kehkashan Basu

David Buckland

Ed Burtynsky

Geneviève Caron

Severn Cullis-Suzuki

Ron Dembo

Louise MacCallum

Gerry Remers

Jane Urquhart

Frances Westley, OC

Morden Yolles

Board of Directors

Joy Roberts, Chair,
Rockwood

David Agro
Toronto

Keith Ainsworth,
Cambridge

Madhur Anand,
Guelph

Karen Hacker,
Toronto

Brian McGee,
King City

Claire Mussar,
Guelph



March 5, 2024

To Whom it May Concern,

This is a response to comments provided for the second stage of planning pre-consultation regarding the Zoning Amendment and Consent Application for 4438 Watson Rd. S. in the Township of Puslinch, Ontario. This property is being severed in order to be donated to the **rare** Charitable Research Reserve, a land trust operating in Waterloo-Wellington, for protection and stewardship in perpetuity. This is in accordance with the wishes of the donors, Wythe and Rosemary Scrivener. The comments and requests for further information are answered below, the efforts of all commenting individuals and agencies are appreciated.

Grand River Conservation Authority

1. We are working with the surveyor to obtain the geodata from their survey of the recently delineated wetland boundary. This will be shared with GRCA at the earliest opportunity.
2. No development is intended, apart from the improvement of the access point on Watson Rd. S.
3. A parking lot will not be constructed on the property (see response to Wellington County comments, below). The current gated access point on Watson Rd. S. is usable by farm vehicles and trucks, but may require improvement for other vehicle. This is currently 21m from the edge of the wetland. It has been suggested that the township roads department may wish to review the location of the gate and access point. We are committed to working with both the township and the GRCA to determine the best location for access.

Wellington County

- Proposed Use mentions incorrect area for both the Severed and Retained parcels. The submitted survey sketch indicates that the Severed parcel as 38.9 hectares, and the Retained parcel as 7.51 hectares.
- Further information provided to clarify issues under Section b of Planning Comments
 - i. Data for existing buildings is provided as an attachment to the Zoning Bylaw Amendment application, and reproduced at the end of this letter.
 - ii. There are no additional uses or buildings proposed under this application. The severed parcel will be used as conservation land according to the mission of *rare*, and subject to the restrictions of the federal Ecological Gifts Program.
 - iii. Both the EIS and Planning Report explicitly state that public access will not be established on the severed property. Only authorized staff and other personnel will access the property, and the driveway will remain gated and locked otherwise. The information provided in these documents, and the discussion of access at the pre-consultation meeting conclude that public access is not appropriate for this conservation property.

We trust that the above satisfies the questions raised by the commenters. If further information is required, please do not hesitate to contact me.

Sincerely,

Tom Woodcock, Ph.D.

Planning Ecologist

***rare* Charitable Research Reserve**

1679 Blair Road, Cambridge ON N3H 4R8

phone: 519-650-9336 x121 fax: 519-650-5923

email: tom.woodcock@raresites.org

website: raresites.org

Summary of Existing Structures

	Unserviced Barn	Dwelling	Shed	Workshop	Notes
Parcel	Severed	Retained	Retained	Retained	
Date of Construction	1900 (approx)	2000	2005	1998	construction date of unserviced barn is an es
Building Height (meters/feet)	4/13	8/26	4/13	10/33	
Number of Floors	1	2	1	2	
Total Floor Area (square meters/feet)	135/1450	539/5800	137/1475	830/8930	
Ground Floor Area (square meters/feet)	135/1450	270/2900	137/1475	416/4477	excluding basements/ garage in dwelling
Distance from closest point on structure to:					
Front lot line (meters/feet)	129/423	137/450	147/482	96.7/317	
North Side lot line (meters/feet)	160/525	137/450	116/381	77.6/255	
South side lot line (meters/feet)	228/748	81.3/267	123/404	114/374	
Rear lot line (meters/feet)	423/1388	63.8/209	81.8/268	116/381	
Percentage lot coverage	<0.1%	0.88%	0.24%	0.89%	total retained lot coverage 2.03%
Number of parking spaces	0	20+			shared by all structures on retained lot
Number of loading spaces	0	0	0	0	n/a



May 24, 2024

Via email

Deborah Turchet, Secretary-Treasurer
County of Wellington Planning and Land Division Committee
74 Woolwich Street
Guelph, Ontario N1H 3T9

Dear Deborah,

Re: Committee of Adjustment Meeting – May 22nd, 2024 - Revised

Applications for Consent

B28-24Part Lots 21 & 22, Concession 9, 4438 Watson Road South

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application. It is the understanding of staff that the applicant would like to sever 96.1ac (38.9ha) from the subject property at 4428 Watson Road South in the Township of Puslinch for conservation purposes by the rare Charitable Research Reserve.

Recommendation

Based on updated information provided by the applicant, the GRCA has no objection to the approval of the proposed consent application. Please see below for our detailed comments.

GRCA Comments

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

The GRCA has received an updated severance sketch (prepared by J.D. Barnes, plotted May 24, 2024) from the applicant, that includes the request wetland boundary. Based off our review of the revised consent sketch, the proposed lot line will be outside of the wetland, therefore, we have no objection to the approval of the consent application.

We note that the wetland is labeled as 'Wetland Boundary Delineated by GRCA on Oct. 3, 2023.' For any future planning act or permit applications, we request that this be revised to 'Wetland Boundary verified by GRCA on Oct. 3, 2023.'

Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or vwismer@grandriver.ca.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Supervisor of Resource Planning and Regulation Services
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



Comment Summary – ZBA – 4438 Watson Rd S.

Consultant	Comments
NPG	See letter attached
County of Wellington Planning	No objections
GEI	See letter attached
Hydrogeologist Comments	No comments
Ecology Comments	No comments
Township of Puslinch Fire Department – Brent Smith	No concerns with this application
Township of Puslinch Building Department – Andrew Hartholt, CBO	No comments
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments
Source Water	Source protection has no further requirements. A section 59 notice is not required for this application.
GRCA	See letter attached



July 30, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

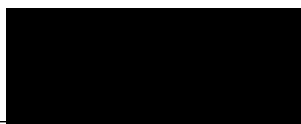
RE: **NPG Comments**
4438 Watson Rd S
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application to rezone a portion of the Subject Lands to Natural Environment (NE) Zone. This application is being sought as a condition of approval for a Consent Application (File NO.B28-24). The Consent Application approved the severance of 38.9 ha of lands to be donated to the *rare* Charitable Research Reserve for conservation use. The retained 7.51 ha would remain with the existing rural residential use. There are no changes proposed for the existing structures/buildings. This is the third submission for this application.

Comments:

1. Previous planning comments requested that a draft by-law be provided as part of the application. We request that this be provided with a zoning chart demonstrating how the proposal complies with the Puslinch Zoning By-law. Of note, as per Table 4.1 of the Township Zoning By-law, the maximum height of an accessory building and structure is 7 metres. As the workshop has a height of 10 metres, a site-specific exemption is required.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



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

 (905) 321 6743
 info@npgsolutions.ca

July 25, 2024

Project No. 2402599 / 123006-034

VIA CLOUDPERMIT: Township of Puslinch

Lynne Banks
Township of Puslinch
4704 Wellington Road 34
Puslinch, ON N0B 2J0

**Re: ZBA Submission
4438 Watson Road South
Puslinch, ON**

Dear Ms. Banks:

Following our review of submission documents for Zoning By-law Amendment application received on July 18, 2024, we are providing comments in support of the proposed rezoning at 4438 Watson Road South in the Township of Puslinch. It is our understanding that the current owner is looking to sever land from their property and designate it as Environmental Protection to be donated to a charitable land trust. No development is intended apart from improvement of the access point at Watson Road South.

The pre-consultation request was received on November 23, 2023, per our review letter dated November 29, 2023. Our only pre-consultation comment was requesting that GRCA comments be provided to the Township. As noted below, GRCA comments were provided and GRCA staff have no objections.

The following submission documents were received in support of the Zoning By-law Amendment:

- Sketch Prepared for Severance Application, prepared by JD Barnes, dated January 15, 2024.
- Notice of Application for Consent, prepared by County of Wellington, dated April 12, 2024.
- GRCA Comments, prepared by GRCA, dated May 24, 2024.

We defer detailed review of the submitted documents to Township staff and other consultants.

From an engineering perspective, we do not have any concerns with respect to the Zoning By-Law Amendment application.

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

Sincerely,

GEI Consultants Canada Ltd.



Parth Lad, E.I.T.
Technical Specialist



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



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR
TEL: 519.837.2600
TEL: 1.800.663.0750
FAX: 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ON N1H 3T9

July 31, 2024

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

Dear Ms. Hoytfox:

**Re: ZONING BY-LAW AMMENDMENT – Deeming Complete
Wythe and Rosemary Scrivener and Rare Charitable Trust
4438 Watson Rd S
Township of Puslinch**

Thank you for circulating the above noted application and provide the following comments for the Township's consideration in deeming the application complete:

Based on the review of the information submitted, County Planning staff have no objections to the proposed Zoning By-law amendment application being deemed complete. It is requested that a copy of the proposed draft amending By-law be provided with the Notice of Complete Application and Public Meeting for County Planning staff's review. Any detailed planning comments will be provided at that time.

We trust that these comments are of assistance.

Yours truly,

Asavari Jadhav
Planner



July 30th, 2024

Via email

Deborah Turchet, Secretary-Treasurer
County of Wellington Planning and Land Division Committee
74 Woolwich Street
Guelph, Ontario N1H 3T9

Dear Deborah,

Re: Zoning By-law Amendment Application
Part Lots 21 & 22, Concession 9, 4438 Watson Road South

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Zoning By-law Amendment Application. It is the understanding of staff that the applicant would like to amend the severed portion of the subject property at 4438 Watson Road South in the Township of Puslinch from a mix of Secondary Agriculture and Environmental Protection, solely to Environmental Protection. This severance is intended to support conservation purposes only, to the exclusion of all other uses. The use of the retained parcel is to remain the same.

Recommendation

The GRCA has no objection to the approval of the proposed Zoning By-law Amendment Application. Please see below for our detailed comments.

GRCA Comments

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

The survey has been revised as requested on May 24th, 2024. The Zoning By-law Amendment will serve to environmentally protect the subject property, which does not negatively impact the regulated features on-site or require a permit from the GRCA at this time.

Staff note that should development (inclusive of grading and site alteration) be proposed in the future, please contact GRCA staff to confirm whether a permit is required.

Consistent with the GRCA's 2024 approved fee schedule, this application is considered a minor Zoning By-law Amendment Application, and the applicant will be invoiced in the amount of \$465 for the GRCA's review of this application.

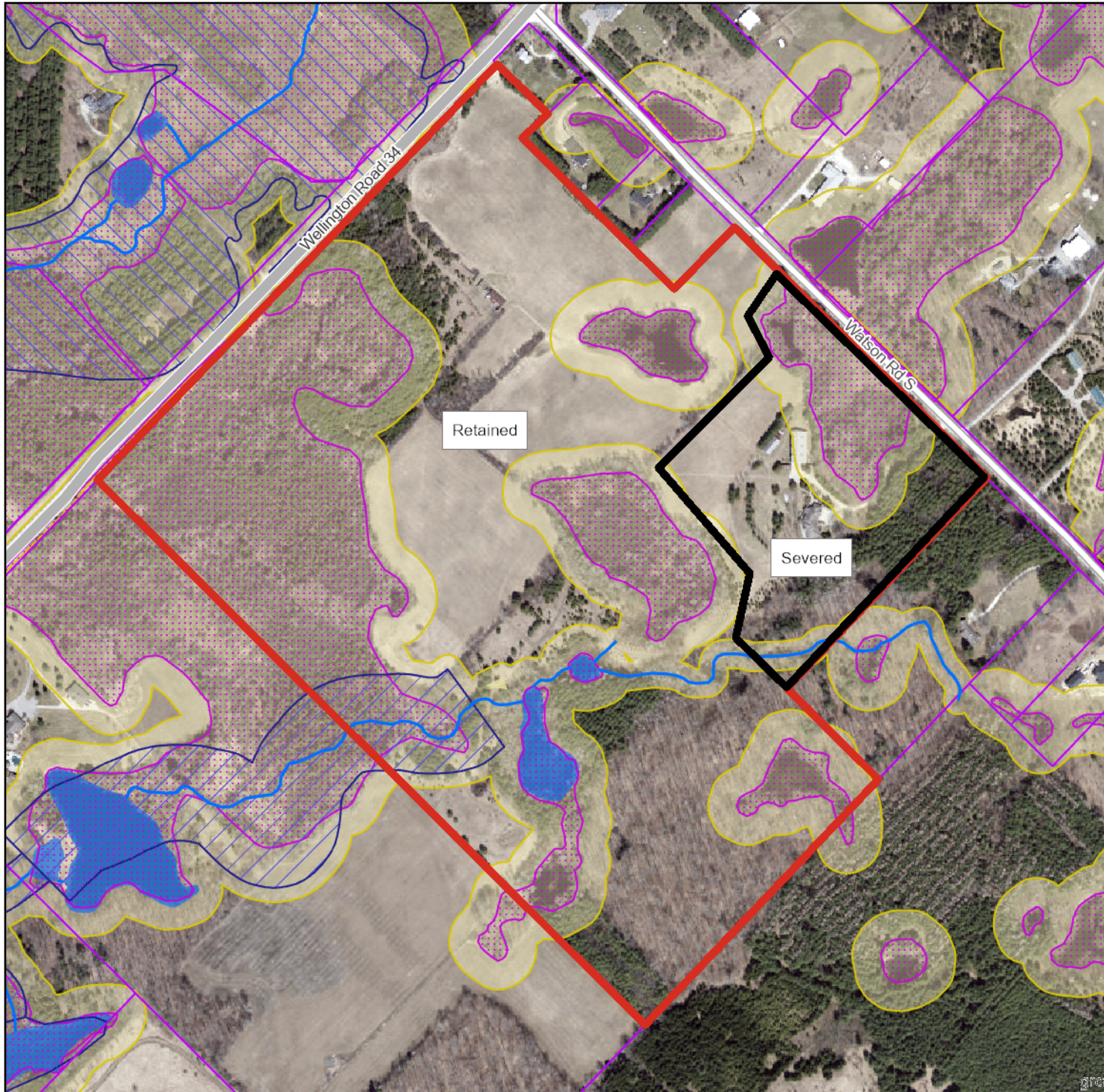
Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or vwismer@grandriver.ca.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Supervisor of Resource Planning and Regulations
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



Legend

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

Copyright Grand River Conservation Authority, 2024.

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



**A By-law to amend
TOWNSHIP OF PUSLINCH
Comprehensive Zoning By-Law No. 023-18
Consolidated 2021**

**Pt Lots 21 & 22, Con 9 as in RO758825 Save & Except Pt 1,
61R11450; Township of Puslinch
(part of 4438 Watson Rd. S.)**

WHEREAS the Council of the Corporation of the Township of Puslinch deems it expedient to enact this By-law to amend Zoning By-law Number 023-18;

AND WHEREAS Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1. That Zoning By-law Number 023-18, Section 14.0 Site-Specific Special Provisions, is hereby amended to add item #XX as follows:
 - a) That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted except for the existing unserviced frame building on Part 2 used for tool storage.
2. That existing buildings on Part 1 (the Retained Lands), specifically the workshop, with a height of 10m, exceeds the height permitted by Zoning By-law Number 023-18 for an accessory building. This building, legally constructed prior to adoption of Zoning By-law Number 023-18, is deemed in compliance (see Schedule "B" Summary of Buildings).
3. All other applicable provisions of By-law 023-18 shall continue to apply to the lands affected by this amendment.
4. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this ___ day of _____, 20__.

Mayor

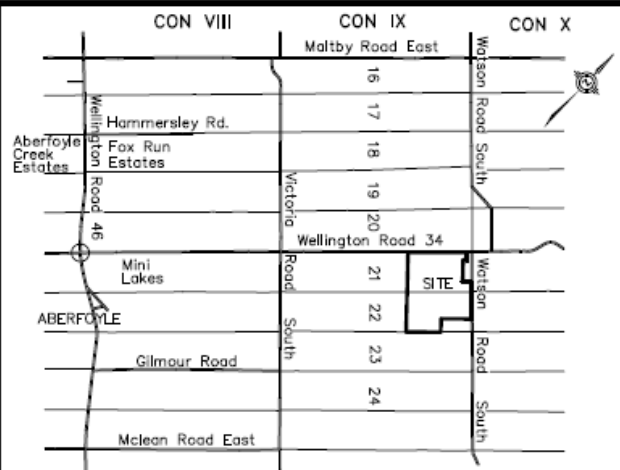
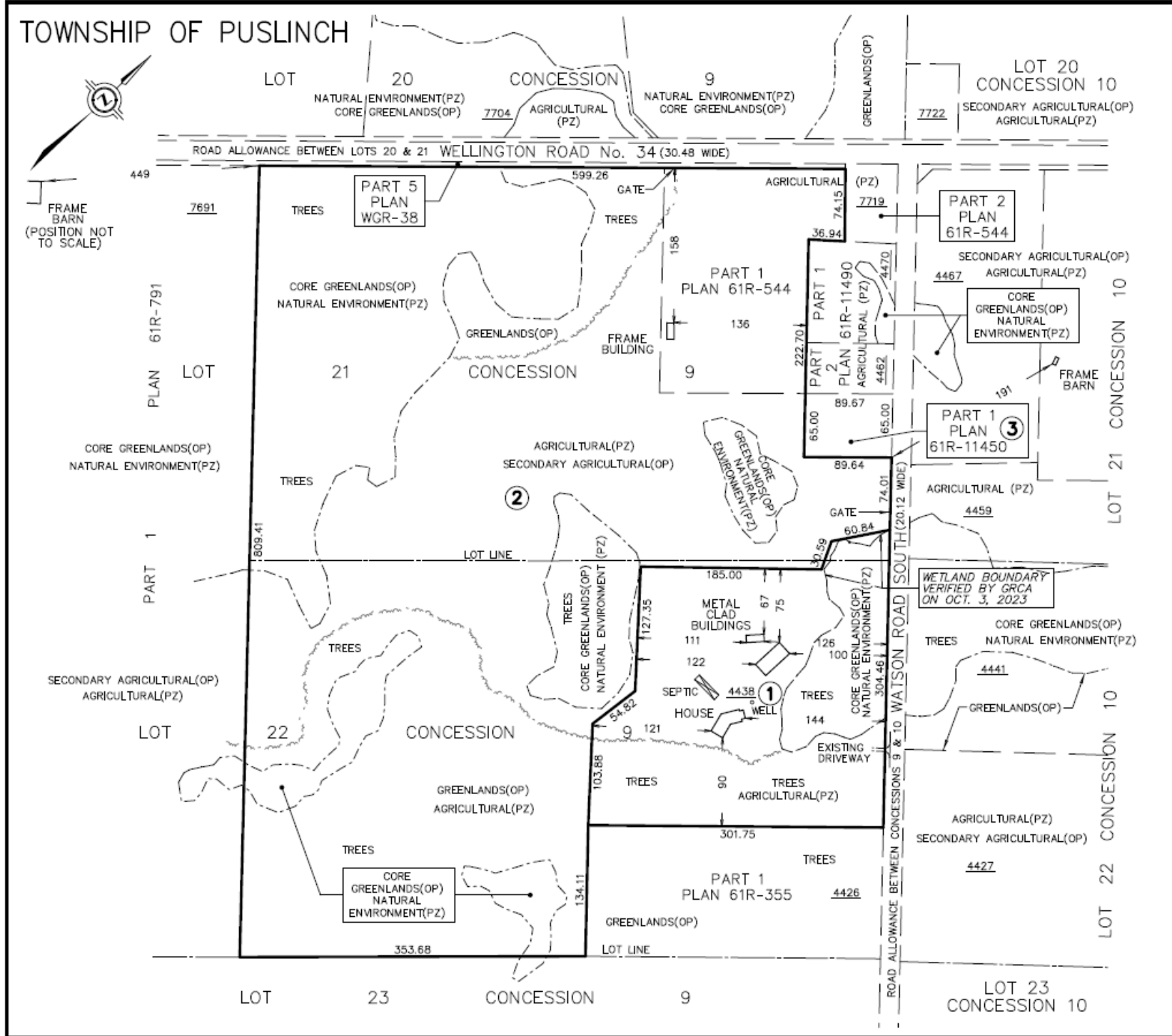
Clerk

This is Schedule "A" to By-law No. _____

Passed this ____ day of _____, 20__.

MAYOR _____

CLERK _____



KEY PLAN (NOT TO SCALE)

SKETCH
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000
0 100 200 300 METRES

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED
© COPYRIGHT 2023

- ① DENOTES LANDS TO BE RETAINED (AREA = 7.51 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- - - - DENOTES GRCA WETLAND LIMITS

REVISED JUNE 26, 2024

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8T1
T: (519) 825-4031 F: (519) 825-1220 www.jdbarnes.com

DM DRAWN
CHECKED
JAN. 15, 2024
JAN. 15, 2024
Ref. No. 23-14-044-00
PLOTTED 6/26/2024

G:\23-14-044\00\Drawing\23-14-044-00.dgn

This is **Schedule “B”** to By-law No. _____

Passed this _____ day of _____, 20_____ .

MAYOR _____

CLERK _____

Summary of Existing Structures

	Unserviced Barn	Zone NE require	Dwelling	Shed	Workshop	Zone A require	Notes
Parcel	Severed		Retained	Retained	Retained		
Date of Construction	1900 (approx)		2000	2005	1998		construction date of unserviced barn is an estimate
Building Height (meters/feet)	4/13	10/33 (dwelling) 7/23 (accessory)	8/26	4/13	10/33	10/33 (dwelling) 7/23 (accessory)	Workshop (accessory bldg) legally constructed prior to zoning bylaw
Number of Floors	1		2	1	2		
Total Floor Area (square meters/feet)	135/1450	n/a	539/580 0	137/147 5	830/8930	n/a	
Ground Floor Area (square meters/feet)	135/1450	n/a	270/290 0	137/147 5	416/4477	n/a	excluding basements/ garage in dwelling
Total Area (hectares)	38.9	n/a	7.51			>4.0 hectares	shared by all structures on retained lot
Distance from closest point on structure to:							
Front lot line (meters/feet)	129/423	10m	137/450	147/482	96.7/317	10m	
North Side lot line (meters/feet)	160/525	6m	137/450	116/381	77.6/255	6m	
South side lot line (meters/feet)	228/748	6m	81.3/267	123/404	114/374	6m	
Rear lot line (meters/feet)	423/1388	2m	63.8/209	81.8/268	116/381	7.5m	
Lot Frontage (meters/feet)	599/1965	n/a	304/997			120m	
Percentage lot coverage	0.0003	0.013	2.03%			<30%	shared by all structures on retained lot
Number of parking spaces	0	n/a	20+			2	shared by all structures on retained lot
Number of loading spaces	0	n/a	0	0	0	n/a	n/a

Compliant with Zoning By-law Number
023-18

Not compliant, but legally constructed
prior to Zoning By-law Number 023-18

From: [Jesse Auspitz](#)
To: [Lynne Banks](#)
Subject: FW: ZBA - 4438 Watson Rd. S. - Scrivener
Date: Tuesday, August 6, 2024 8:52:11 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image006.png](#)
[image013.png](#)
[image014.png](#)
[image007.jpg](#)
[image009.jpg](#)
[image010.jpg](#)
[image011.jpg](#)
[image016.jpg](#)
[image017.jpg](#)
[2024_07_31_4438_Watson_Rd_S_Draft_By-law_v2.pdf](#)
Sensitivity: Confidential

I am satisfied with this. The Application is ready to deem complete in my opinion.

[Jesse Auspitz, MCIP, RPP](#)
Principal Planner, Toronto
M 905 226 0742 E jauspitz@npgsolutions.ca



Our offices:

To our valued clients and industry partners: We are now working in a hybrid office format at full capacity at each of our three office locations: Niagara Falls, Hamilton, and Toronto. Our landline (905) 321-6743 is available and all NPG team members are available via our individual cell phones. If you are having trouble reaching us, please email Dianne Rintjema @drintjema@npgsolutions.ca. Thank you for working with NPG.

Summer Office Hours:

Our offices hours are revised for the summer season: From June through to the end of September all NPG office locations will close at noon on Fridays. Thank you.

From: Tom Woodcock <Tom.Woodcock@raresites.org>
Sent: Friday, August 2, 2024 11:27 AM
To: Jesse Auspitz <jauspitz@npgsolutions.ca>
Cc: Lynne Banks <lbanks@puslinch.ca>
Subject: RE: ZBA - 4438 Watson Rd. S. - Scrivener
Sensitivity: Confidential

Dear Jesse

Please see the updated document attached. I don't know if adding a schedule B with the building data and requirements is the proper way to present what we discussed on the phone.

Thanks, Tom

Tom Woodcock, Ph.D.

Planning Ecologist
rare Charitable Research Reserve
1679 Blair Road, Cambridge ON N3H 4R8
phone: 519-650-9336 x121 fax: 519-650-5923
email: tom.woodcock@raresites.org
website: raresites.org

I live and work on Anishinaabe & Haudenosaunee territory

 Please consider the environment before printing this email.

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From: Jesse Auspitz <jauspitz@npgsolutions.ca>
Sent: Thursday, August 1, 2024 10:48 AM
To: Tom Woodcock <Tom.Woodcock@raresites.org>
Cc: Lynne Banks <lbanks@puslinch.ca>
Subject: RE: ZBA - 4438 Watson Rd. S. - Scrivener
Sensitivity: Confidential

Good morning,

Please see comments as follows:

Workshop on Part 1

As discussed, the height of the workshop on Part 1 should also be recognized in your draft By-law. I note that there are two provisions regarding height that apply. One of the main buildings and one for accessory buildings and structures. The workshop on Part 1 would be an accessory building and structure.

4.10 HEIGHT RESTRICTIONS

a. Unless otherwise restricted in the By-law, no building or structure shall exceed 10 metres in height, except that neither this provision, nor any other provision of this By-law shall apply to restrict the height of any of the following structures:...

4.4.2 Accessory Buildings and Structures

Table 4.1 Additional Regulations – Accessory Buildings and Structures
Agricultural (A) Zone – lot area greater than 1 ha - 7 m

Frame Building on Part 2

We completed a subsequent review, and we note that there is an existing frame building on Part 2. Is there intent to remove that building? I note that the zoning by-law does not permit buildings within the Natural Environment (NE) zone. If the intent is to keep the frame building would add the highlighted text with the use for the frame building noted.

1. That lands as identified as Part 2 on Schedule 'A' of this By-law (the Severed Lands), currently a mixture of Agricultural (A) and Natural Environment (NE), be re-zoned to Natural Environment (NE) only, in order that no dwelling or accessory structures shall be permitted, **except for the existing frame building on Part 2 being used for [state its use]**

While completed a preliminary zoning review of both parts, you should complete your own review, to confirm if there is any additional relief that is required. I typically would prepare a table, looking at the general provision in Section 4.0 of the Zoning By-law, parking in Section 5.0 and the specific provisions in the Agricultural Zone (Section 11.0) to confirm that both parts are in compliance.

<https://puslinch.ca/wp-content/uploads/2024/07/Puslinch-ZBL-023-18-Consolidated-June-2024.pdf>

These comments are very minor but should still be addressed prior to consideration of the Application.

Best regards,

Jesse Auspitz, MCIP, RPP
Principal Planner, Toronto
M 905 226 0742 E jauspitz@npgsolutions.ca



Our offices:

To our valued clients and industry partners: We are now working in a hybrid office format at full capacity at each of our three office locations: Niagara Falls, Hamilton, and Toronto. Our landline (905) 321-6743 is available and all NPG team members are available via our individual cell phones. If you are having trouble reaching us, please email Dianne Rintjema @ drintjema@npgsolutions.ca. Thank you for working with NPG.

Summer Office Hours:

Our offices hours are revised for the summer season: From June through to the end of September all NPG office locations will close at noon on Fridays. Thank you.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, August 1, 2024 9:40 AM
To: Jesse Auspitz <jauspitz@npgsolutions.ca>
Subject: ZBA - 4438 Watson Rd. S. - Scrivener
Sensitivity: Confidential

Hi Jesse –

Attached is the draft by-law provided by the applicant (see below). Can you please let me know of any changes that might be required?

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: Tom Woodcock <Tom.Woodcock@raresites.org>
Sent: Wednesday, July 31, 2024 2:34 PM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: RE: uploads to application
Sensitivity: Confidential

Hi Lynne
Please see the attached. Please let me know if it is acceptable, and if anything else is required.

Thanks, Tom

Tom Woodcock, Ph.D.
Planning Ecologist
rare Charitable Research Reserve
1679 Blair Road, Cambridge ON N3H 4R8
phone: 519-650-9336 x121 fax: 519-650-5923
email: tom.woodcock@raresites.org
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I live and work on Anishinaabe & Haudenosaunee territory

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