



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 11, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance for this webinar:

<https://us02web.zoom.us/j/82510691001?pwd=GJ80kADq0zuL36AmH9ibaMzcedLfaU.1>

After registering, you will receive a confirmation email containing information about joining the webinar

Or join by phone:

+1 647 374 4685

+1 647 558 0588

+1 778 907 2071

+1 438 809 7799

+1 587 328 1099

+1 613 209 3054

Webinar ID: 825 1069 1001

Passcode: 930658

International numbers available: <https://us02web.zoom.us/j/kcWt07WeD4>

A G E N D A Addendum

DATE: Wednesday September 11, 2024

REGULAR MEETING: 10:00 A.M.

CLOSED MEETING: Directly following Section 13 Announcements

Addendum

14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Human resource matter

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – King Charles III Coronation Medal

14.3 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Committee of Adjustment/Planning and Development Advisory Committee Appointment

14.4 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Youth Advisory Committee Appointment

≠ Denotes resolution prepared

1. Call the Meeting to Order



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 11, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

2. **Roll Call**
3. **Moment of Reflection**
4. **Confirmation of the Agenda ≠**
5. **Disclosure of Pecuniary Interest & the General Nature Thereof**
6. **Consent Agenda ≠**
 - 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:
 - 6.1.1 July 10, 2024 Council Meeting Minutes
 - 6.1.2 July 18, 2024 Special Council Meeting Minutes
 - 6.2 Grand River Conservation Authority - Summary of General Membership Meeting - August 23, 2024
 - 6.3 Grand River Conservation Authority's Conservation Areas Strategy - Consultation Period
 - 6.4 AMO Policy Update – Record-Setting AMO 2024 Conference Focuses on Core Municipal Priorities
 - 6.5 Revised AMO Policy Update – Record-Setting AMO 2024 Conference Focuses on Core Municipal Priorities
 - 6.6 Letter from City of Cambridge Mayor Jan Liggett regarding Mental Health and Addictions Crisis
 - 6.7 Public Opinion Research - City of Cambridge - Mental Health and Addictions
 - 6.8 Township of Whitewater Council Resolution regarding Mental Health Addictions
 - 6.9 Western Ontario Wardens Caucus - Eastern Ontario Wardens Caucus - News Release - 'Solve The Crisis' Campaign to Address Homelessness and Mental Health
 - 6.10 Town of Stirling-Rawdon Council Resolution regarding Public Sector Salary Disclosure
 - 6.11 Township of Russell Council Resolution to Support AMCTO Provincial Updates to the Municipal Elections Act
 - 6.12 Township of Nairn and Hyman letter to Premier Doug Ford regarding Transport and Deposition of Naturally Occurring Radioactive Material
7. **Delegations ≠**
 - 7.1 Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1 None
 - 7.2 General Interest (Items Listed on the Meeting Agenda)
 - 7.2.1 **10:05 A.M.** Delegation by Robert Stark, regarding Sunday Gun Hunting



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 11, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

8. **Public Meetings**
 - 8.1 September 25, 2024 at 7:00 P.M. Public Open House Meeting held in-person in the Puslinch Optimist Recreation Centre Gymnasium (23 Brock Rd S.) regarding the Puslinch By Design Background Studies
9. **Reports ≠**
 - 9.1 **Puslinch Fire and Rescue Services**
 - 9.1.1 None
 - 9.2 **Finance Department**
 - 9.2.1 Report FIN-2024-018 - 2023 Annual Building Permit Report ≠
 - 9.2.2 Report FIN-2024-020 - 2023 Township General Surplus ≠
 - 9.3 **Administration Department**
 - 9.3.1 None
 - 9.4 **Planning and Building Department**
 - 9.4.1 Report PD-2024-004 – Zoning By-Law Amendment Deem Application Complete/Incomplete – D14-JEF (86 Farnham Rd) ≠
 - 9.4.2 Report PD-2024-005 – Zoning By-Law Amendment Deem Application Complete/Incomplete – D14-SCR (4438 Watson Rd S) ≠
 - 9.4.3 Report BLD-2024-003 - Quarterly Report 2024 Q2 ≠
 - 9.5 **Roads and Parks Department**
 - 9.5.1 None
 - 9.6 **Recreation Department**
 - 9.6.1 None
10. **Correspondence ≠**
11. **Council reports**
 - 11.1 Mayor' Updates
 - 11.2 Council Member Reports (verbal or written updates from members who sit on boards/committees)
12. **By-laws ≠**
 - 12.1 First, Second and Third Reading
 - 12.1.1 None
13. **Announcements**
 - 13.1 None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 11, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

14. **Closed Session – Pursuant to Section 239 Subsection (2) of the Municipal Act, 2001 for the purpose of:**
 - 14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Human resource matter
 - 14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – King Charles III Coronation Medal
 - 14.3 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Committee of Adjustment/Planning and Development Advisory Committee Appointment
 - 14.4 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Youth Advisory Committee Appointment
15. **Business Arising from Closed Session**
16. **Notice of Motion**
17. **New Business**
18. **Confirmatory By-law ≠**
 - 18.1 BL2024-055 Confirm By-law – September 11, 2024
19. **Adjournment ≠**



MINUTES

DATE: July 18, 2024

CLOSED MEETING: 1:05 P.M.

COUNCIL MEETING: 1:00 P.M.

The July 18, 2024 Council Meeting was held on the above date and called to order at 1:00 P.M. via electronic participation.

1. **CALL THE MEETING TO ORDER**

2. **ROLL CALL**

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst - absent
Councillor Jessica Goyda
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, Interim CAO
2. Justine Brotherston, Interim Municipal Clerk
3. Sarah Huether, Interim Deputy Clerk

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2024-259:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council approves the July 18, 2024 Agenda as circulated.

CARRIED

5. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None

6. **CLOSED SESSION:**

Council was in closed session from 1:03 p.m. to 1:35 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2024-260:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

That Council shall go into closed session under Section 239 of the Municipal Act, 2001 for the purpose of:

6.1 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – By-law Enforcement Matter, in accordance with section 3.14(c) of the By-law Complaint Policy

CARRIED

Resolution No. 2024-261:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis



THAT Council moves into open session at 2:35 p.m.

CARRIED

Council resumed into open session at 2:35 p.m.

Resolution No. 2024-262:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receives the:

6.1 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – By-law Enforcement Matter, in accordance with section 3.14(c) of the By-law Complaint Policy.

CARRIED

7. BUSINESS ARISING FROM CLOSED SESSION:

None

8. CONFIRMATORY BY-LAW:

(a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2024-263:

Moved by Councillor Bailey and
Seconded by Councillor Goyda

That the following By-law be taken as read three times and finally passed in open Council:

By-Law 2024-051 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 18 day of July 2024.

CARRIED

9. ADJOURNMENT:

Resolution No. 2024-264:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council hereby adjourns at 2:36 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



MINUTES

DATE: July 10, 2024

CLOSED MEETING: 12:30 P.M.

COUNCIL MEETING: 10:00 A.M.

The July 10, 2024 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Glenn Schwendinger, CAO - absent
2. Mike Fowler, Director of Public Works, Parks and Facilities
3. Mary Hasan, Director of Finance/Treasurer
4. Courtenay Hoytfox, Interim CAO
5. Justine Brotherston, Interim Municipal Clerk
6. Sarah Huether, Deputy Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-234:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the July 10, 2024 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.7 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the July 10, 2024 Council agenda; and

That Council approve the addition of closed item 14.9 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – ARA matter

CARRIED

5. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

Mayor Seeley declared a potential pecuniary interest related to item 14.1 Confidential Report, as I am a former employee of the Township and left the Chambers during the discussion.

6. CONSENT AGENDA

6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:

- 6.1.1 June 14, 2024 Special Council Meeting Minutes
- 6.1.2 June 12, 2024 Council Meeting Minutes
- 6.1.3 June 12, 2024 Public Information Meeting Minutes



- 6.1.4 May 14 2024 Committee of Adjustment Meeting Minutes
 - 6.1.5 April 16, 2024 Recreation Advisory Committee Minutes
 - 6.1.6 April 8, 2024 Youth Advisory Committee Minutes
- 6.2 AMO Policy Update - Bill 200, Agricultural Land Protection, Electricity Distribution Financing, and Other Updates

- 6.3 AMO Update - 10 Year Renewal of the Canada Community-Building Fund
- 6.4 County of Wellington OPP Police Services Board Report - April 2024
- 6.5 County of Wellington OPP Police Services Board Report - April 2024
- 6.6 Dufferin Aggregates May 2024 Monthly Monitoring Report - Mill Creek Pit Licence 5738
- 6.7 The Ontario Aggregate Resources Corporation 2023 Annual Report
- 6.8 Minister of Health letter regarding Private Well Water Testing
- 6.9 Ministry of Natural Resources Letter regarding Streamlining of Approvals Under the Aggregate Resources Act and Supporting Policy
- 6.10 Municipality of Callander Council Resolution for the Premier to Resume the Assessment Cycle
- 6.11 Municipality of Mattawan Council Support Resolution for the Premier to Resume the Assessment Cycle
- 6.12 Municipality of Tweed Council Resolution regarding Sustainable Funding for Small Rural Municipalities for Ontario Provincial Police Force
- 6.13 Township of Brudenell Lyndoch and Raglan Council Support Resolution regarding the Province to Introduce a Bill to Amend the Ombudsmen Act
- 6.14 Municipality of West Nipissing Oust Council Resolution regarding Seeking Support for Champlain Bridge Rehabilitation
- 6.15 Township of Larder Lake Council Resolution regarding Financial Assistance to Municipalities to complete the Asset Retirement Obligation
- 6.16 Township of Harley Council Resolution regarding Asset Retirement Obligation
- 6.17 Puslinch Profile Features June 2024
- 6.18 Puslinch Profile Features July-August 2024
- 6.19 Sunrise Therapeutic Riding & Learning Centre Donation Receipt and Thank you Letter
- 6.20 Ministry of Municipal Affairs and House regarding Planning Act and Development Charges Act Regulations related to the Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

Resolution No. 2024-235: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That the Consent Agenda items listed for JULY 10, 2024 Council meeting be received for information.

CARRIED

7. DELEGATIONS:

(a) Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 None

7.2 General Interest (Items Not Previously Listed on the Meeting Agenda)

7.2.1 Written Delegation by Marjorie Clark regarding the Killean School Bell

Resolution No. 2024-236: Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council receives the written Delegation by Marjorie Clark regarding the Killean School Bell for information; and

That the written delegation be referred to the Heritage Advisory Committee for a recommendation and report back to Council.

CARRIED

Council recessed from 11:42pm to 11:52pm

Roll Call

Councillor Goyda



Councillor Sepulis
Councillor Bailey
Councillor Hurst
Mayor Seeley

8. PUBLIC MEETINGS:

July 10, 2024 at 7:00 P.M. Public Information Meeting held in-person in Council Chambers, Municipal Office (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Proposed Development Charges By-law

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 Report FIR-2024-004 Procurement Options for the Replacement Pump 31 Truck Update

Resolution No. 2024-237:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Report FIR-2024-004 entitled Purchase of a Replacement of Pump 31 Truck – Update be received; and

That Council authorize the replacement of Pump 31 Truck through the Co-operative Purchasing Program through the Local Authority Services (LAS) Canoe Procurement Group of Canada for a City View Specialty Vehicles Inc./Rosenbauer America Stock Pumper Truck as outlined in Report FIR-2024-004; and

That Council authorizes the pre-payment of 10% for the Replacement of Pump 31 Truck; and

That Council direct staff to develop a contract document for this purchase to the satisfaction of staff.

CARRIED

9.2 Finance Department

9.2.1 Report FIN-2024-015 Canada Community Building Fund Agreement

Resolution No. 2024-238:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report FIN-2024-015 entitled Canada Community-Building Fund – Execution of Municipal Funding Agreement be received; and

That Council gives 3 readings to By-law No. 2024-044 being a By-law authorizing the entering into a Municipal Funding Agreement with the Association of Municipalities of Ontario in order to participate in the Canada Community-Building Fund.

CARRIED

9.2.2 10:25 A.M. Report FIN-2024-016 Energy Conservation and Demand Management Plan

Resolution No. 2024-239:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Report FIN-2024-016 entitled 2024 Energy Conservation and Demand Management Plan be received; and

That the Township's 2024 Energy Conservation and Demand Management Plan attached as

Schedule A to Report FIN-2024-016 be approved; and

That Council approve the projects outlined in Schedule A to Report FIN-2024-016 subject to further annual review during the budget process; and

That staff engage with its consultant to develop guidelines for this plan to ensure future projects are consistently applying the recommendations included in the Township's 2024 Energy Conservation and Demand Management Plan.

CARRIED

9.2.3 Report FIN-2024-017 First Quarter Financial Report 2024

Resolution No. 2024-240: Moved by Councillor Bailey and
Seconded by Councillor Goyda

THAT Report FIN-2024-017 entitled First Quarter Financial Report – 2024 be received.

CARRIED

9.3 Administration Department

9.3.1 Report ADM-2024-032 Final Draft Heritage Permit By-law

Resolution No. 2024-241: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2024-032 entitled Report ADM-2024-032 Final Draft Heritage Permit By-law be received; and,

That Council give three readings to By-law 2024-046, as revised, being a by-law to establish a Heritage Permit Process and a by-law to delegate the power to grant Heritage Permits for the alteration of designated heritage properties.

CARRIED

9.3.2 Report ADM-2024-033 Second Draft Repeal and Replace Sign By-law

Resolution No. 2024-242: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report ADM-2024-033 Second Draft Repeal and Replace Sign By-law be received; and,

That Council direct staff to bring back the final draft of the Sign By-law as outlined in the presentation.

CARRIED

9.3.3 Report ADM-2024-034 Sign Variance Request 256 Brock Rd S

Resolution No. 2024-243: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report ADM-2024-034 entitled Sign Variance Request – 256 Brock Rd S., Puslinch be received; and

That Council approve the request for relief from the Sign By-law 09/91 for 256 Brock Rd S. to permit a display area of 21.39 m².



CARRIED

9.3.4 Report ADM-2024-035 Reporting Out from Council Direction Update

Resolution No. 2024-244: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report ADM-2024-035 entitled Reporting Out from Council Direction Update be received for information; and,

That staff be directed to provide the peer review and recommendations regarding the 2023 Capital Paving Monitoring Report to the Pit Operator and the MNRF; and,

That staff be directed to send the annual Mill Creek Pit Phase 6 – Ecological Monitoring Report for peer review when received each year for Council’s consideration.; and

That Council direct staff to forward Harden’s report to the MNRF and pit operator regarding the monitoring not be permitted to discontinue until such time that the license is surrendered;

That GMBP’s comment be forwarded to Mini Lakes for response;

That Council direct staff to further investigate the TOARC fee structure and report back to Council on potential action items for Council’s consideration.

CARRIED

Resolution No. 2024-245: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That authorize the July 10, 2024 Council meeting to continue past 5:00 o’clock PM in accordance with the Township Procedural By-law.

CARRIED

9.3.5 Report ADM-2024-036 Repeal of Mandatory Pre-Consultation By-law

Resolution No. 2024-246: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report ADM-2024-036 entitled Repeal of Mandatory Pre-Consultation By-law 2022-054 be received for information; and,

That Council hereby Repeal the Township’s Mandatory Pre-Consultation By-law 2022-054, as amended; and,

That Council endorse Planning Pre-Consultations as a recommended step for Planning Act Applications submitted to the Township.

CARRIED

9.3.6 Report ADM-2024-038 ERO Postings 019-8825, 019-8826, 019-8827

Resolution No. 2024-247: Moved by Councillor Sepulis and



Seconded by Councillor Hurst

That Report ADM-2024-038 entitled ERO Postings 019-8825, 019-8826, 019-8827 be received for information.

CARRIED

9.4 Planning and Building Department

9.4.1 **1:00 P.M.** Report PD-2024-003 Zoning By-law Amendment – 6706 Gore Rd

Resolution No. 2024-248:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report PD-2024-003 Zoning By-law Amendment – 6706 Gore Rd be received; and

That Council approve the zoning by-law amendment subject to the recommendations outlined in the planning recommendation report; and

That Council give three readings to By-law 2024-047 being a By-law to amend By-law 023/18, as amended, being the Zoning By-law of the Township of Puslinch.

CARRIED

9.5 Emergency Management

9.5.1 None

9.6 Roads and Parks Department

9.6.1 None

9.7 Recreation Department

9.7.1 None

10. CORRESPONDENCE:

10.1 **10:15 A.M.** Presentation by Tim Beckett, Behr Integrated Solutions regarding Township of Puslinch Community Risk Assessment

Resolution No. 2024-249:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receive the Presentation by Tim Beckett, Behr Integrated Solutions regarding Township of Puslinch Community Risk Assessment; and

That Council formally adopt the Community Risk Assessment as presented.

CARRIED

10.2 Ministry of Natural Resources letter regarding streamlining of approvals under the Aggregate Resources Act and supporting policy

Resolution No. 2024-250:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council receive the Ministry of Natural Resources letter regarding streamlining of approvals under the Aggregate Resources Act and supporting policy for information.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley gave an update on the TAPMO Executive Direction position.

11.1.2 Mayor Seeley gave an update on the letter from the MOF regarding the creation of a sub tax class for aggregate uses.

11.2 Council Member Reports

11.2.1 None

Resolution No. 2024-251:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council receive the Mayors updates for information.

CARRIED

12. BY-LAWS:

12.1.1 BL2024-044 - Authorize Entering into Funding Agreement with CCBF

12.1.2 BL2024-045 - Delegate Authority for extension agreements

12.1.3 BL2024-046 Heritage Permit By-law

12.1.4 BL2024-047 Zoning By-law Amendment - 6706 Gore Rd

12.1.5 BL2024-049 Youth Committee Member

Resolution No. 2024-252:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the following By-laws be taken as read three times and finally passed in open Council:

12.1.1 BL2024-044 – Being a by-law to authorize the entering into a Municipal Funding Agreement with the Association of Municipalities of Ontario in order to participate in the Canada Community-Building Fund.

12.1.2 BL2024-045 – Being a by-law to delegate authority to the Director of Finance/Treasurer or designate to authorize the execution of tax arrears extension agreements pursuant to Section 378 of the Municipal Act, 2001.

12.1.3 BL2024-046 – Being a by-law to establish a Heritage Permit Process and a by-law to delegate the power to grant Heritage Permits for the alteration of designated heritage properties.

12.1.4 BL2024-047 – Being a By-law 2024-047 being a By-law to amend By-law 023/18, as amended, being the Zoning By-law of the Township of Puslinch.

12.1.5 BL2024-049 – Being a By-law to appoint Jasmine Coburn to the Youth Advisory Committee for the remainder of the 2022-2026 term.

CARRIED



13. CLOSED SESSION:

Council was in closed session from 11:00 a.m. to 3:56 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Mayor Seeley declared a potential pecuniary interest related to item 14.1 Confidential Report, as I am a former employee of the Township and left the Council Chambers during the discussion.

Resolution No. 2024-253:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

14.1 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Property Tax Matter

14.3 Confidential report regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Procurement Matter

14.4 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – By-law Enforcement Matter

14.5 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose– Human Resource Policies

14.6 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Recreation Advisory Committee appointment

14.7 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Youth Advisory Committee appointment

14.8 Confidential minutes from previous closed meetings:

14.8.1 June 12, 2024 Closed Meeting Minutes

14.8.2 June 14, 2024 Closed Meeting Minutes

14.9 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

14.10 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – ARA matter

CARRIED

Resolution No. 2024-254:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

THAT Council moves into open session at 3:56 pm

CARRIED

Council resumed into open session at 3:56 p.m.

Resolution No. 2024-255:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

14.2 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Property Tax Matter

14.3 Confidential report regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Procurement Matter

14.4 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – By-law Enforcement Matter

14.5 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose– Human Resource Policies



14.6 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Recreation Advisory Committee appointment

14.7 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Youth Advisory Committee appointment

14.8 Confidential minutes from previous closed meetings:

14.8.1 June 12, 2024 Closed Meeting Minutes

14.8.2 June 14, 2024 Closed Meeting Minutes

14.9 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

14.10 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – ARA matter; and

That Council give three readings to By-law 2024-049 Being a By-law to appoint Jasmine Coburn to the Youth Advisory Committee for the remainder of the 2022-2026 term; and

That staff proceed as directed.

CARRIED

Resolution No. 2024-256:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the:

14.1 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resource Matter

CARRIED

14. BUSINESS ARISING FROM CLOSED SESSION:

None

15. NOTICE OF MOTION:

None

16. NEW BUSINESS:

None

17. ANNOUNCEMENTS:

17.1 Mayor Seeley provided an update that TAPMO invited Kevin Mitchell to provide a presentation on aggregate rehabilitation at TAPMO's Annual General meeting at AMO.

17.2 Councillor Hurst provided an update from the Heritage Meeting regarding the 26 additional properties that are to be added for designation in 2025.

17.3 Mayor Seeley commented on the success at the Canada Day event at the PCC. Requested that the Township send a letter of thanks to the Optimist Club for all their work and contributions to ensure the event took place and was a success.

17.4 Mayor Seeley commented that the 2024 Fall Fair preparations are going well.

17.5. Mayor Seeley commented that Puslinch Minor Soccer program is up and running at the PCC grounds.

18. CONFIRMATORY BY-LAW:

(a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2024-257:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That the following By-law be taken as read three times and finally passed in open Council:

By-Law 2024-050 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 10 day of July 2024.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 10, 2024 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

CARRIED

19. ADJOURNMENT:

Resolution No. 2024-258:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council hereby adjourns at 5:28 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk



Grand River Conservation Authority

Summary of the General Membership Meeting – August 23, 2024

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board passed the recommendations in the following reports as presented in the agenda:

- GM-08-24-67 - GRCA Administrative By-law Update
- GM-08-24-72 - Financial Summary
- GM-08-24-70 - Land Acquisition and Disposition Policies
- GM-08-24-66 - Draft Conservation Areas Strategy
- GM-08-24-69 - City of Guelph Well Monitoring Agreement

Information Items

The Board received the following reports as information:

- GM-08-24-71 - Cash and Investment Status
- GM-08-24-65 - Quarterly Permits issued under Ontario Regulation 41/24
- GM-08-24-68 - July 2024 Flood Event
- GM-08-24-73 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- Kim Charlesworth, Fraser Gibson, Kai Reimer-Watts, and Alex Latta regarding the Conservation Land Inventory
- Halton Region regarding the 2025 budget direction
- Bryan Duross regarding his report on the Grand River above Parkhill Dam
- Liz (surname unknown), Amy Haertel, and Carol Thorman regarding enhancing river safety and signage

Delegations

There were two registered delegations.

- Susan Watson – GRCA Administrative By-law, and Land Disposition & Acquisition Policies
- Phil Pothen - Land Disposition & Acquisition Policies

Source Protection Authority

The General Membership of the GRCA also acts as the Source Protection Authority Board.

Correspondence & Action Items

The SPA Board approved the resolutions in the following reports as presented in the agenda:

- Ministry of the Environment, Conservation and Parks - Source Protection Plan for Kettle Creek
- SPA-08-24-01 - Source Protection Committee Member Appointments

For full information, please refer to the [August 23 Agenda Package](#). Complete agenda packages for the General Membership and Source Water Protection Authority, and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



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

August 23, 2024

Office of the Mayor & Council
Township of Puslinch

By email: admin@puslinch.ca

Dear Mayor/Chief and Council,

Re: Grand River Conservation Authority's Conservation Areas Strategy – Consultation Period

The Grand River Conservation Authority (GRCA) manages water and other natural resources on behalf of 38 municipalities and about one million residents of the Grand River watershed. The GRCA is a partnership of watershed municipalities and provides an avenue to work together, addressing environmental issues and opportunities that serve to benefit the entire Grand River watershed.

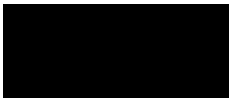
Under the *Conservation Authorities Act*, each Conservation Authority in Ontario is required to prepare a Conservation Areas Strategy (Strategy). The goal of the Strategy is to provide an integrated, high-level framework that helps guide and inform future decision-making on all GRCA-owned and controlled lands.

The GRCA has prepared a draft Strategy and is inviting municipalities, the Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the public to review and comment on the Strategy.

The draft Strategy and comment survey are available on the GRCA's website (www.grandriver.ca/ConservationAreasStrategy) and comments may be submitted until October 4, 2024. Two public information sessions on the draft Strategy will be held in September and will be advertised on the GRCA's website and social media. Presentations to councils or staff are available upon request.

Inquiries regarding the Strategy can be directed to Megan Kitchen, Land Management Analyst, at email: mkitchen@grandriver.ca.

Yours very truly,



Chris White, Chair

From: [AMO Policy](#)
To: [Admin](#)
Subject: AMO Policy Update – Record-Setting AMO 2024 Conference Focuses on Core Municipal Priorities
Date: Friday, August 23, 2024 5:00:15 PM



AMO Policy Update – Record-Setting AMO 2024 Conference Focuses on Core Municipal Priorities

The AMO 2024 Annual Conference in Ottawa, Ontario was attended by over 3300 participants and focused on priorities such as:

homelessness and the opioid crisis, infrastructure for housing, and the need for a fundamental rethink of the provincial-municipal fiscal relationship.

Elections were also held for the 2024-2026 [AMO Board of Directors](#). The Board plays a critical role in setting policy priorities and shaping positions that reflect the breadth and diversity of the municipal sector in Ontario.

Social and Economic Prosperity Review

AMO President Colin Best [provided remarks](#) that celebrated both AMO's 125th year and the work of municipal Councils and staff, and highlighted for provincial-municipal partnership to tackle systemic challenges that are undermining Ontario's economic competitiveness and quality of life.

Mayor Robin Best from the Village of Westport was elected as the new President of AMO. [Her speech](#) echoed the need for a Social and Economic Prosperity Review and the importance of working together as a sector.

Neither the Premier nor his Cabinet spoke to whether the government plans to work with AMO on a rethink of the provincial-municipal fiscal framework. However, the need for such a review was highlighted in many ways throughout the 2024 AMO Conference, including:

- In commitments by all three Opposition parties as part of speeches by leaders Marit Stiles, Bonnie Crombie, and Mike Schreiner;
- In a mainstage panel featuring the President of the Ontario Chamber of Commerce, the CEO of the Ottawa Hospital, and the Peel Region Chief of Police on the importance of strong and sustainable municipalities to the economy, healthcare, and public safety;
- In questions such as those put to the Ministers' Forum by Burlington Mayor and AMO Board Member Marianne Meed Ward, Township of Brock Mayor Walter Schummer, and Ottawa

Councillor Wilson Lo about the need for a review and the unsustainable demands of pressures like transit; and

- In Wednesday morning plenary panels on Housing and Infrastructure moderated by Steve Paikin, to be broadcast this fall as part of TVO's *The Agenda*.

AMO will continue to call for a Social and Economic Prosperity Review and focus on developing potential options from both an uploading and a revenue perspective throughout the fall.

Homelessness and the Opioid Crisis

The Minister of Health, the Hon. Sylvia Jones, announced \$378 million to support 19 treatment and social support hubs for individuals with mental health and substance abuse challenges. Addressing the opioid crisis and the related homelessness crisis are key priorities for AMO and Ontario's 444 municipal governments.

"The homelessness and opioid crises are hurting people, communities, and businesses in every corner of Ontario," said Colin Best, Past AMO President. "Today's announcement responds directly to municipal asks for resources. Funding is needed for treatment and wraparound supports. It is an important step towards the comprehensive, long-term strategy that is needed to address root causes of homelessness."

The Minister of Health also announced the closure of nine safe consumption sites in cities across the province, and the Ontario government's intention to prohibit the opening of any new safe consumption sites.

"Supervised safe consumption sites are a critical part of tackling the opioid crisis. The evidence shows that harm reduction saves lives, saves money, and reduces crime. It takes the pressure off our police, paramedics, and hospitals. Municipalities – in collaboration with health, police, and other partners – are best positioned to decide whether supervised, safe-consumption sites are right for their communities," said Best.

Progress on Infrastructure Programs

The Minister of Infrastructure, the Hon. Kinga Surma, announced the launch of the application process for the Housing-Enabling Core Servicing stream of the \$1 billion [Municipal Housing Infrastructure Program](#). Under this process, municipalities can apply for \$400 million in funding to build, maintain, and repair core assets such as municipal roads, bridges and culverts that will support the construction of new homes. Of the \$400 million, the government is allocating another \$120 million to projects in small, rural and northern municipalities that do not have housing targets to better support the unique needs of these growing communities.

The application process was also launched for the \$200 million Community, Sport and Recreation Infrastructure Fund under the Ministry of Tourism and Sport.

Finalized Provincial Planning Statement

The Minister of Municipal Affairs and Housing, the Hon. Paul Calandra, announced the release of the updated Provincial Planning Statement. The finalized statement streamlines previous provincial planning policies and responds to municipal feedback provided as part of the consultation process.

“The new Provincial Planning Statement is an important part of enabling municipalities to effectively plan for growth” said new AMO President Robin Jones, Mayor of Westport. “The inclusion of intensification targets, requirements to use provincial population growth estimates as part of planning, and the protection of agricultural and employment lands respond directly to municipal feedback. AMO looks forward to working with the province on key implementation priorities, like the development of guidance to support effective engagement with Indigenous communities.”

Minister’s Forum Discussion at AMO 2024

The [Minister’s Forum](#) provided another direct opportunity for elected municipal officials to engage on important issues such as northern

economic development, childcare, gender-based violence, the energy transition, and community safety.

Councillor Mara Nagy from the City of Pickering and Deputy Mayor Lori Hoddinott of the Township of McNabe/Braeside put to Minister Calandra questions about the ongoing lack of progress on implementing Code of Conduct legislation for municipalities to support consistent standards and enforcement mechanisms for ethical conduct. When questioned on his commitments at the 2024 ROMA Conference to bring forward proposals in the near future, Minister Calandra pointed to ongoing consultations with the Integrity Commissioner of Ontario.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

Association of Municipalities of Ontario

To unsubscribe, please| [Opt Out](#)

155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

From: [AMO Policy](#)
To: [Admin](#)
Subject: Revised: AMO Policy Update – Record-Setting AMO 2024 Conference Focuses on Core Municipal Priorities
Date: Friday, August 23, 2024 6:20:48 PM



AMO Policy Update – Record-Setting AMO 2024 Conference Focuses on Core Municipal Priorities

Note: This revised version of the update corrects the name of our incoming president.

The AMO 2024 Annual Conference in Ottawa, Ontario was attended by over 3300 participants and focused on priorities such as: homelessness and the opioid crisis, infrastructure for housing, and the need for a fundamental rethink of the provincial-municipal fiscal relationship.

Elections were also held for the 2024-2026 [AMO Board of Directors](#). The Board plays a critical role in setting policy priorities and shaping positions that reflect the breadth and diversity of the municipal sector in Ontario.

Social and Economic Prosperity Review

AMO President Colin Best [provided remarks](#) that celebrated both AMO's 125th year and the work of municipal Councils and staff, and highlighted for provincial-municipal partnership to tackle systemic challenges that are undermining Ontario's economic competitiveness and quality of life.

Mayor Robin Jones from the Village of Westport was elected as the new President of AMO. [Her speech](#) echoed the need for a Social and Economic Prosperity Review and the importance of working together as a sector.

Neither the Premier nor his Cabinet spoke to whether the government plans to work with AMO on a rethink of the provincial-municipal fiscal framework. However, the need for such a review was highlighted in many ways throughout the 2024 AMO Conference, including:

- In commitments by all three Opposition parties as part of speeches by leaders Marit Stiles, Bonnie Crombie, and Mike Schreiner;
- In a mainstage panel featuring the President of the Ontario Chamber of Commerce, the CEO of the Ottawa Hospital, and the Peel Region Chief of Police on the importance of strong and sustainable municipalities to the economy, healthcare, and public safety;
- In questions such as those put to the Ministers' Forum by

Burlington Mayor and AMO Board Member Marianne Meed Ward, Township of Brock Mayor Walter Schummer, and Ottawa Councillor Wilson Lo about the need for a review and the unsustainable demands of pressures like transit; and

- In Wednesday morning plenary panels on Housing and Infrastructure moderated by Steve Paikin, to be broadcast this fall as part of TVO's *The Agenda*.

AMO will continue to call for a Social and Economic Prosperity Review and focus on developing potential options from both an uploading and a revenue perspective throughout the fall.

Homelessness and the Opioid Crisis

The Minister of Health, the Hon. Sylvia Jones, announced \$378 million to support 19 treatment and social support hubs for individuals with mental health and substance abuse challenges. Addressing the opioid crisis and the related homelessness crisis are key priorities for AMO and Ontario's 444 municipal governments.

"The homelessness and opioid crises are hurting people, communities, and businesses in every corner of Ontario," said Colin Best, Past AMO President. "Today's announcement responds directly to municipal asks for resources. Funding is needed for treatment and wraparound supports. It is an important step towards the comprehensive, long-term strategy that is needed to address root causes of homelessness."

The Minister of Health also announced the closure of nine safe consumption sites in cities across the province, and the Ontario government's intention to prohibit the opening of any new safe consumption sites.

"Supervised safe consumption sites are a critical part of tackling the opioid crisis. The evidence shows that harm reduction saves lives, saves money, and reduces crime. It takes the pressure off our police, paramedics, and hospitals. Municipalities – in collaboration with health, police, and other partners – are best positioned to decide

whether supervised, safe-consumption sites are right for their communities,” said Best.

Progress on Infrastructure Programs

The Minister of Infrastructure, the Hon. Kinga Surma, announced the launch of the application process for the Housing-Enabling Core Servicing stream of the \$1 billion [Municipal Housing Infrastructure Program](#). Under this process, municipalities can apply for \$400 million in funding to build, maintain, and repair core assets such as municipal roads, bridges and culverts that will support the construction of new homes. Of the \$400 million, the government is allocating another \$120 million to projects in small, rural and northern municipalities that do not have housing targets to better support the unique needs of these growing communities.

The application process was also launched for the \$200 million Community, Sport and Recreation Infrastructure Fund under the Ministry of Tourism and Sport.

Finalized Provincial Planning Statement

The Minister of Municipal Affairs and Housing, the Hon. Paul Calandra, announced the release of the updated Provincial Planning Statement. The finalized statement streamlines previous provincial planning policies and responds to municipal feedback provided as part of the consultation process.

“The new Provincial Planning Statement is an important part of enabling municipalities to effectively plan for growth” said new AMO President Robin Jones, Mayor of Westport. “The inclusion of intensification targets, requirements to use provincial population growth estimates as part of planning, and the protection of agricultural and employment lands respond directly to municipal feedback. AMO looks forward to working with the province on key implementation priorities, like the development of guidance to support effective engagement with Indigenous communities.”

Minister’s Forum Discussion at AMO 2024

The [Minister's Forum](#) provided another direct opportunity for elected municipal officials to engage on important issues such as northern economic development, childcare, gender-based violence, the energy transition, and community safety.

Councillor Mara Nagy from the City of Pickering and Deputy Mayor Lori Hoddinott of the Township of McNabe/Braeside put to Minister Calandra questions about the ongoing lack of progress on implementing Code of Conduct legislation for municipalities to support consistent standards and enforcement mechanisms for ethical conduct. When questioned on his commitments at the 2024 ROMA Conference to bring forward proposals in the near future, Minister Calandra pointed to ongoing consultations with the Integrity Commissioner of Ontario.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

Association of Municipalities of Ontario

To unsubscribe, please [Opt Out](#)

155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

The Corporation of the City of Cambridge

50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
(519) 740-4517



OFFICE OF THE MAYOR
AND COUNCIL

Delivered by hand and electronic mail.

August 15, 2024

Dear Mayors, CAOs, Provincial, and Federal Party Leaders,

Re: Mental Health and Addictions Crisis

I do not think it is an overstatement: the current mental health and addictions crisis is the greatest calamity of our time. This crisis has leached into the very fabric of our lives – it has turned our streets into the theatre of mental crises and places for open drug use, it has affected economic development on a micro and macro scale, and most importantly, the negative impact to the health and wellness of our community members of all ages will be felt for generations.

For about three decades, we have debated and engaged in discourse on this topic with very little to show for it. The situation has never been worse. Actions taken to this point have only exacerbated the crisis. Daily, my office is inundated with calls and emails regarding the lack of mental health and addiction services in our community.

When I became mayor, one of the goals I set out to accomplish was to make a difference where it counted, to change the ever-increasing numbers of people in the throes of addiction and mental health crises; or at the very least stabilize the numbers. We have been spinning in circles, not achieving anything while we continue to talk at people. I felt I knew what needed to be done but I wanted to hear from the people who live with this every day. As the leader of my community, I realized I needed to take it to the people and then listen carefully, so I decided to do a poll. I believe this poll captures what every government needs to know when allocating funds, which is how do we help in the best way possible. If we as leaders do this, we can change the catastrophic future of our current path

Last year, I was presented with the opportunity to begin work on an Ontario-wide study to determine how Ontarians feel about the current state of mental health and addictions

services. The study, conducted by Campaign Research, indicates that Ontarians want to see this crisis addressed. Ontarians overwhelmingly support the idea of a dedicated revenue stream to solve the problem and have expressed a desire for the provincial government to institute legislative changes to allow families and physicians to provide mental health and addiction treatment to involuntary patients. I attach herewith the condensed findings for your review.

I am comforted to see that across regional and political lines and market segments Ontarians want to see this crisis solved.

I encourage you to share the results of this study with your network. I am eager to discuss this matter further and work together towards a solution for this is happening on our collective watch. Please feel free to reach out to my Executive Assistant, Ana Djukic, by email at djukica@cambridge.ca, should you wish to obtain a full copy of the results or schedule a time for us to speak.

Sincerely,



Jan Liggett
Mayor



MARKET RESEARCH & BUSINESS INTELLIGENCE SERVICES

WHAT'S YOUR CHALLENGE? ?

Aug 1st, 2024

**Public Opinion Research
City of Cambridge
Mental Health and Addictions
1 August 2024**



CONTENTS



CONTENTS

| | | |
|----------------------|-------|-------|
| 1. Methodology | | 4-5 |
| 2. Executive Summary | | 6-11 |
| 3. Detailed Findings | | 12-51 |

METHODOLOGY

METHODOLOGY

Mental Health and Addictions

Public Opinion Research

Quantitative Market Research - Ontario



This study was conducted from July 30th 2024 to July 31st 2024, among a sample of 2027 respondents who are residents of Ontario and are members of Maru Blue's online panel. For comparison purposes, a probability sample of a similar size would have a margin of error of +/- 2%, 19 times out of 20.

Discrepancies in or between totals are due to rounding.

Where & How is the Study Conducted?

The study included respondents from an online panel of eligible voters in Ontario, 18 years old and older. The sample is weighted to regional, age and gender demographics, as per Statistics Canada.

STATS TESTING

-  Significantly higher than Ontario
-  Significantly lower than Ontario

EXECUTIVE SUMMARY

Awareness of existing mental health and addiction services in the community

67% of Ontario adults were aware of existing mental health and addiction services in their community while 33% said they were “not very aware” or “not at all aware”. Awareness of these services was somewhat higher with younger male respondents (under 35 years of age) and somewhat higher with females under 55 years of age. Interestingly, respondents who resided outside the Greater Toronto and Hamilton Area (GTHA) were more aware of existing mental health and addiction services compared to residents in the GTHA. [Slides 13-14](#)

Importance of accessible and timely mental health and addiction services

Nearly all Ontario adults believed it was “important” to have accessible and timely mental health and addiction services in their community. Six out of 10 respondents believed it was “very important”. Females were much stronger in their views that it was “very important”. Respondents broke out roughly the same way across the regions of Ontario. [Slides 15-16](#)

Are current mental health and addiction services adequate

22% of respondents believed that current mental health and addiction services were adequate while 44% disagreed. 34% of the respondents were “unsure”. Females were more of the view that these services were inadequate. Respondents were consistent across Ontario. [Slides 17-18](#)

Who has accessed mental health or addiction services

1 out of 3 Ontario adults said that they had personally accessed mental health or addiction services. Nearly half of all respondents under 35 years of age said that they had personally accessed these services. [Slides 19-20](#)

6 out of 10 respondents said they knew someone who had accessed either mental health or addiction services. Two-thirds of those under 35 years of age said they knew someone who had accessed these services. [Slides 21-22](#)

Quality of mental health and addiction services that are currently available

Respondents were split on the quality of the mental health and addiction services available. 33% of the respondents said “excellent” or “good” while 44% said “fair” or “poor” and 24% said they were “unsure” (only 16% said “poor”). Younger respondents were more positive about the quality of services compared to older respondents. Female respondents who were somewhat more negative about the quality compared to males. Respondents broke out roughly the same way across Ontario. [Slides 23-24](#)

Is a lack of government funding seen as the overall problem with mental health and addictions (Forced Choice)

33% of respondents believed the overall problem with mental health and addiction was not necessarily a lack of government funding while 45% believed that government needed to spend much more on mental health and addiction services to address the ever-growing problem. Females were much more of the view that government needed to spend much more money on mental health and addiction services. [Slide 25-26](#)

Support/ oppose government creating a dedicated stream of money to fund mental health and addiction services

Four out of 5 respondents supported the government of Ontario creating a dedicated a stream of money to specifically fund mental health and addiction services. Despite strong support from males, females were even more supportive of a creating a dedicated stream of money to fund these services. Respondents broke out roughly the same way across the regions of Ontario. [Slides 27-28](#)

Support/ oppose a new tax to fund mental health and addiction services

Respondents were more split on whether the government should create a new tax to fund mental health and addiction services. 40% of respondents supported a new tax to fund these services while 48% were opposed. Respondents who were over 54 years of age were much more opposed to a new tax compared to younger respondents. Respondents residing in more rural areas of Ontario were more opposed to the creation of a new tax to fund these services. [Slides 29-30](#)

Willingness to pay additional taxes to support mental health and addiction services

50% of respondents were not willing to pay additional taxes to support mental health and addiction services while 30% said they would. Those over 34 years of age were much more opposed compared to respondents under 35 years of age. Respondents broke out the same way across most regions across Ontario. [Slides 31-32](#)

How much in additional taxes would Ontarian's be willing to pay to support mental health services

33% of respondents were not willing to pay any additional taxes to support mental health and addiction services. Another 34% of respondents were willing to pay between \$0-\$25 per year in new taxes and another 19% were willing to pay between \$25-\$100 in new taxes per year to fund these services. Younger respondents were more willing to pay a new tax compared to older respondents. Respondents broke out roughly the same way across the regions of Ontario. [Slides 33-34](#)

Perceived effectiveness of a dedicated revenue stream to improve mental health and addiction services

Two to 1, respondents believed a dedicated revenue stream would be effective to improve mental health and addiction services. Younger respondents held this view much more than older respondents. Respondents broke out roughly the same way across Ontario. [Slides 35-36](#)

Mental health and addiction services that should be prioritized with new funding [Slide 37](#)

57% - Youth and adult mental health services

51% - Mental Health Crisis intervention services

37% - Rehabilitation programs and facilities

23% - Community-based support groups like Alcoholics Anonymous, Narcotics Anonymous etc.

16% - Inpatient detox facilities

Support/ oppose a political candidate (political party) willing to raise taxes to fund mental health and addiction services

Nearly half of the respondents said they would support a political candidate who was willing to raise taxes to increase mental health/ addiction services while 36% were opposed. Males were slightly more opposed compared to females. Respondents residing in Eastern region (not including the City of Ottawa) were much more opposed (48%) compared to others in Ontario, who were more supportive. [Slides 38-39](#)

Necessity of building new brick-and-mortar facilities for mental health and addiction services

Two to 1, respondents believed that building new facilities for mental health and addiction services was necessary. Respondents broke out roughly the same way across the regions of Ontario. [Slides 40-41](#)

Barriers faced when trying to access mental health and addiction services [Slide 42](#)

- 54% - Availability of services
- 44% - Cost
- 29% - Quality of services
- 27% - Stigma
- 19% - Lack of information

How government should sustain the funding for mental health and addictions services [Slide 43](#)

- 59% - Reallocate existing funds
- 48% - Public-private partnerships
- 44% - Private donations and grants
- 26% - Increase taxes (to create a dedicated revenue stream for mental health and addiction services)

Agree/ disagree to government partnerships with private organizations to fund mental health and addictions services

Three out of 4 respondents agreed that the government of Ontario should explore partnerships with private organizations to fund mental health and addiction services. Respondents broke out roughly the same way across Ontario. [Slides 44-45](#)

Agree/ disagree that larger corporations should contribute a portion of profits to fund mental health and addiction services

Seven out of 10 respondents agreed that larger corporations should contribute a portion of their profits to fund mental health and addictions. Respondents broke out roughly the same way across Ontario. [Slides 46-47](#)

Agree/ disagree that laws in Ontario need to change for involuntary patients

Two-thirds of respondents agreed that Ontario's laws needed to change to allow families and physicians to provide mental health and addiction treatment to involuntary patients. Respondents broke out roughly the same way across Ontario. [Slides 48-49](#)

Agree/ disagree that "Drug Treatment Courts" should be offered more widely in Ontario

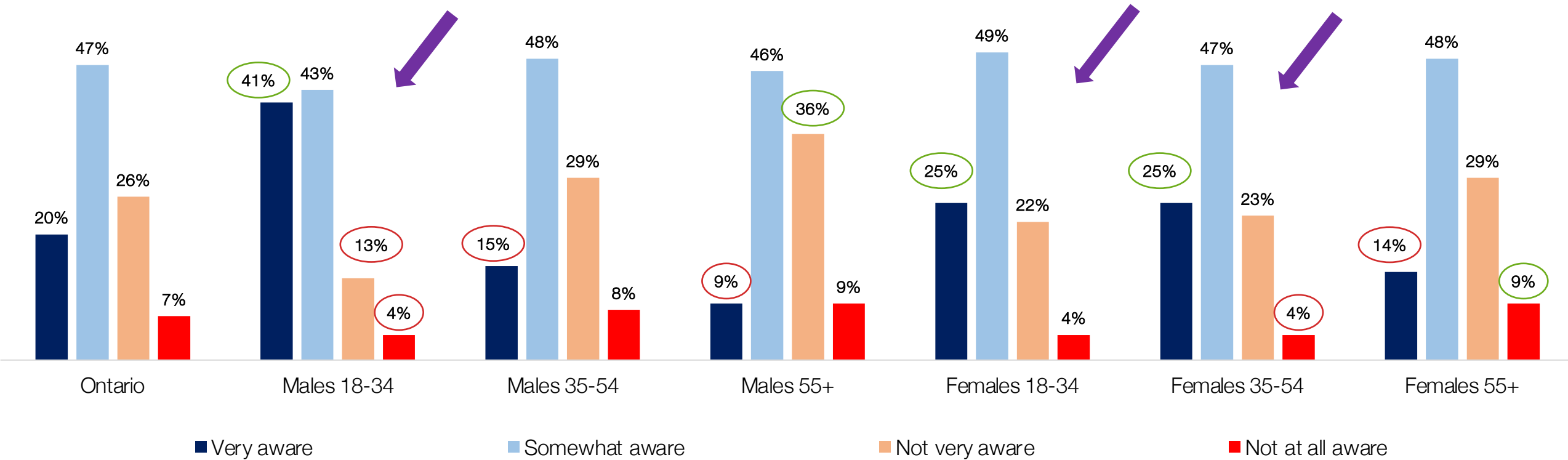
68% of respondents agreed that Drug Treatment Courts should be offered more widely in Ontario. Females were even stronger in their support of Drug Treatment Courts compared to males. Respondents broke out roughly the same way across the regions of Ontario. [Slides 50-51](#)

DETAILED FINDINGS

Awareness of existing mental health and addiction services in the community

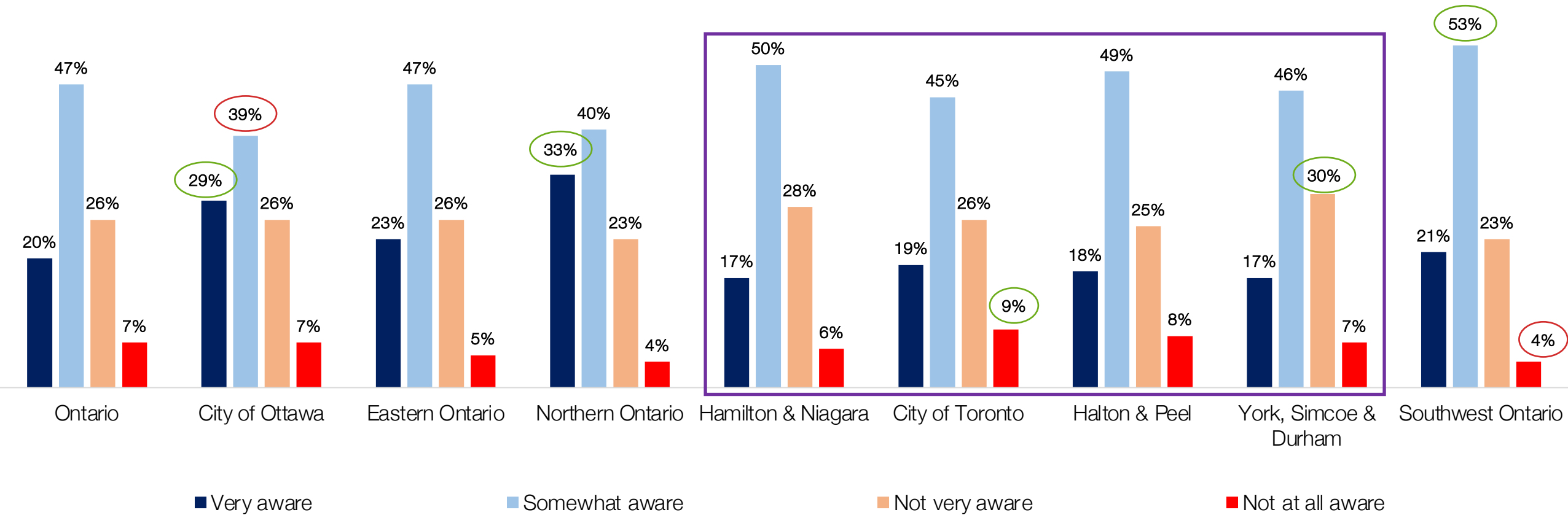
Age and Gender

67% of Ontario adults were “aware” of existing mental health and addiction services in their community while 33% said they were “not very aware” or “not at all aware”. Awareness of these services was somewhat higher among younger male respondents (under 35 years of age) and females (under 55 years of age) compared to older respondents (over 54 years of age).



Awareness of existing mental health and addiction services in the community

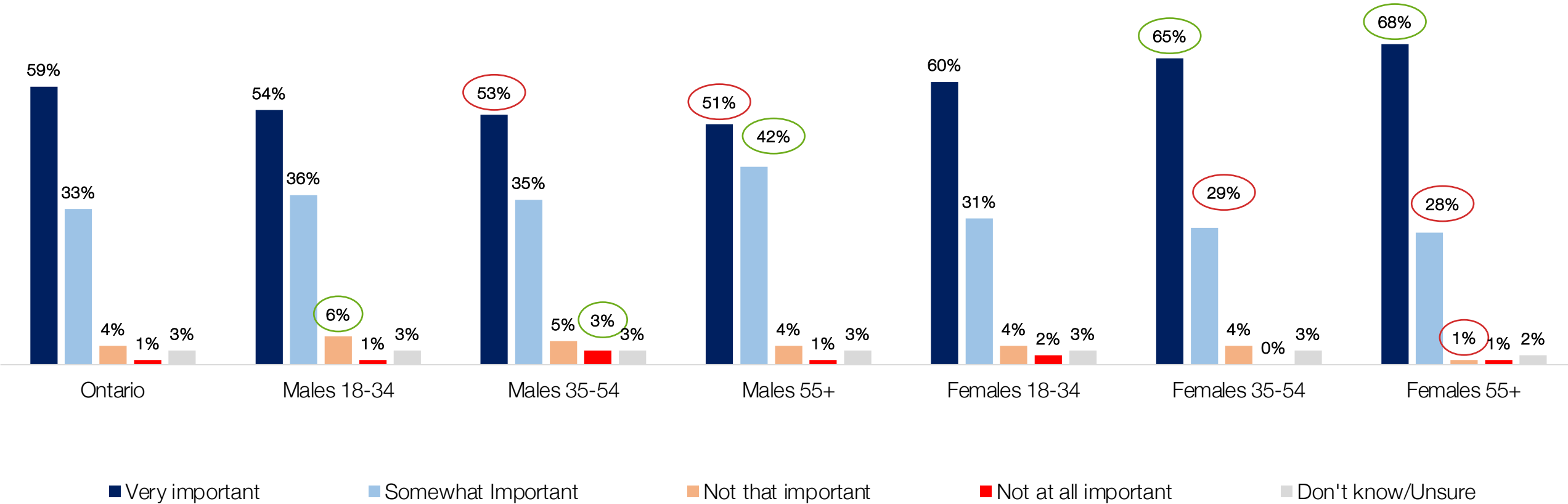
Awareness of existing mental health and addiction services was slightly higher in all the regions outside the Greater Toronto and Hamilton Area (GTHA).



Importance of accessible and timely mental health and addiction services

Age and Gender

Nearly all Ontario adults believed it was 'important' to have accessible and timely mental health and addiction services in their community, with six out of 10 respondents indicating it was 'very important'. Females were much stronger in their view that it was “very important” compared to males.

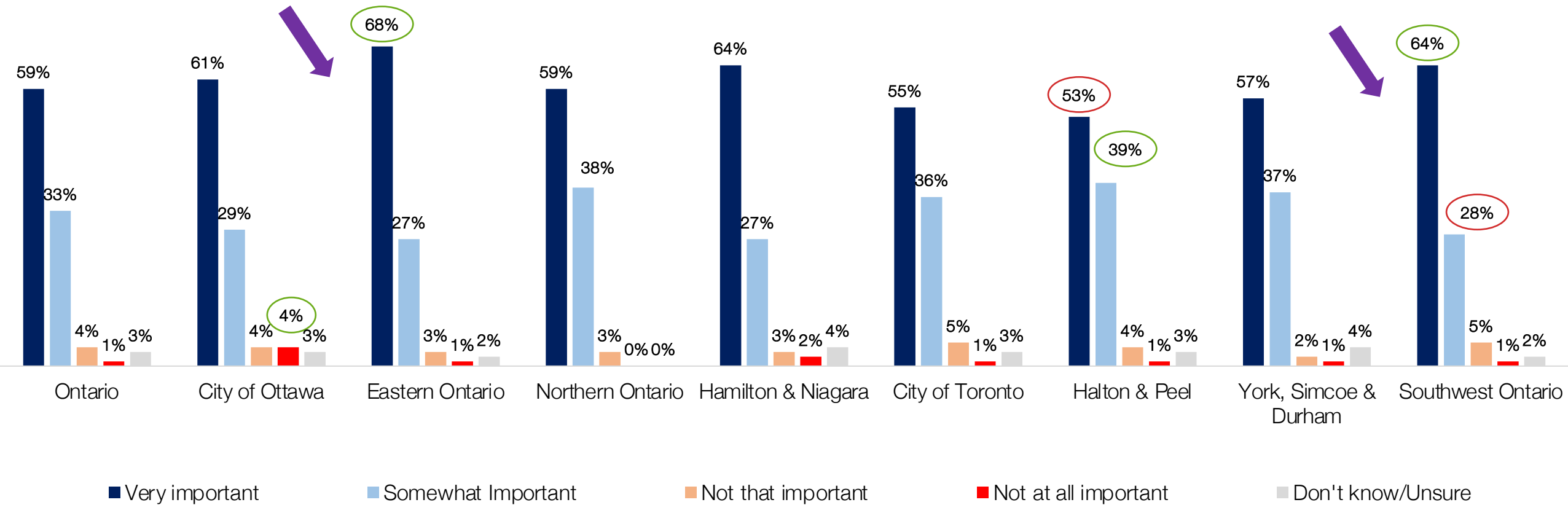


Q2 - How important do you think it is to have accessible and timely mental health and addiction services in your community? Base = 2027

Importance of accessible and timely mental health and addiction services

Regions

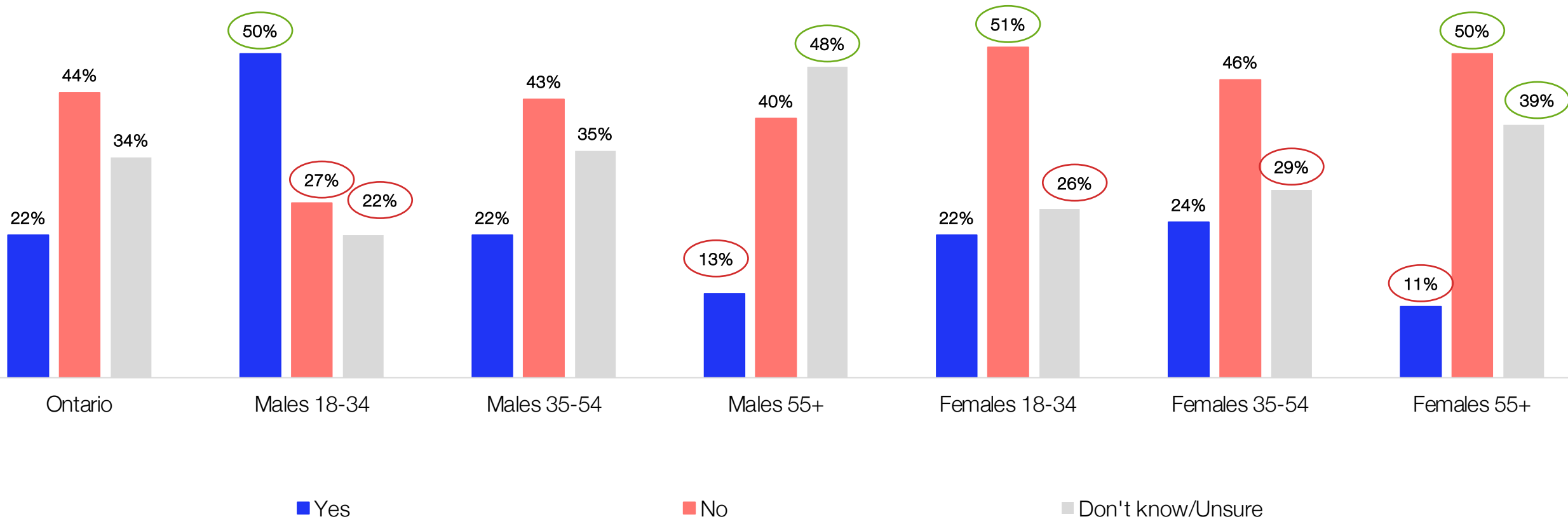
Findings were consistent across the regions of Ontario, with significantly more respondents residing in the Eastern and Southwestern regions who believed it was “very important”.



Q2 - How important do you think it is to have accessible and timely mental health and addiction services in your community? Base = 2027

Are current mental health and addiction services adequate

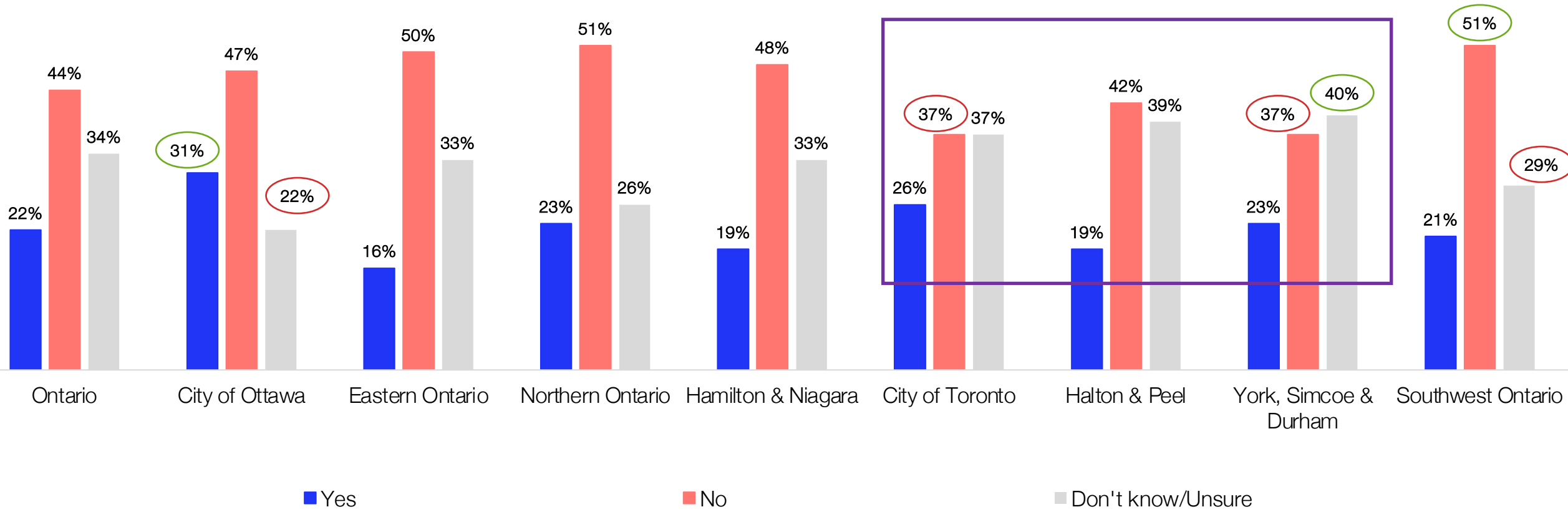
Only 22% of respondents believed that current mental health and addiction services (in their communities) were adequate while twice as many, (44%) disagreed. 34% of the respondents were “unsure”. Females were much more of the view that these services were inadequate compared to males.



Are current mental health and addiction services adequate

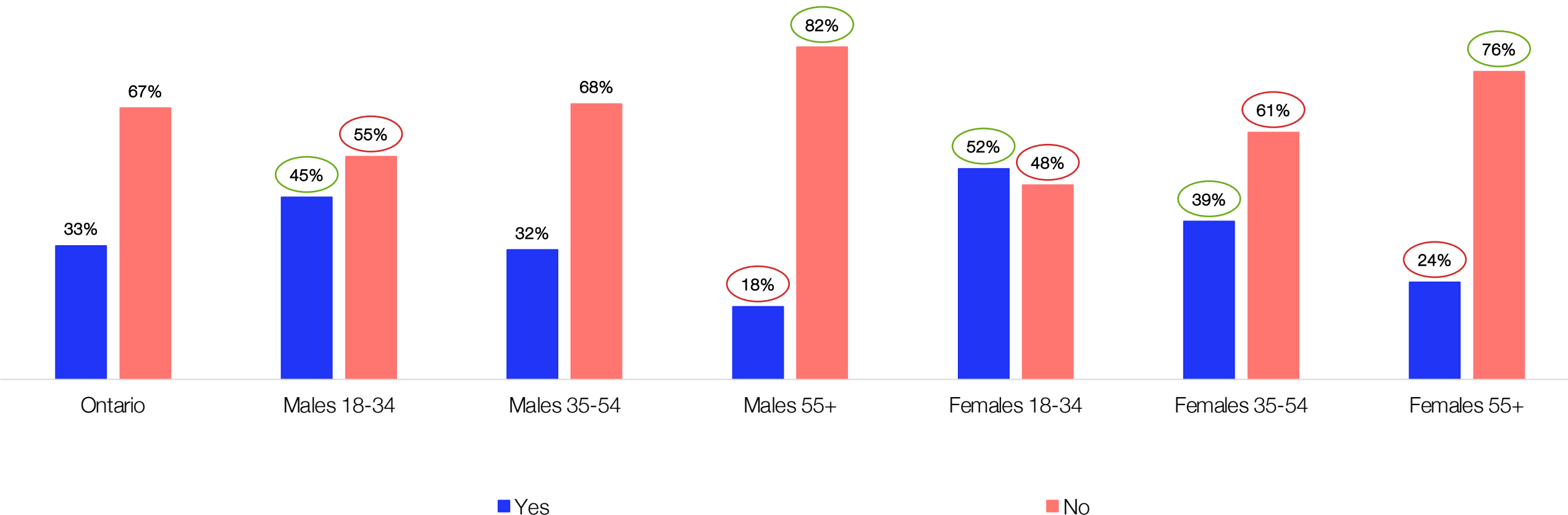
Regions

Respondents broke out roughly the same way across the regions of Ontario. In the GTA respondents were somewhat more “unsure” compared to those residing in other regions.



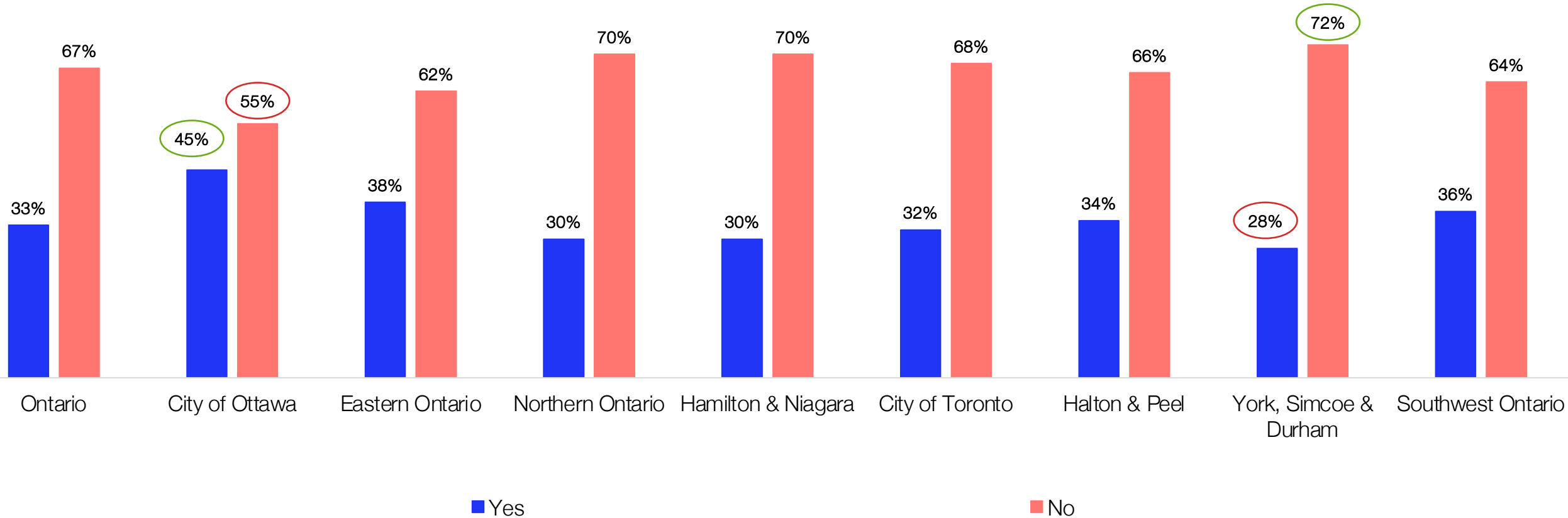
Personally accessed mental health or addiction services

1 out of 3 respondents said they had personally accessed mental health or addiction services. Nearly half of all respondents under 35 years of age said they had personally accessed these services.



Personally accessed mental health or addiction services

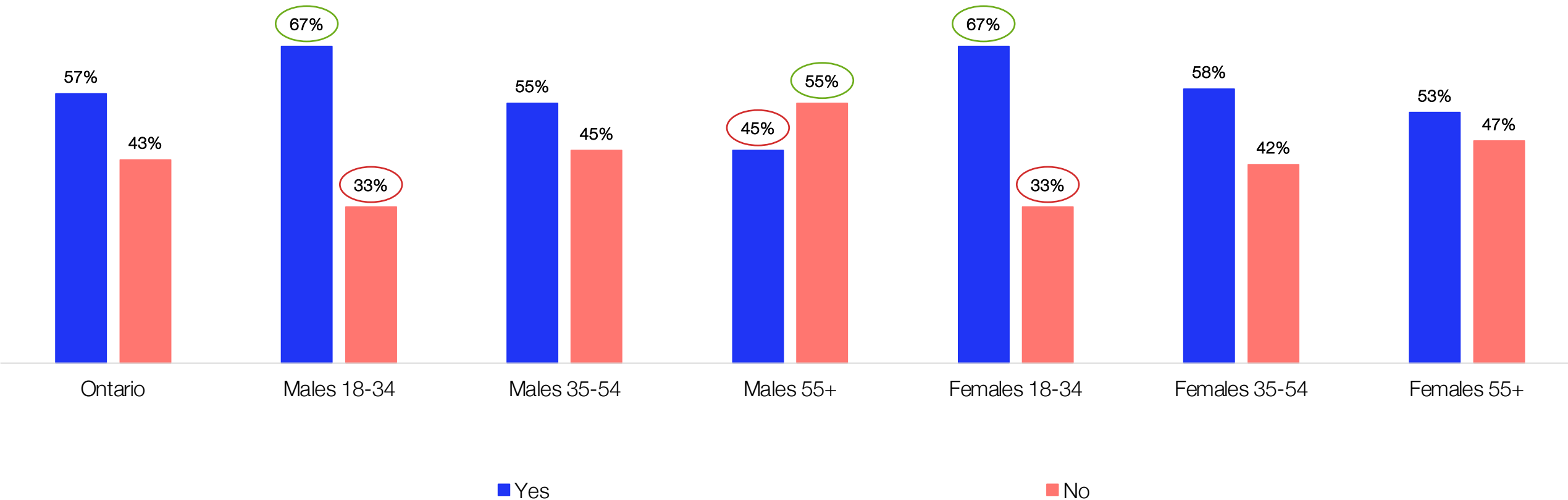
Responses were largely uniform across all regions of Ontario with those respondents residing in the City of Ottawa region saying they had accessed mental health and/or addiction services much more than all others.



Has anyone you know ever accessed mental health or addiction services

Age and Gender

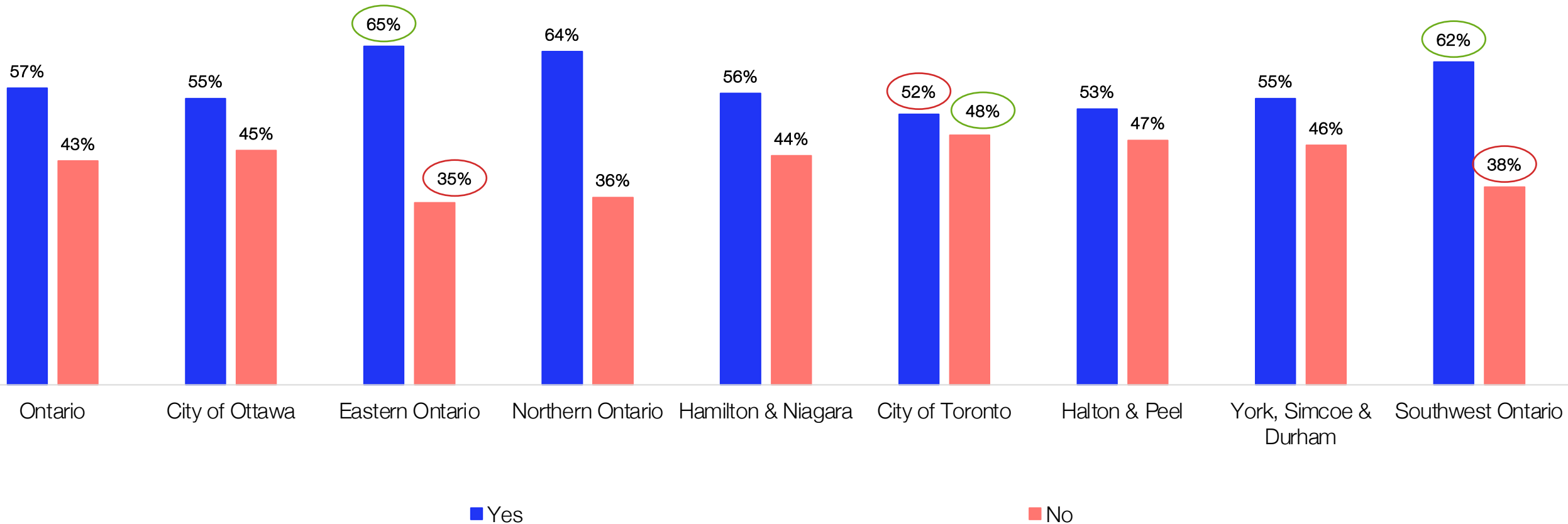
Overall, nearly 6 out of 10 respondents said they knew someone who had accessed either mental health or addiction services. 2/3rds of respondents under 35 years of age said they knew someone who had accessed these services.



Has anyone you know ever accessed mental health or addiction services

Regions

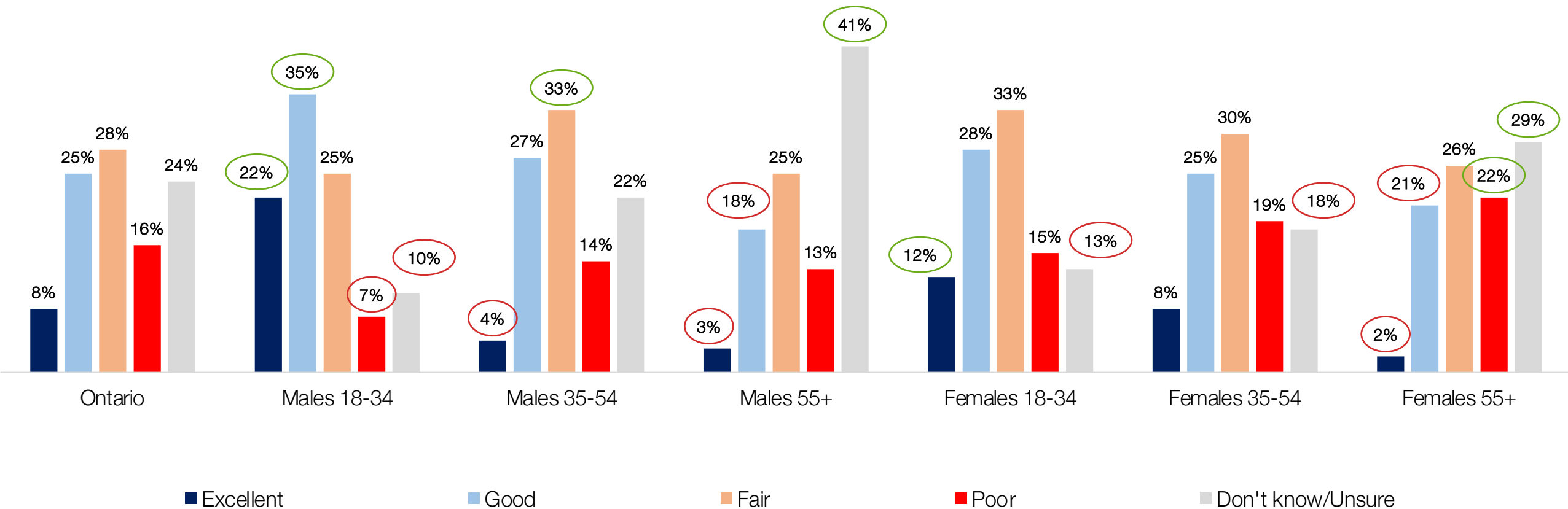
Interestingly, residents in less urban/ more suburban and/ or rural regions were more likely to know someone that had accessed these services compared to those residing in the GTA regions.



Rate the quality of mental health and addiction services that are currently available

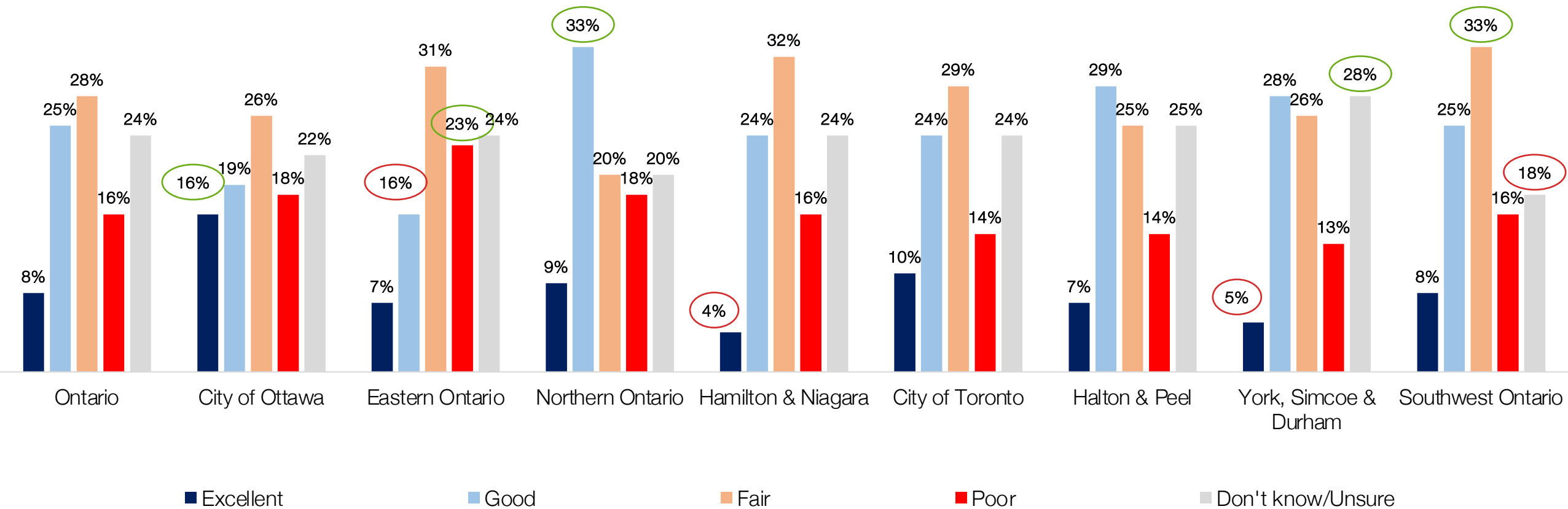
Age and Gender

Respondents were split on the quality of the mental health and addiction services available in their area. 33% of the respondents said “excellent” or “good” while 44% said “fair” or “poor” and 24% said they were “unsure”. Younger respondents were more positive about the quality of services compared to older respondents and female respondents who were somewhat more negative.



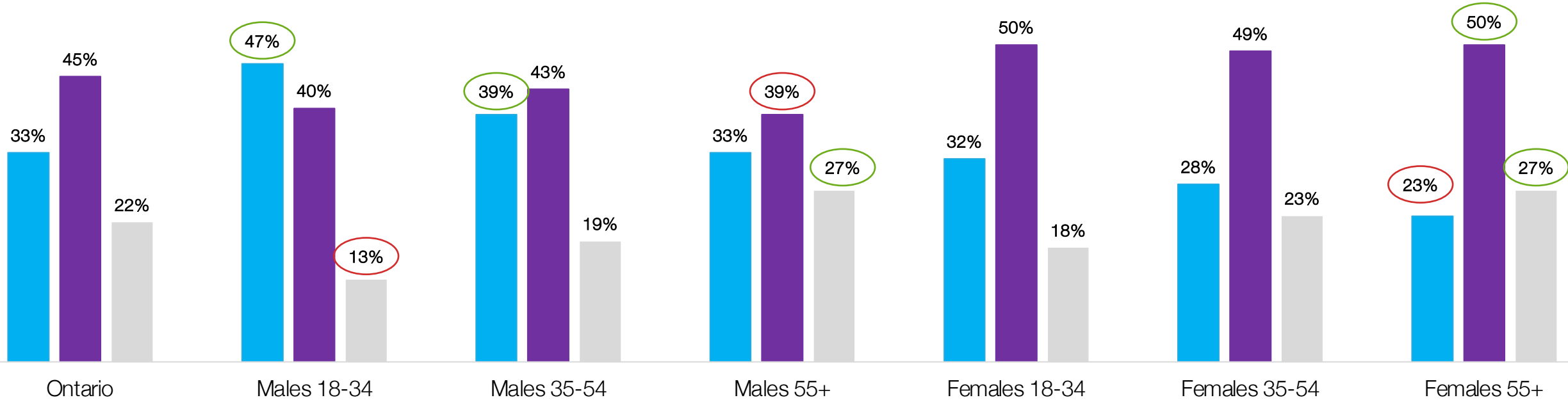
Rate the quality of mental health and addiction services that are currently available

Respondents broke out roughly the same way across the regions of Ontario.



Forced Choice: Is the overall problem around mental health and addictions a lack of government funding or something else?

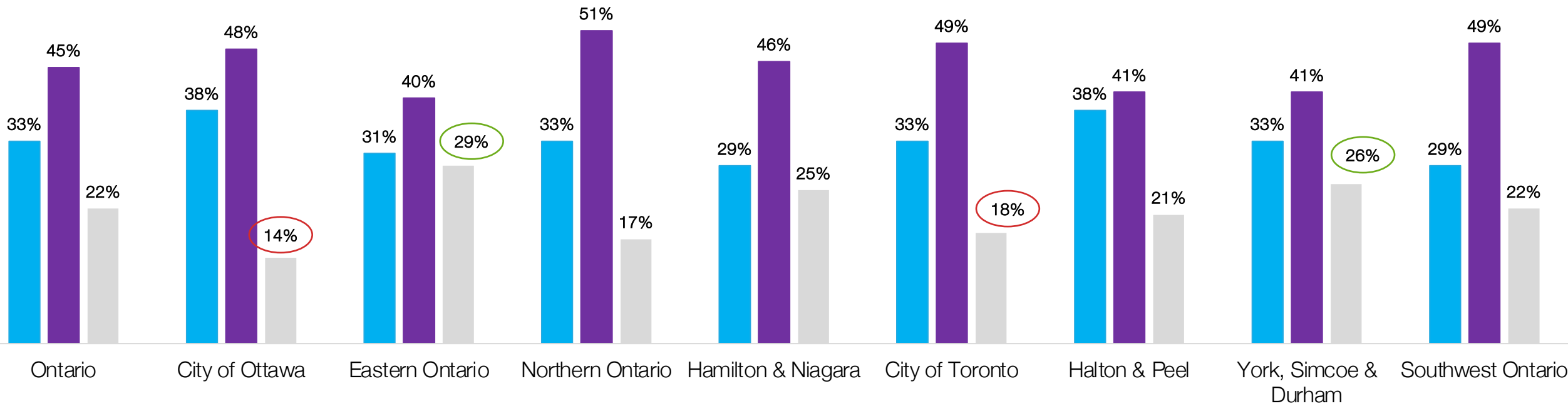
33% of respondents believed the overall problem with mental health and addiction was not necessarily a lack of government funding while 45% believed that government needed to spend much more on mental health and addiction services to make progress with the ever-growing problem. Females were much more of the view that government needed to spend much more on mental health and addiction services.



- Some people say that governments are already spending billions upon billions of dollars on mental health and addiction services and the overall problem isn't a lack of funding
- Other people say that governments must spend much more on mental health and addiction services to make significant progress on getting ahead of this ever growing problem
- Don't know/Unsure

Forced Choice: Is the overall problem around mental health and addictions a lack of government funding or something else?

Responses were aligned across the regions of Ontario.

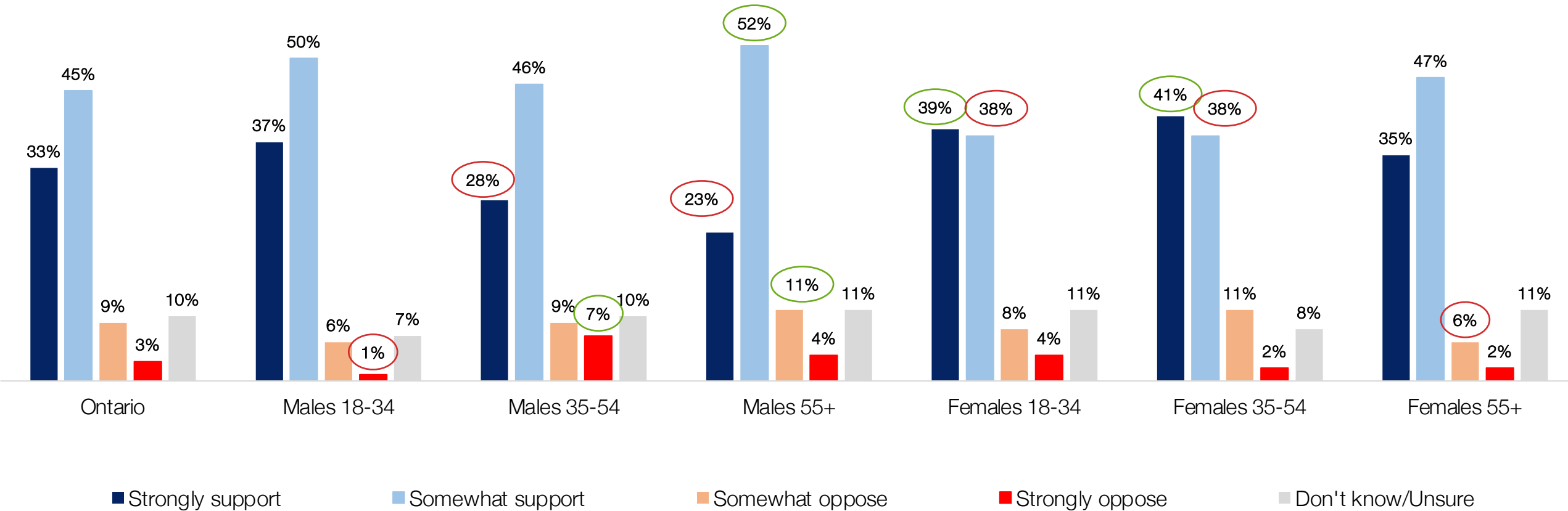


- Some people say that governments are already spending billions upon billions of dollars on mental health and addiction services and the overall problem isn't a lack of funding
- Other people say that governments must spend much more on mental health and addiction services to make significant progress on getting ahead of this ever growing problem
- Don't know/Unsure

Support/ oppose government creating a dedicated stream of money to fund mental health and addiction services

Age and Gender

4 out of 5 respondents supported dedicating a stream of money to specifically fund mental health and addiction services in Ontario. Even with the high level of support coming from males, females were even more supportive of a dedicated stream of money to fund these service.

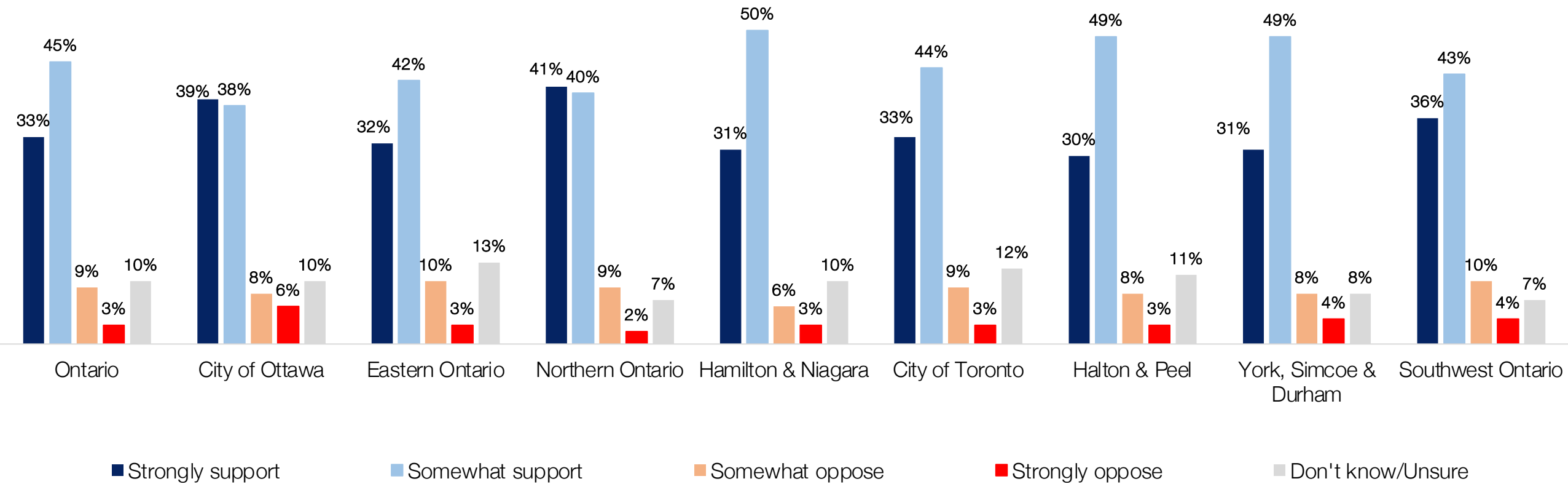


Q8 - Do you support or oppose the government of Ontario creating a dedicated stream of money that would be specifically set aside each year to fund mental health and addiction services in Ontario? Base = 2027

Support/ oppose government creating a dedicated stream of money to fund mental health and addiction services

Regions

Respondents broke out roughly the same way across the regions of Ontario.

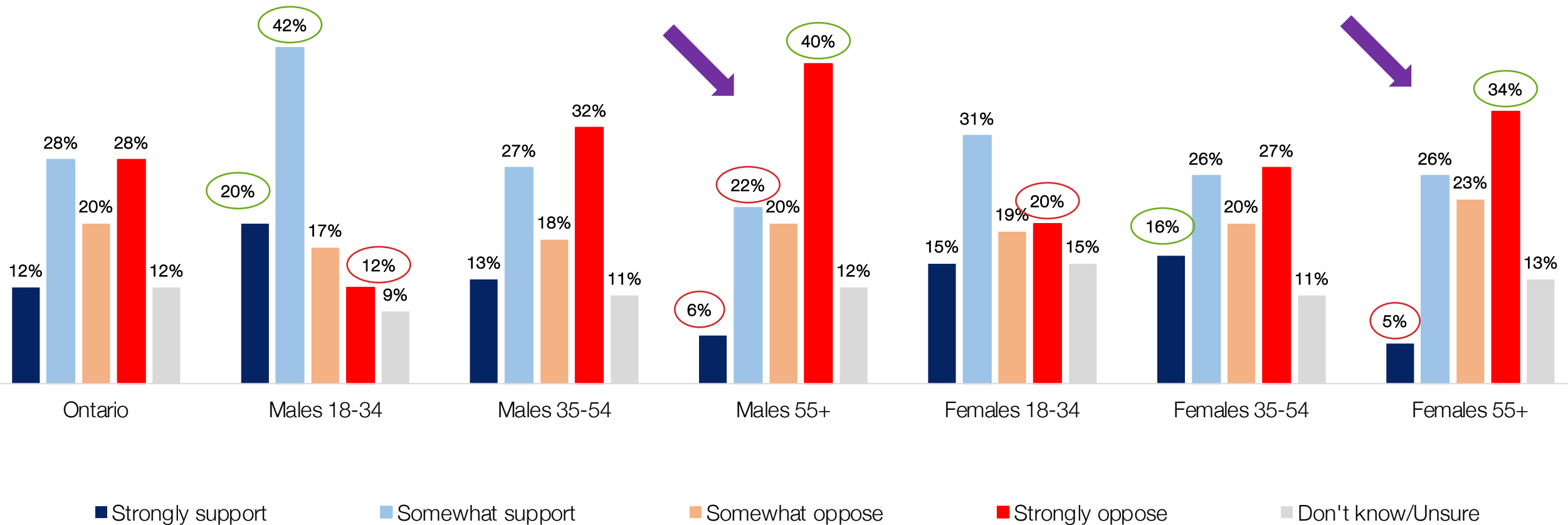


Q8 - Do you support or oppose the government of Ontario creating a dedicated stream of money that would be specifically set aside each year to fund mental health and addiction services in Ontario? **Base = 2027**

j Support/ oppose a new tax to fund mental health and addiction services

Age and Gender

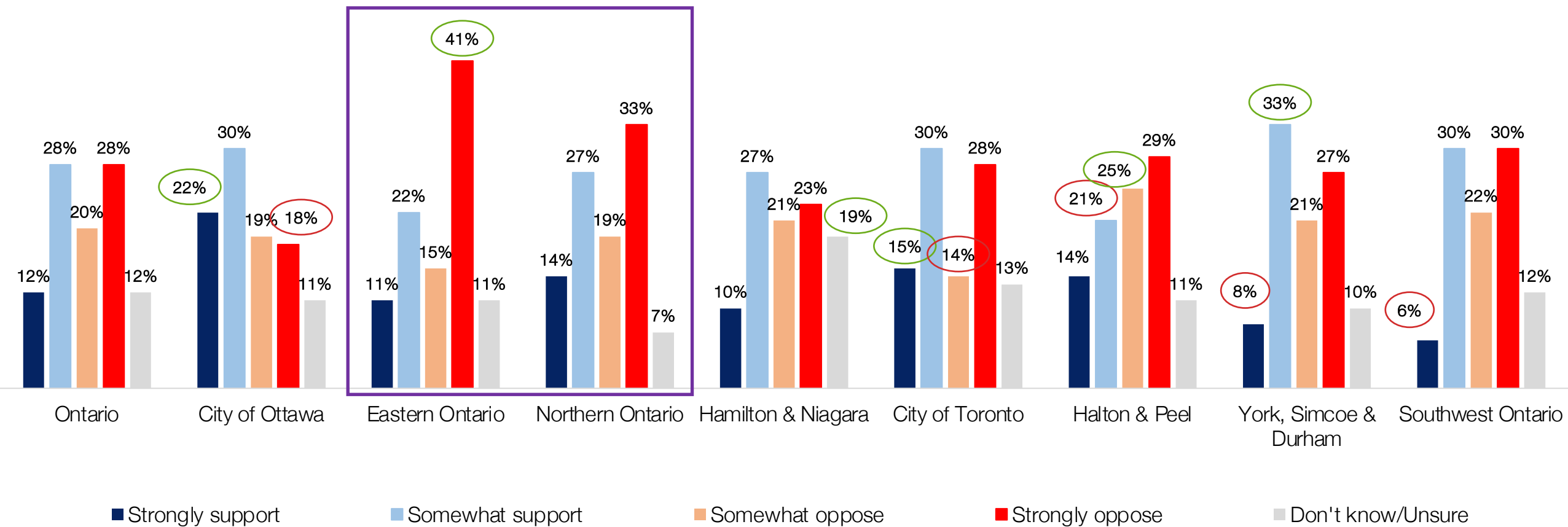
Respondents were split when it came to whether the government should create a new tax to use to fund mental health and addiction services in Ontario. 40% of respondents were supportive while 48% were opposed. Respondents over 54 years of age were much more opposed compared to younger respondents.



Q9 - More specifically, do you support or oppose the government of Ontario creating a new tax that would be collected and used specifically to fund mental health and addiction services in Ontario? Base = 2027

Support/ oppose a new tax to fund mental health and addiction services

Respondents residing in the more rural areas of Ontario were more opposed to the government creating a new tax to use to fund mental health and addiction services.

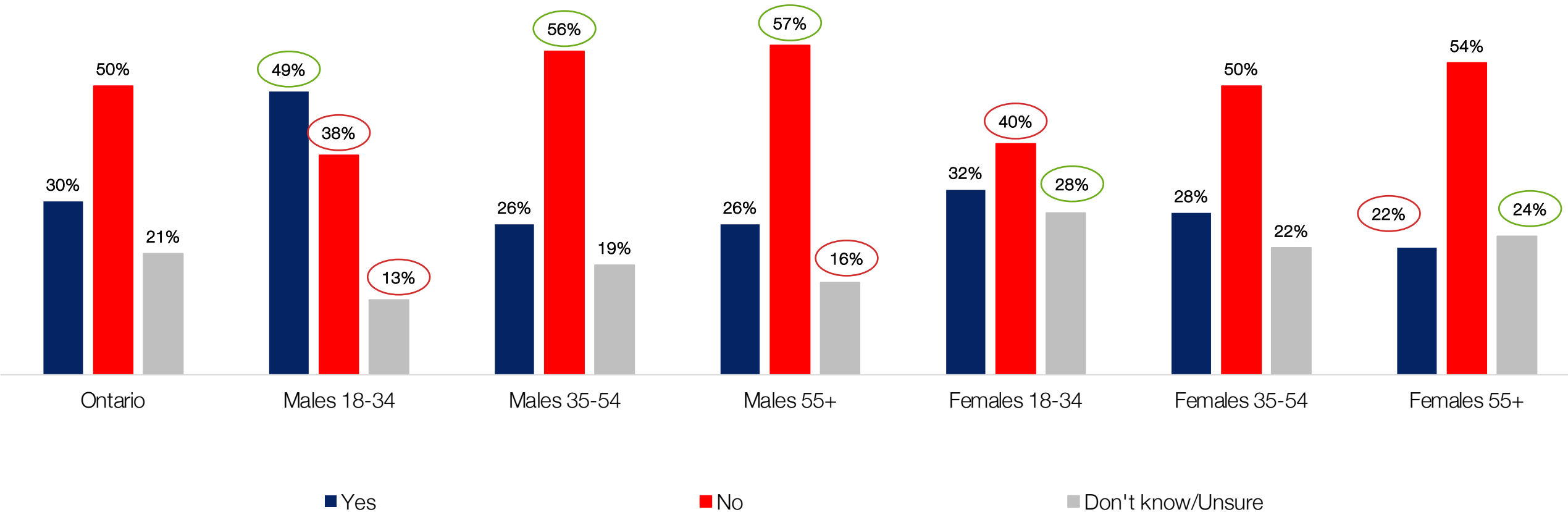


Q9 - More specifically, do you support or oppose the government of Ontario creating a new tax that would be collected and used specifically to fund mental health and addiction services in Ontario? **Base = 2027**

Willingness to pay additional taxes to support mental health and addiction services

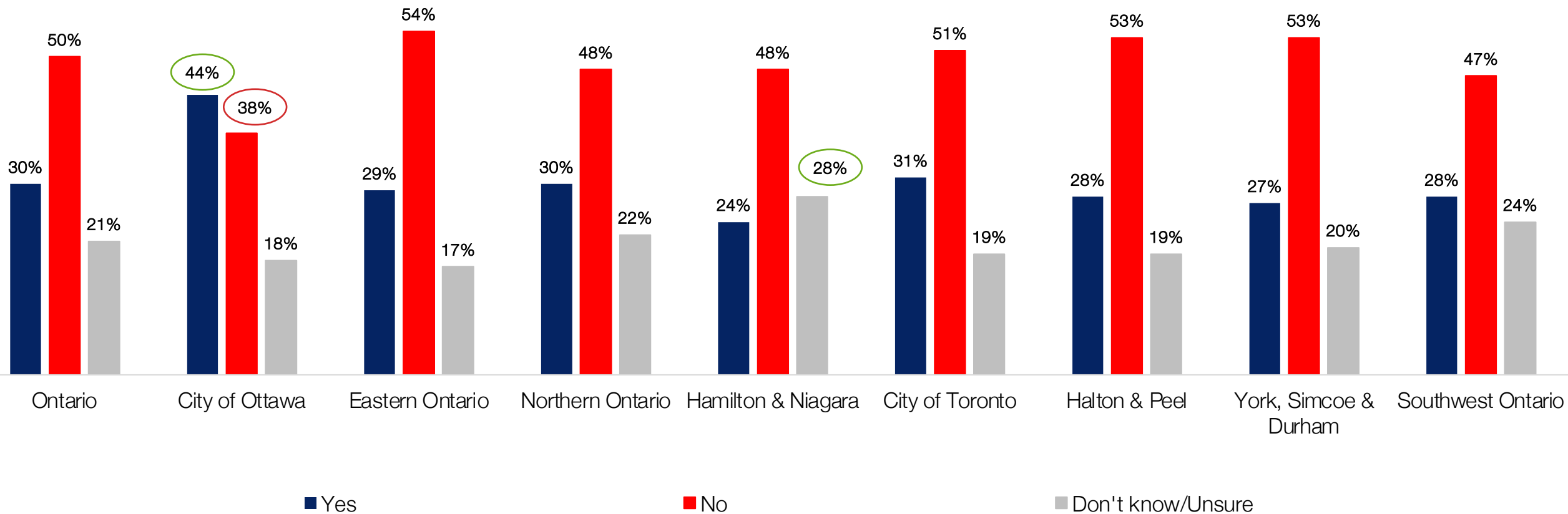
Age and Gender

Half of the respondents (50%) were not willing to pay additional taxes to support mental health and addiction services while 30% said they would. Respondents over 34 years of age were much more opposed to paying additional taxes to support these services compared to respondents under 35 years of age.



Willingness to pay additional taxes to support mental health and addiction services

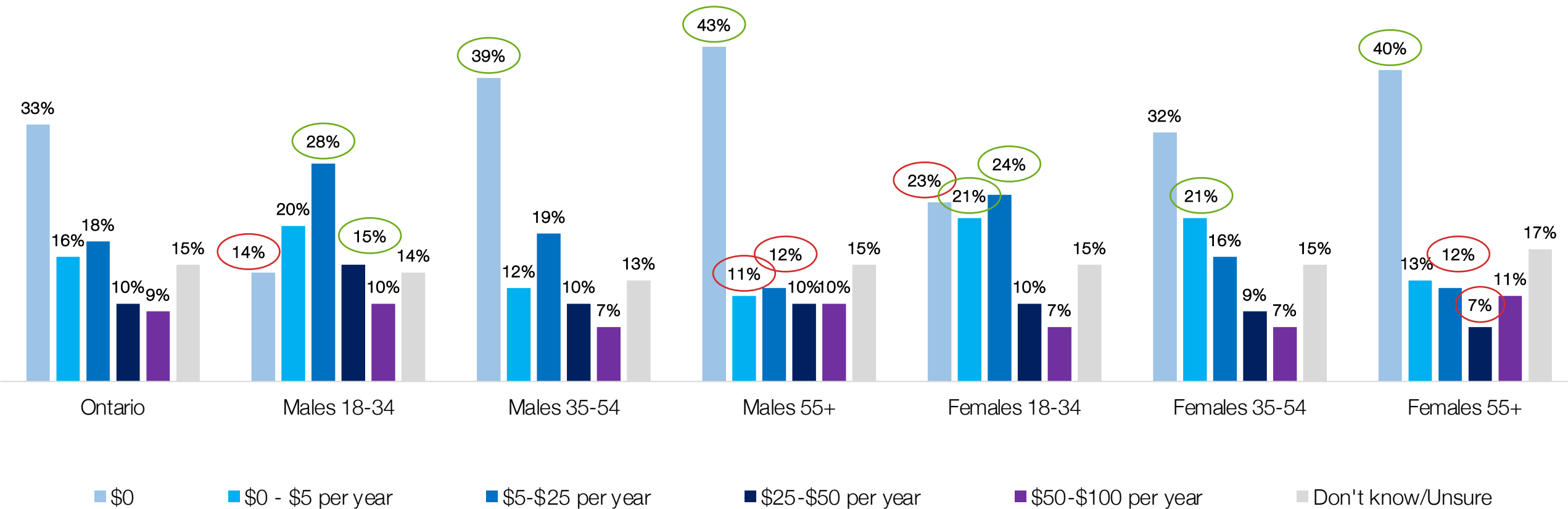
Most regions of Ontario broke out the same way (50% unwilling to pay additional taxes and 30% willing to pay) except for the City of Ottawa region where they were much more evenly split on the question (38% unwilling to pay additional taxes and 30% willing to pay).



How much in additional taxes would Ontarian's be willing to pay to support mental health services?

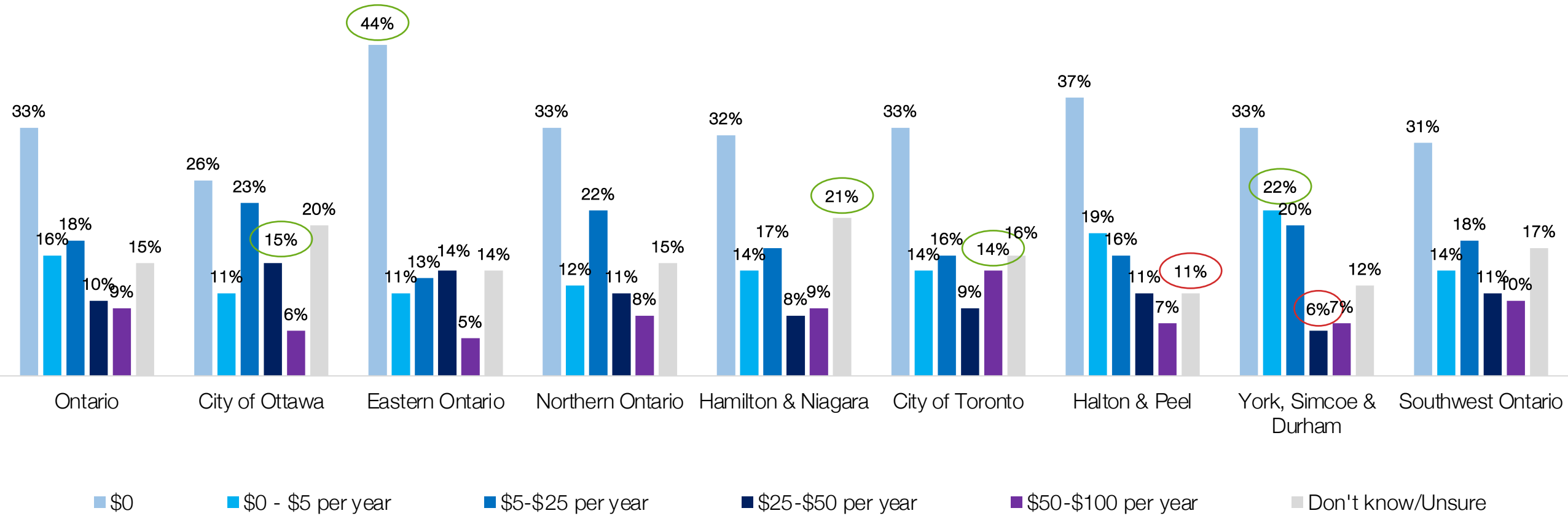
Age and Gender

33% of respondents were not willing to pay any additional taxes to support mental health and addiction services. Another 34% of respondents were willing to pay between \$0-\$25 per year in new taxes to support mental health and addiction services and another 19% were willing to pay between \$25-\$100 in new taxes per year to fund these services. Younger respondents were more willing to pay a new tax compared to older respondents.



How much in additional taxes would Ontarian's be willing to pay to support mental health services?

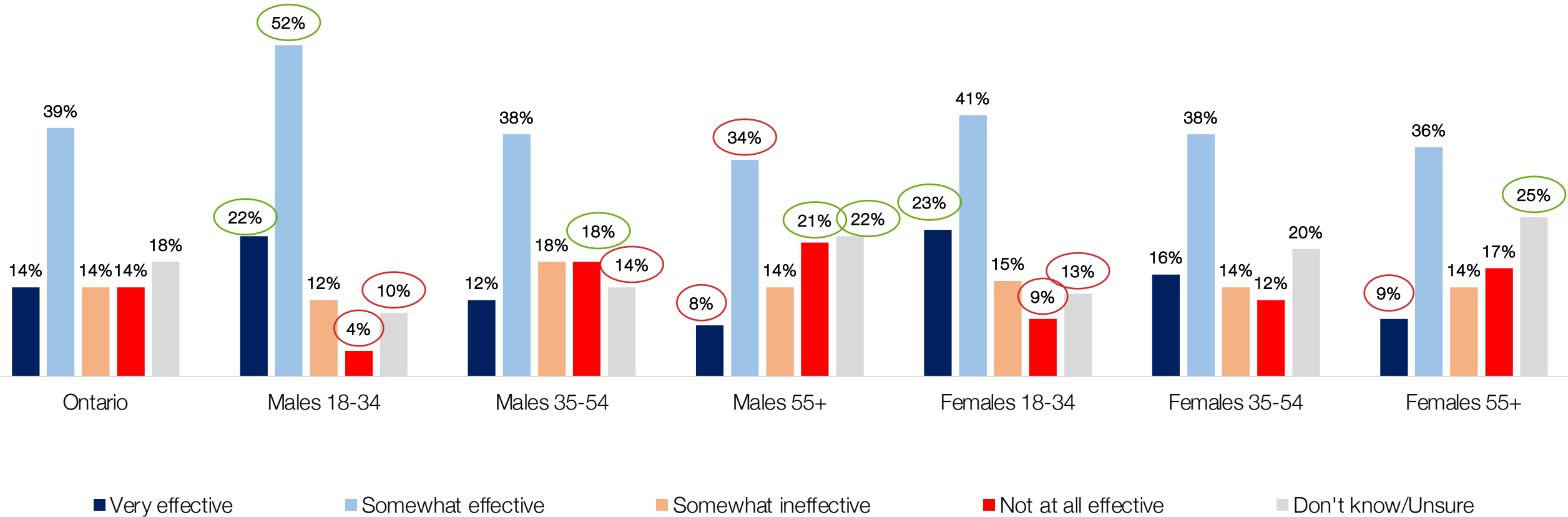
Respondents broke out roughly the same way across the regions of Ontario.



Perceived effectiveness of a dedicated revenue stream to improve mental health and addiction services

Age and Gender

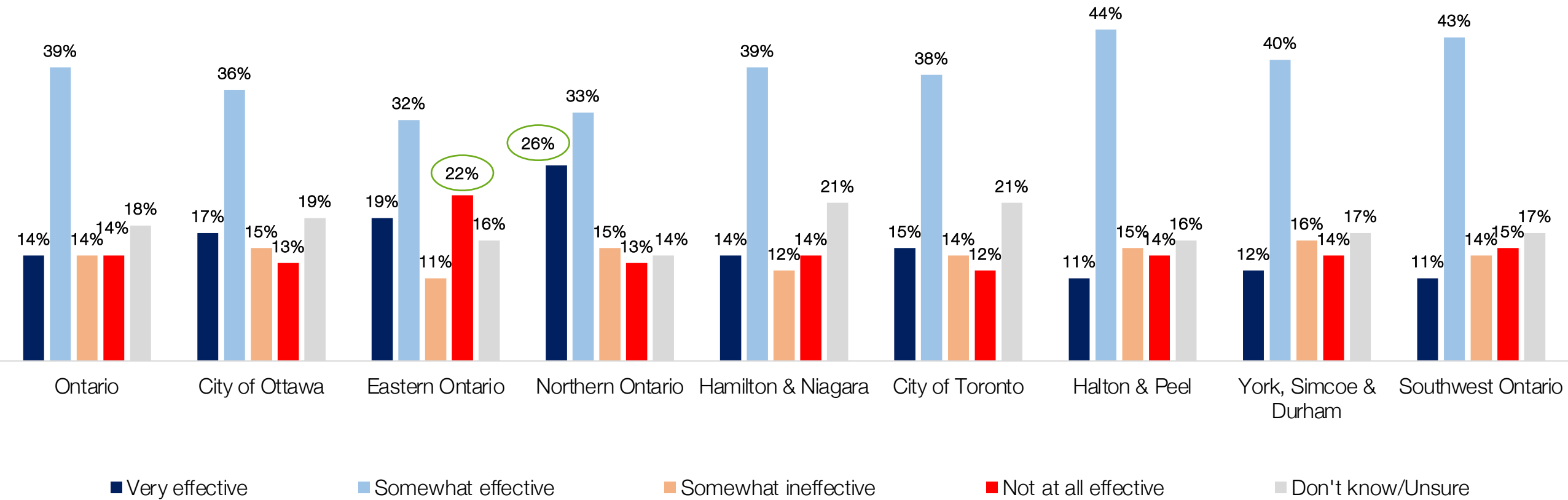
2 to 1, respondents believed a dedicated revenue stream would be effective in improving mental health and addiction services. Younger respondents were more of this view compared to older respondents.



Q12 - How effective do you believe a dedicated revenue stream would be in improving mental health and addiction services? Base = 2027

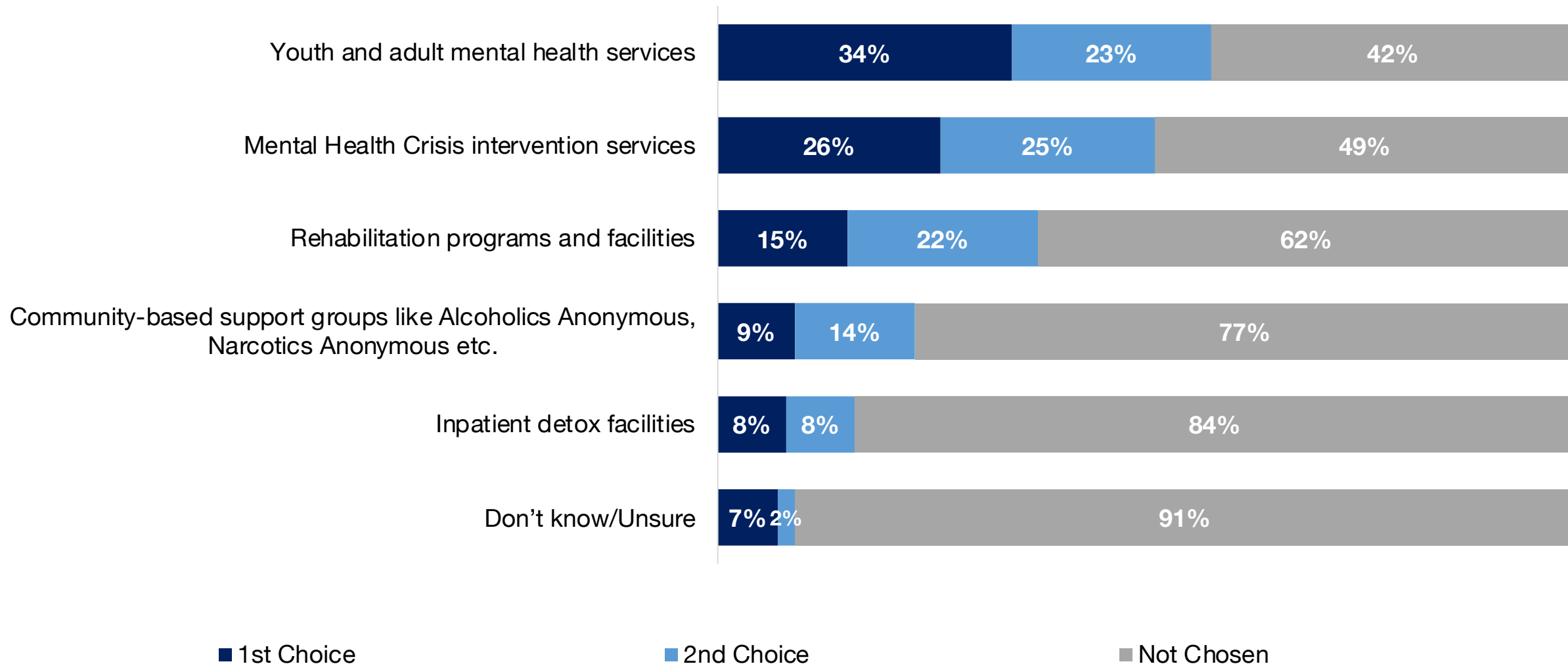
Perceived effectiveness of a dedicated revenue stream to improve mental health and addiction services

Respondents broke out roughly the same way across the regions of Ontario.



Q12 - How effective do you believe a dedicated revenue stream would be in improving mental health and addiction services? Base = 2027

i Top 2 choices: Mental health and addiction services that should be prioritized with new funding

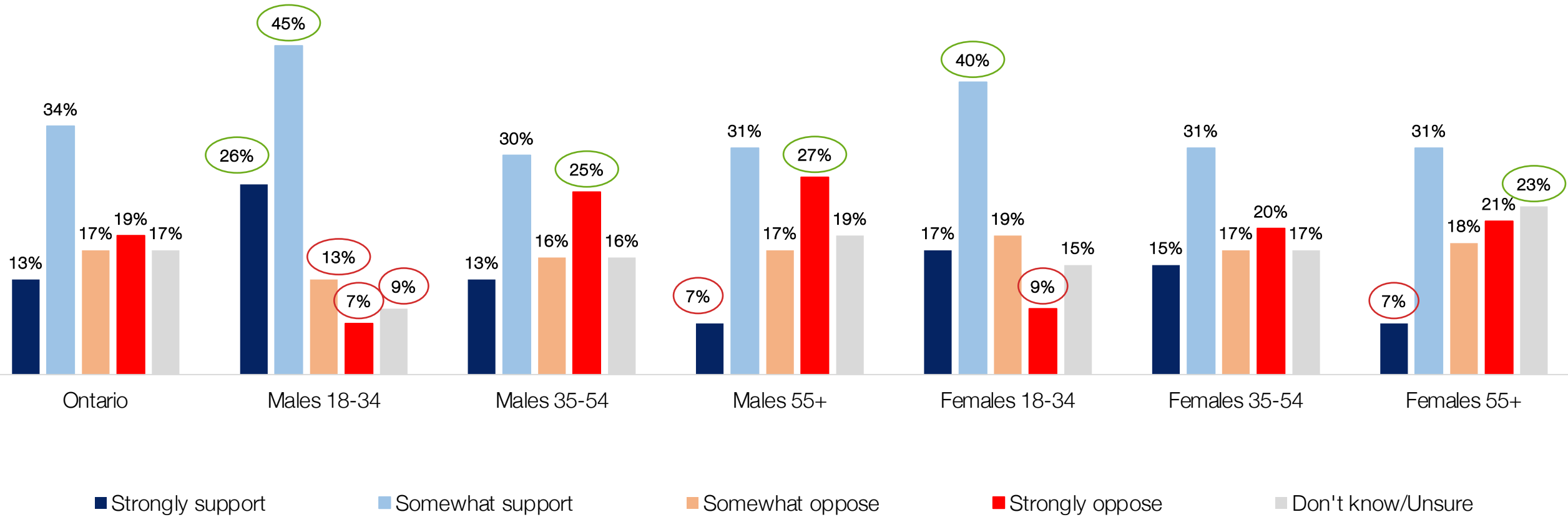


Q13 - Which type of mental health and addiction services do you think should be prioritized with new funding? Please select your top 2 choices with a "1" and a "2" beside your preferred choice. Base = 2027

Support/ oppose a political candidate/ political party willing to raise taxes to fund mental health and addiction services?

Age and Gender

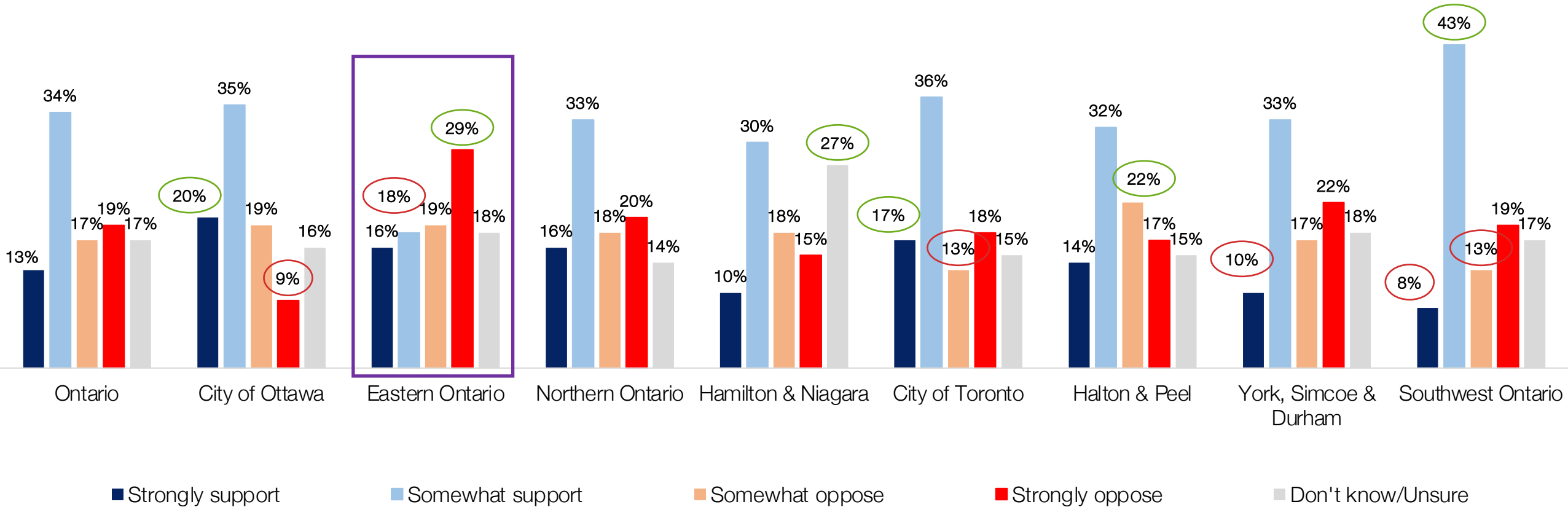
Nearly half of the respondents (47%) would support a political candidate who was willing to raise taxes to increase mental health and addiction services while 36% were opposed. Males were slightly more opposed compared to females.



Q14 - Would you support or oppose a political candidate/ political party who was willing to raise taxes for increased funding for mental health and addiction services? Base = 2027

Support/ oppose a political candidate/ political party willing to raise taxes to fund mental health and addiction services?

Except those respondents residing in Eastern region (not including the City of Ottawa), the remaining respondents broke out roughly the same way in the question.

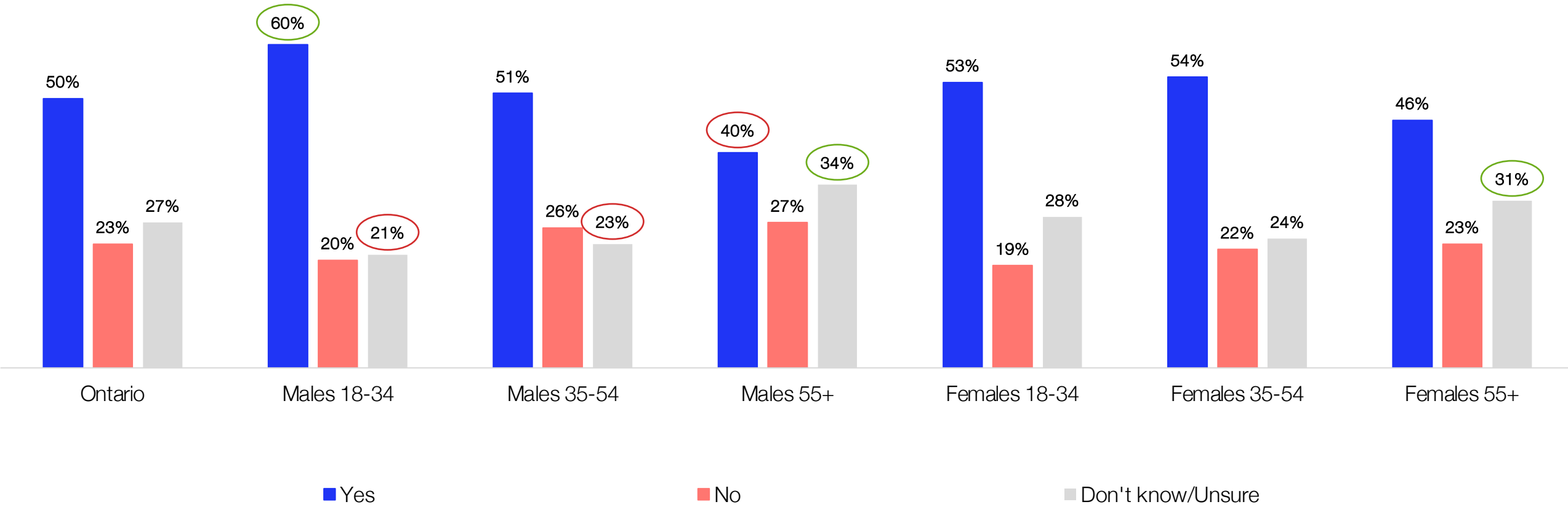


Q14 - Would you support or oppose a political candidate/ political party who was willing to raise taxes for increased funding for mental health and addiction services? Base = 2027

Necessity of building new brick-and-mortar facilities for mental health and addiction services?

Age and Gender

2 to 1, respondents believed that building new facilities for mental health and addiction services was necessary.

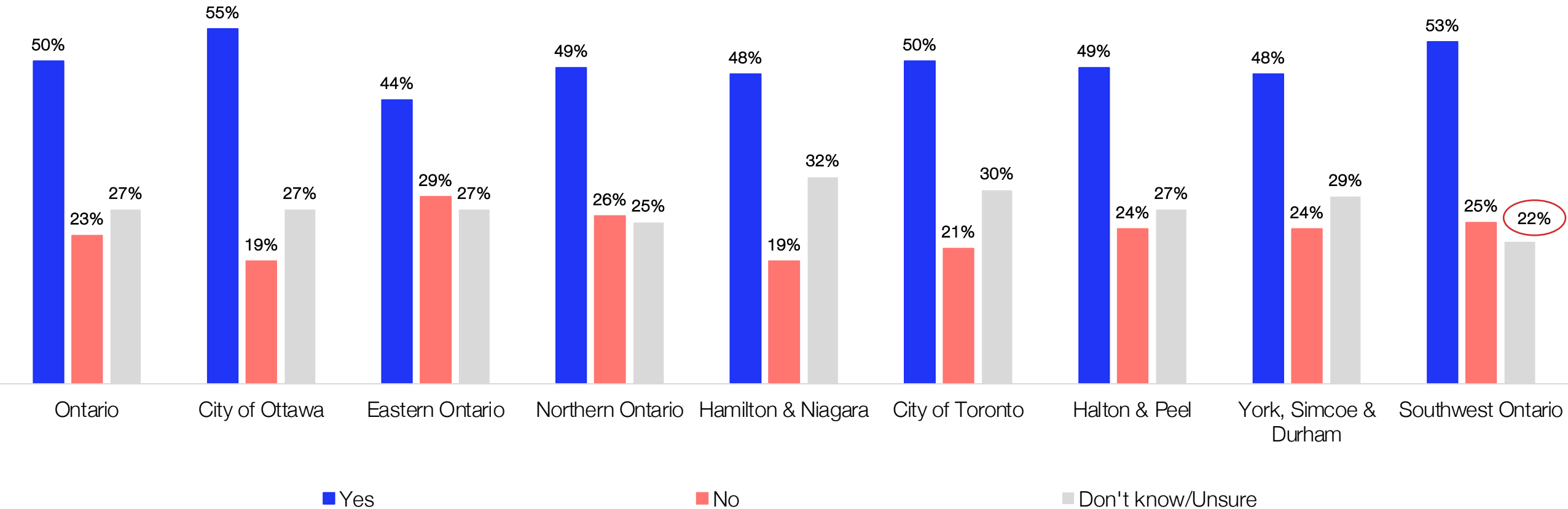


Q15 - Do you think building new brick-and-mortar facilities for mental health and addiction services is necessary in Ontario? Base = 2027

Necessity of building new brick-and-mortar facilities for mental health and addiction services?

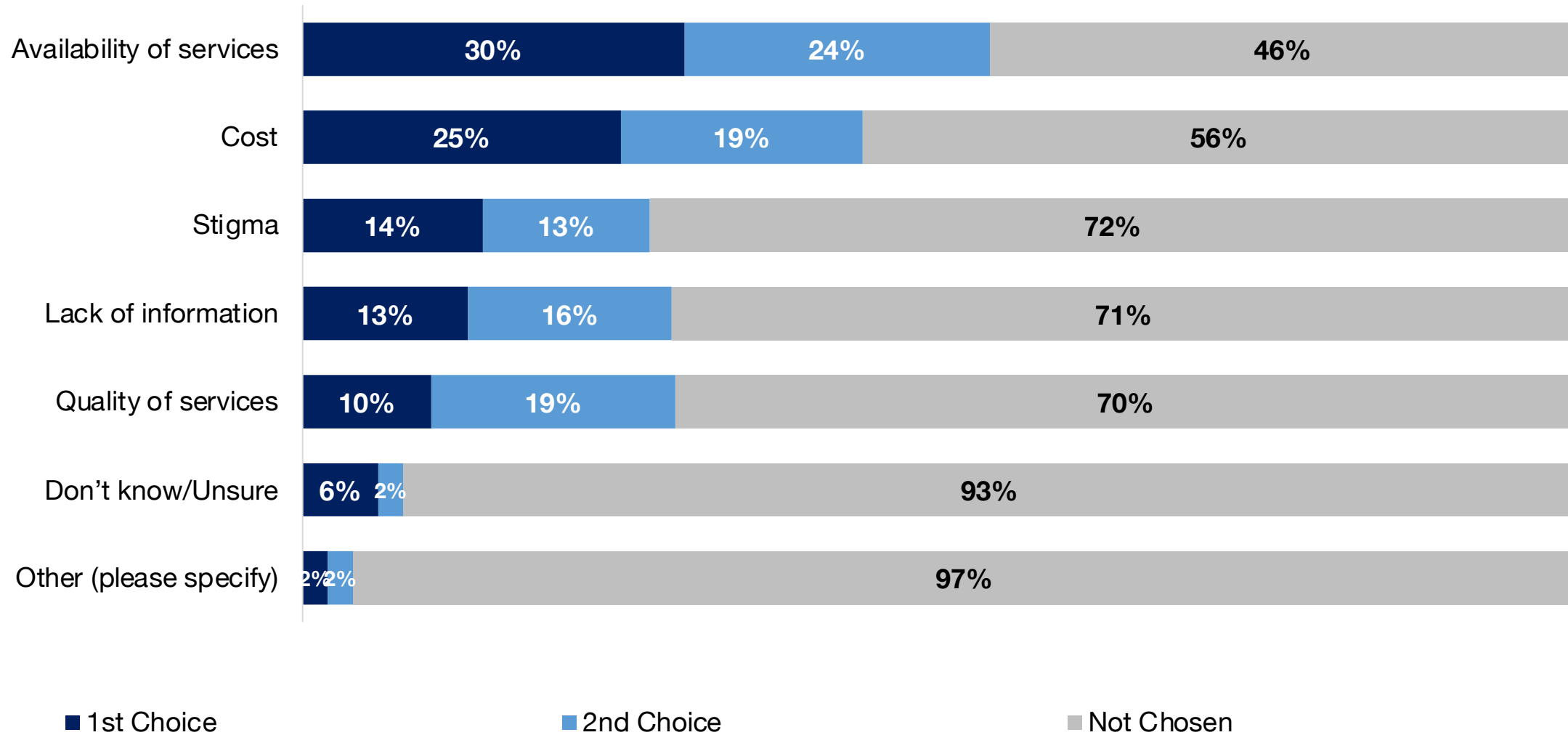
Regions

Results were consistent across the regions of Ontario.



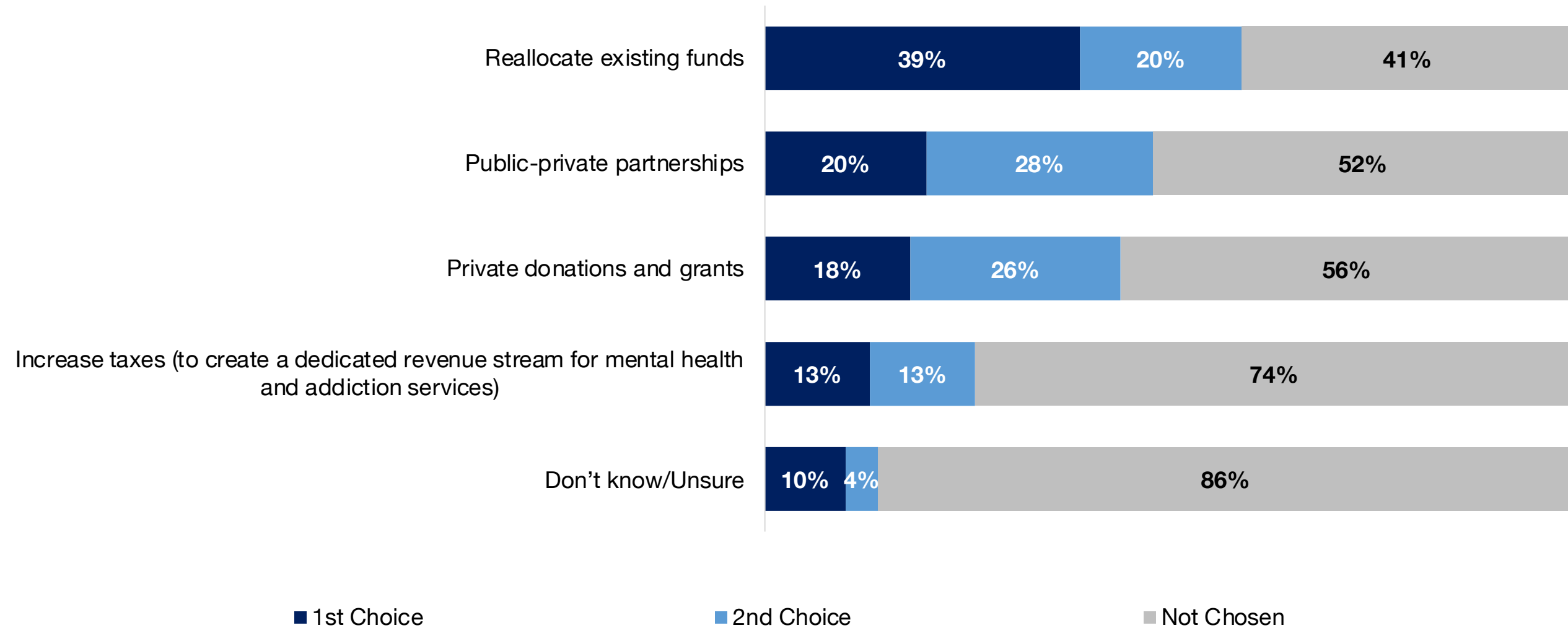
Q15 - Do you think building new brick-and-mortar facilities for mental health and addiction services is necessary in Ontario? Base = 2027

i Top 2 choices: Barriers faced when trying to access mental health and addiction services



Q16 - What barriers do you think people face when trying to access mental health and addiction services? Please select your top 2 choices with a "1" and a "2" beside your preferred choice. **Base = 2027**

i Top 2 choices: How government should sustain the funding for mental health and addictions services

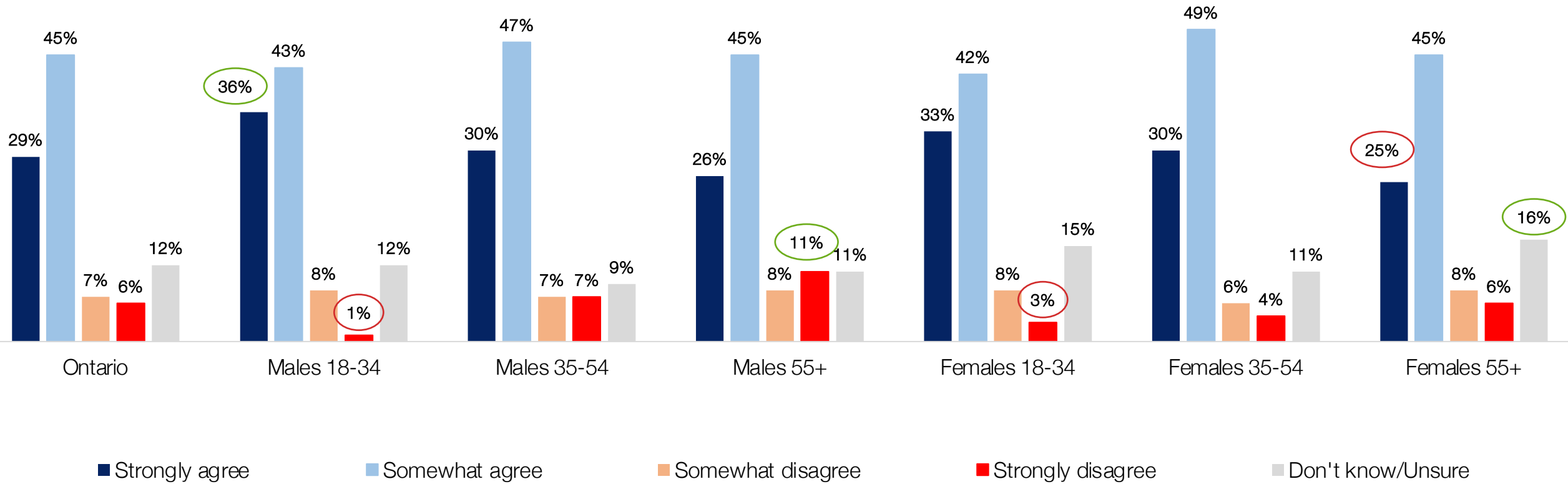


Q17 - How should the government ensure the sustainability of funding for mental health and addiction services? Please select your top 2 choices with a "1" and a "2" beside your preferred choice. **Base = 2027**

Agree/ disagree to government partnerships with private organizations to fund mental health and addictions services?

Age and Gender

3 out of 4 respondents agreed that the government of Ontario should explore partnerships with private organization to fund mental health and addiction services.

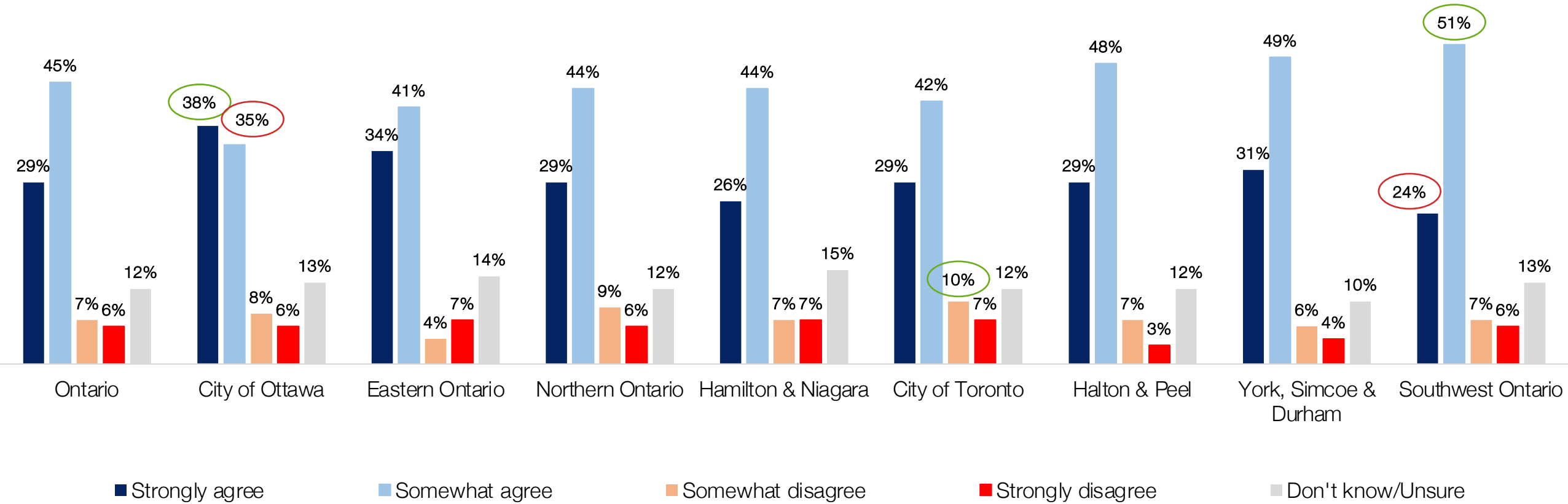


Q18 - Do you agree or disagree that the government of Ontario should explore partnerships with private organizations to fund mental health and addiction services? Base = 2027

Agree/ disagree to government partnerships with private organizations to fund mental health and addictions services?

Regions

Findings were consistent across the regions of Ontario.

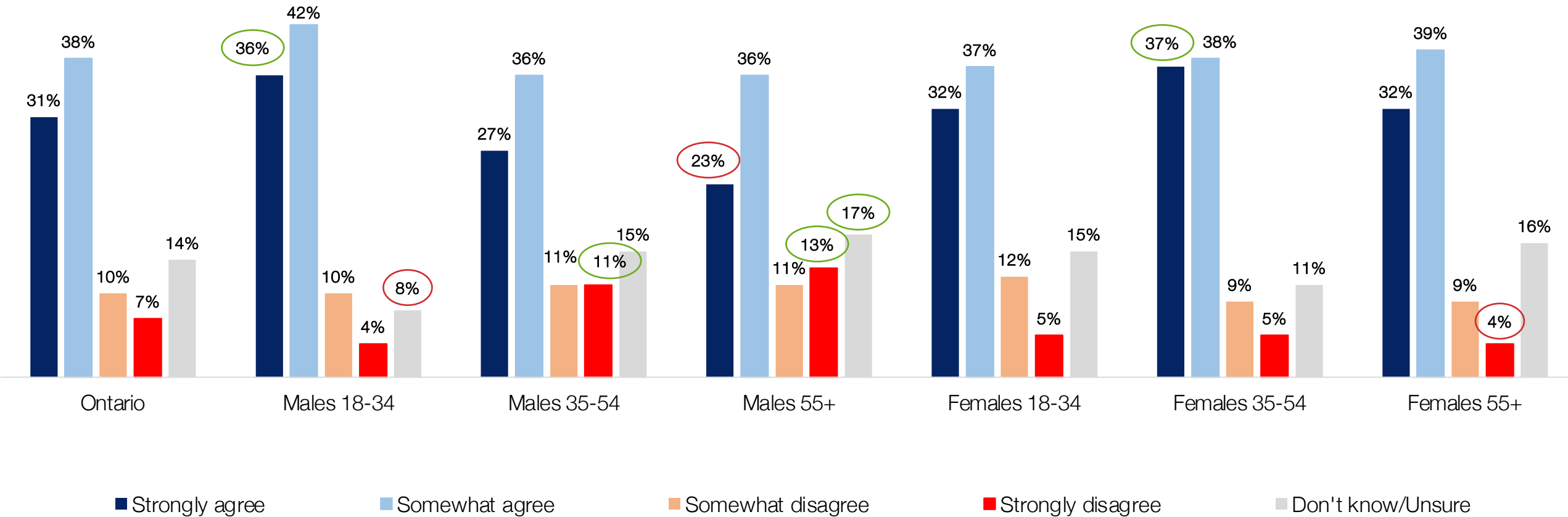


Q18 - Do you agree or disagree that the government of Ontario should explore partnerships with private organizations to fund mental health and addiction services? Base = 2027

Agree/ disagree that larger corporations contribute a portion of profits to fund mental health and addiction services?

Age and Gender

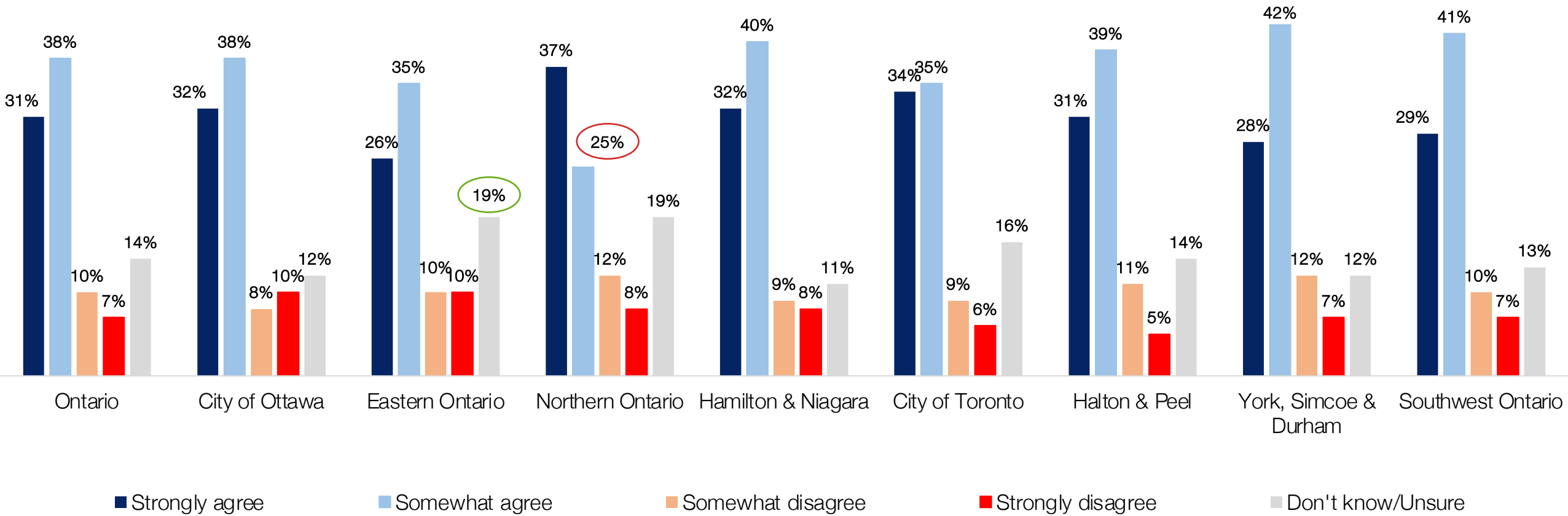
7 out of 10 respondents agreed that larger corporations should contribute a portion of their profits to fund mental health and addictions.



Q19 - Do you agree or disagree that larger corporations operating in Ontario should contribute a portion of their profits a new tax to fund mental health and addiction services? Base = 2027

Agree/ disagree that larger corporations contribute a portion of profits to fund mental health and addiction services?

Respondents broke out roughly the same way across the regions of Ontario.

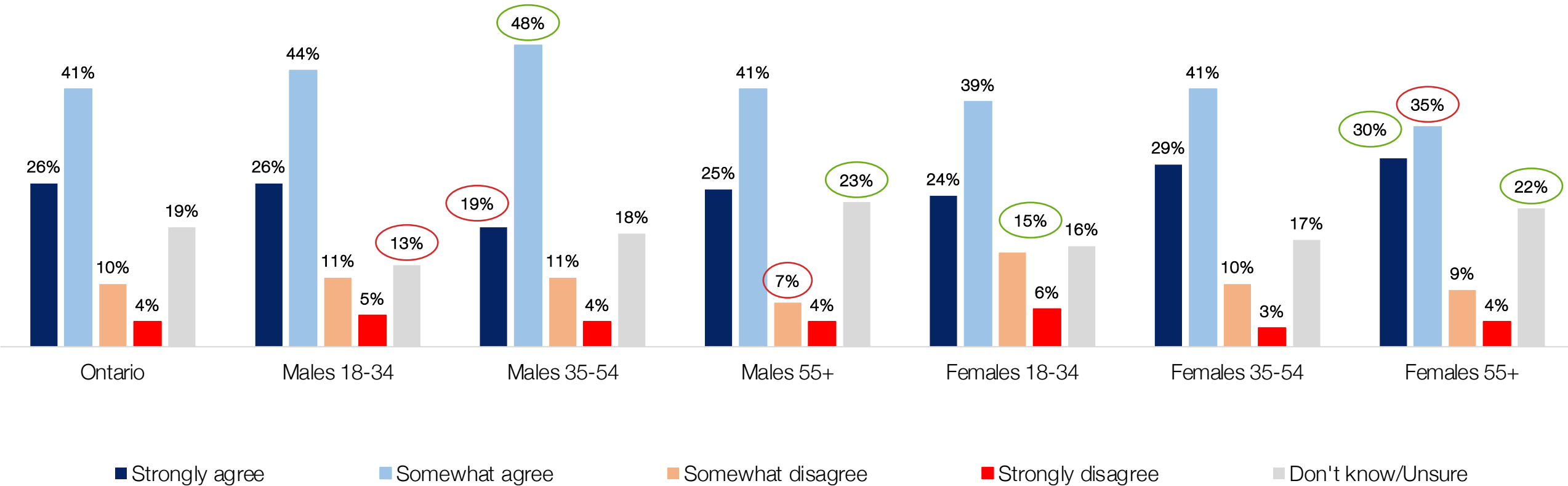


Q19 - Do you agree or disagree that larger corporations operating in Ontario should contribute a portion of their profits a new tax to fund mental health and addiction services? Base = 2027

Agree/ disagree that laws in Ontario need to change for involuntary patients

Age and Gender

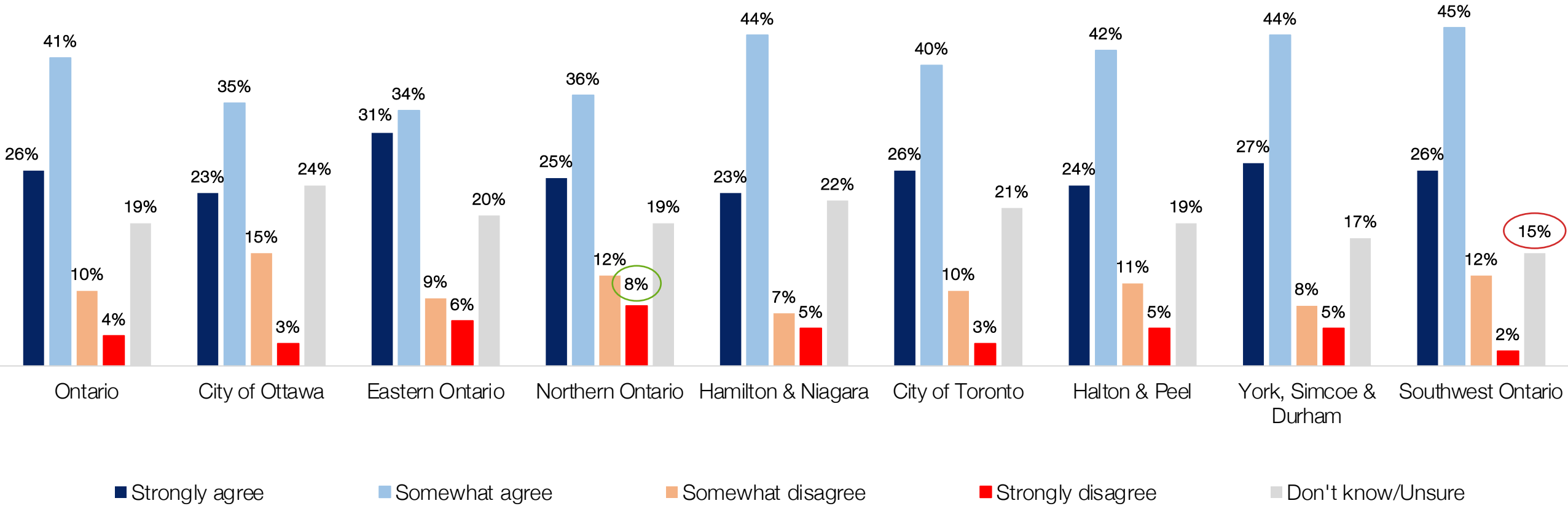
2/3rd's of respondents agreed the laws in Ontario needed to change so that families and physicians could provide mental health and addiction treatment to involuntary patients.



Q20 - Do you agree or disagree that the laws in Ontario need to change so that families and physicians can provide mental health and addictions treatment to involuntary patients? **Base = 2027**

Agree/ disagree that laws in Ontario need to change for involuntary patients

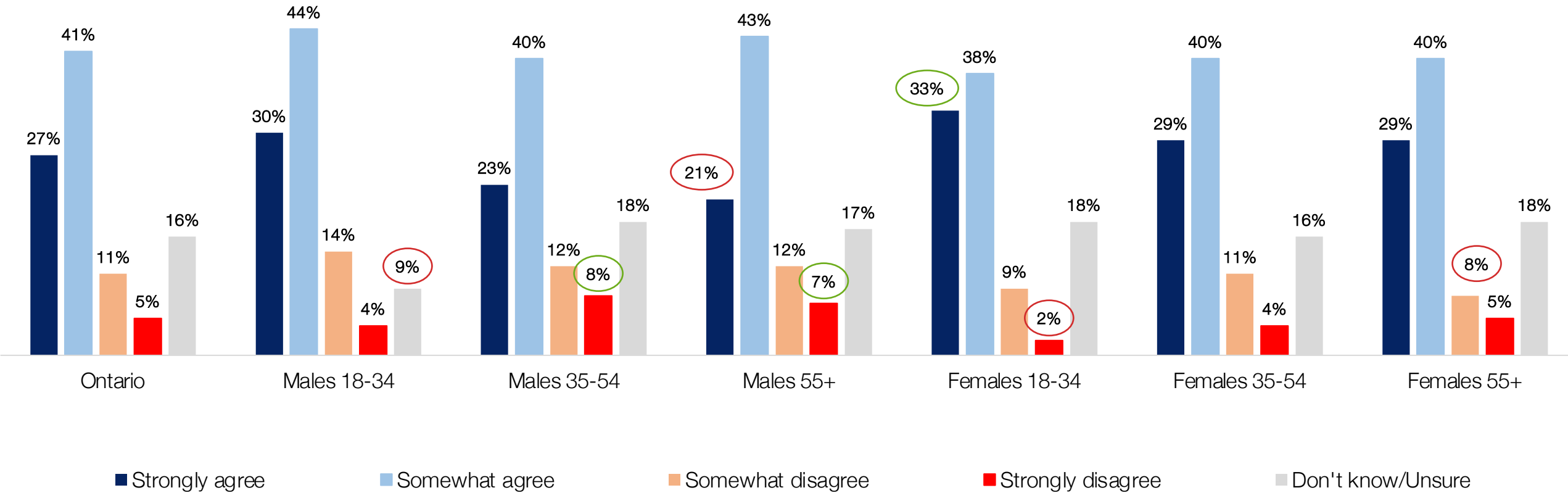
Respondents broke out roughly the same way across the regions of Ontario.



Q20 - Do you agree or disagree that the laws in Ontario need to change so that families and physicians can provide mental health and addictions treatment to involuntary patients? Base = 2027

Agree/ disagree that "Drug Treatment Courts" should be offered more widely in Ontario

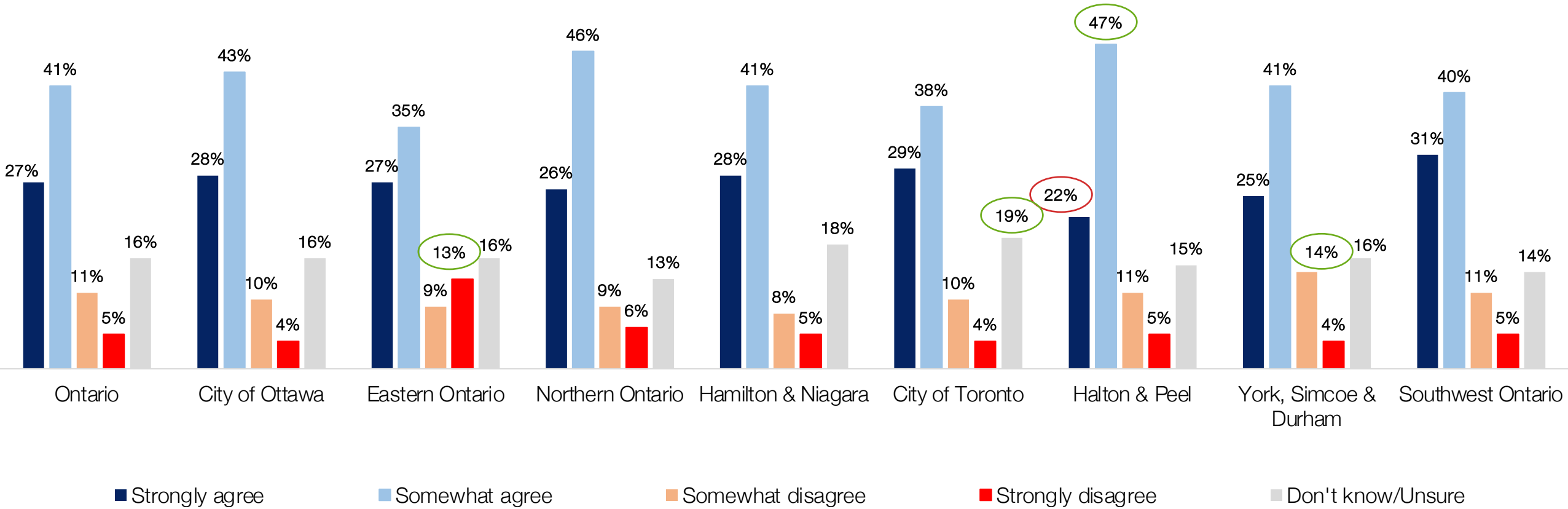
7 out of 10 respondents agreed that drug treatment courts should be offered more widely in Ontario. Females were even stronger in their support of drug treatment courts compared to males.



Q21 - Drug Treatment Courts provide judicially-supervised treatment instead of incarcerating individuals who have a substance use problem that is related to their criminal activities (e.g., drug-related offences such as drug possession, use, or non-commercial trafficking and/or property offences committed to support their drug use). Do you agree or disagree that "Drug Treatment Courts" should be offered more widely throughout Ontario? Base = 2027

Agree/ disagree that "Drug Treatment Courts" should be offered more widely in Ontario

Respondents broke out roughly the same way across the regions of Ontario.



Q21 - Drug Treatment Courts provide judicially-supervised treatment instead of incarcerating individuals who have a substance use problem that is related to their criminal activities (e.g., drug-related offences such as drug possession, use, or non-commercial trafficking and/or property offences committed to support their drug use). Do you agree or disagree that "Drug Treatment Courts" should be offered more widely throughout Ontario? Base = 2027

Council Members

Mayor Neil Nicholson
Deputy Mayor Cathy
Regier

Councillors:
Mark Bell
Michael Moore
Chris Olmstead
Connie Tabbert
Joey Trimm

Certified True Copy

Wednesday, August 7, 2024

**Re: Resolution - Mental Health and Addictions - City of
Pembroke**

Dear Premier Ford,

At its meeting of August 7, 2024, the Council of the Township of
Whitewater Region adopted the following resolution:

**That Council of the Township of Whitewater Region support
the request from the City of Pembroke calling upon the
Province of Ontario to allocate funding specifically for the
establishment of a mental health, addiction and residential
drug treatment facility serving Renfrew County.**

Carried - Resolution #2024-5150

Sincerely,



Carmen Miller
Clerk

(613) 646-2282



P.O. Box 40,
44 Main Street
Cobden, ON
K0J 1K0



whitewaterregion.ca





News Release

Rural Municipal Leaders Support 'Solve the Crisis' Campaign to Address Homelessness and Mental Health

Sunday, August 18, 2024

City of Ottawa - Representing 230 municipalities and over 2.6 million people across Ontario, the [Western Ontario Wardens' Caucus](#), [Eastern Ontario Wardens' Caucus](#), , and Eastern Ontario Mayors' Caucus join the call to action around the ['Solve the Crisis' Campaign](#), led by the [Ontario Big City Mayors](#).

During their joint meeting at the start of the Association of Municipalities of Ontario (AMO) 125th Conference, the three caucuses are stating their collective support around the need for the Ontario and Federal Governments to take immediate and targeted action to help solve the crisis around homelessness and mental health.

There is a homelessness and mental health crisis happening on streets across our communities, small and big, rural and urban. Municipalities continue to step up, but do not have the tools, expertise or capacity to fully address the intersectional and complex issues around housing, homelessness, health care, and social services.

We appreciate the actions that both the Federal and Ontario Governments have taken to-date including Ontario's Roadmap to Wellness, the creation of the Homelessness Prevention Program, and investing in youth wellness hubs. But we need to do more to 'Solve the Crisis' together as government partners, and we need to act swiftly.

As municipalities continue to raise, the rising number of homeless encampments and the human toll of the opioid crisis are a symptom of deeper system failures that hurt Ontario's overall social and economic prosperity. The WOWC, EOMC, and EOWC will be sending a letter to Premier

Ford to further underscore the need for a [Social and Economic Prosperity Review](#). We need a municipal fiscal relationship that supports the foundations of a strong economy, sustainable communities and quality of life that reflects modern day and front-line realities.

Organizations and Ontarians can join the call to support the 'Solve the Crisis' campaign by visiting www.solveethecrisis.ca.

Quotes

"As Chair of the WOWC, I see the impacts first-hand around the homelessness and mental health crisis. Municipalities have been working tirelessly on the front-lines to address complex issues. We want to build safe, health communities and the only way to do so is to work together. Let's step up and 'Solve the Crisis' together." – **WOWC Chair, Glen McNeil, Warden of Huron County**

"In communities of all sizes, not just big cities, people are unhoused, suffering and dying. We need to help them and municipalities do not have the financial tools and resources to do it alone. It is time to take action to 'Solve The Crisis' together with municipalities, the Ontario Government, the Federal Government, and community partners at the table." – **EOWC Chair, Peter Emon, Warden of Renfrew County**

"This is something we (the Eastern Ontario Mayors' Caucus) have been pursuing, over the last year: the need for substantial investment by both the Government of Ontario and the Government of Canada, to deal with this unprecedented humanitarian crisis that all municipalities are now facing." – **EOMC Chair, Jeff Leal, Mayor of the City of Peterborough**

About our organizations

[Western Ontario Wardens' Caucus](#)

The Western Ontario Wardens Caucus Inc. (WOWC) serves as a unified voice for the 15 upper and single tier municipalities in Southwestern Ontario, advocating for their collective interest. Through collaborative efforts, WOWC works to address the unique challenges faced by rural and small urban

communities, playing a pivotal role in shaping policies and initiatives that positively impact the region's 1.6 million residents.

[Eastern Ontario Wardens' Caucus](#)

The Eastern Ontario Wardens' Caucus Inc. (EOWC) is a non-profit organization advocating for 103 small urban and rural municipalities across Eastern Ontario. The EOWC covers an area of 50,000 square kilometres, serving 800,000 residents. For more than 20 years, the EOWC has gained support by speaking with a united voice to champion regional municipal priorities and work with the government, businesses, non-profit organizations, Indigenous leaders, the media, and the public.

[The Eastern Ontario Mayors' Caucus](#)

The Eastern Ontario Mayor's Caucus (EOMC) is comprised of ten Eastern Ontario municipalities that advocate for the region's needs and priorities, especially in the areas of health care, infrastructure, and economic development. The caucus works collaboratively with other levels of government, health care providers, community organizations, and interest holders to address the challenges and opportunities facing Eastern Ontario.

[Ontario Big City Mayors](#)

Ontario's Big City Mayors (OBCM) is an organization that includes mayors of 29 single and lower-tier cities with a population of 100,000 or more, who collectively represent nearly 70 percent of Ontario's population. OBCM advocates for issues and policies important to Ontario's largest cities.

Media Contact

Executive Director, WOWC
Kate Burns Gallagher
kate@wowc.ca

Chair, WOWC
Glen McNeil
info@wowc.ca

Chair, EOWC
Peter Emon
info@eowc.org

Chair, EOMC
Jeff Leal
jleal@peterborough.ca

Chair, OBCM
Marianne Mead Ward
chair@obcm.ca

Executive Director, OBCM
Michelle Baker
michelle@obcm.ca



2529 Stirling-Marmora Road
Box 40
Stirling, ON K0K 3E0
Phone: 613-395-3380 Fax: 613-395-0864

August 21, 2024

Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Hon. Ford,

Re: Public Sector Salary Disclosure

At the August 6, 2024 Standing Committees meeting, Committee made the following recommendation:

Moved by Councillor Dean Graff
Seconded by Councillor Don Stewart

That the report from the CAO-Treasurer entitled, "Public Sector Salary Disclosure" be received; and

That Committee recommends to Council the following resolution be adopted and forwarded to the Province of Ontario Premier's Office, the Ministry of Municipal Affairs and Housing, the Association of Municipalities of Ontario and all Ontario Municipalities;


Now Therefore Be It Resolved That the Public Sector Salary Disclosure Act be updated to reflect the inflation rates since 1996; and further

That the Act be further updated so that the inflation rate is applied each year to the requirement to report public salaries.

Carried.

This resolution was subsequently ratified and confirmed by Council at their meeting of August 19, 2024.

Sincerely,


Sydney Dodson
Deputy Clerk

/sd

Cc: Roxanne Hearn – CAO/Treasurer, Premier Doug Ford, the Ministry of Municipal Affairs and Housing, AMO, all Ontario Municipalities

**Embracing the Future
while Remembering our Past**



TOWNSHIP OF
RUSSELL

CERTIFIED RESOLUTION

Date: August 26, 2024 **Item(s) no.:** 10 (ref. a)

Subject: Resolution to Support AMCTO Provincial Updates to the Municipal Elections Act

Moved by: Jamie Laurin

Seconded by: Lisa Deacon

WHEREAS elections rules need to be clear, supporting candidates and voters in their electoral participation and election administrators in running elections; and

WHEREAS legislation needs to strike the right balance between providing clear rules and frameworks to ensure the integrity of the electoral process; and

WHEREAS the legislation must also reduce administrative and operational burden for municipal staff ensuring that local election administrators can run elections in a way that responds to the unique circumstances of their local communities; and

WHEREAS the Municipal Elections Act, 1996 (MEA) will be 30 years old by the next municipal and school board elections in 2026; and

WHEREAS the MEA sets out the rules for local elections, the Assessment Act, 1990 and the Education Act, 1990 also contain provisions impacting local elections adding more places for voters, candidates, and administrators to look for the rules that bind the local democratic process in Ontario; and

WHEREAS with rules across three pieces of legislation, and the MEA containing a patchwork of clauses, there are interpretation challenges, inconsistencies, and gaps to fill; and

WHEREAS the Act can pose difficulties for voters, candidates, contributors and third-party advertisers to read, to interpret, to comply with and for election administrators to enforce; and

WHEREAS while local elections are run as efficiently and effectively as can be within the current legislative framework, modernization and continuous improvement is needed to ensure the Act is responsive to today's needs and tomorrow's challenges; and

WHEREAS to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign interference, increased spread of mis/disinformation and the increased use of technologies like artificial intelligence and use of digital identities; and

WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) reviewed the Act and has provided several recommendations including modernizing the legislation, harmonizing rules, and streamlining and simplifying administration; and

WHEREAS AMCTO put forward recommendations for amendments ahead of the 2026 elections and longer-term recommendations for amendments ahead of the 2030 elections; therefore

BE IT RESOLVED THAT the Township of Russell calls for the Province to update the MEA with priority amendments as outlined by AMCTO before Summer 2025 and commence work to review and re-write the MEA with longer-term recommendations ahead of the 2030 elections; and be it further

RESOLVED that this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Minister of Municipal Affairs and Housing, the Minister of Education, the Minister of Public and Business Service Delivery, Minister of Finance, the Premier of Ontario, MPP of Glengarry-Prescott-Russell and AMCTO.

MOTION APPROVED

I, Joanne Camiré Laflamme, Clerk of the Corporation of the Township of Russell, hereby certify that the foregoing is a true copy of the resolution adopted by the Council of the Corporation of the Township of Russell on the 26th day of August 2024.


✓ Joanne Camiré Laflamme
Clerk



August 21, 2024

Sent via email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

RE: Concerns with the Transport and Deposition of Naturally Occurring Radioactive Material (NORM) at the Agnew Lake Tailings Management Area (ALTMA)

Dear Premier Ford,

I am writing to you on behalf of the Council of the Township of Nairn and Hyman and the Council of the Township of Baldwin to formally submit the attached resolution passed jointly by the two Councils at a Joint Emergency Council Meeting on August 19, 2024.

Our two Townships very recently learned of the decision to transport naturally occurring radioactive material (NORM) from the former Beaucage Mine Site and Nipissing First Nation reserve lands and deposit it at the Agnew Lake Tailings Management Area in the Township of Nairn and Hyman. The decision to transport and deposit NORM has far-reaching implications for the environment, public health, and safety of our communities, and this significant decision was made without any consultation with our municipalities and the other municipalities located near Agnew Lake or along the Highway 17 corridor.

In addition to the participation of our municipalities in this Emergency Council Meeting, many representatives from surrounding First Nations attended the meeting, underscoring the widespread concern across our region about this impending project. The planned transportation of NORM is scheduled to begin in the coming weeks, therefore we respectfully request your attention to this urgent matter.

The resolution reads as follows:

RESOLUTION: 2024-EM1-2

DATE: August 19, 2024

MOVED BY: Councillor McVey

SECONDED BY: Councillor Cote

WHEREAS the Council of the Corporation of the Township of Nairn and Hyman and the Council of the Corporation of the Township of Baldwin have been informed of the decision to transport naturally occurring radioactive material (NORM) from the former Beaucage Mine and Nipissing First Nation reserve land, and deposit it at the Agnew Lake Tailings Management Area (ALTMA) in the Township of Nairn and Hyman; and

WHEREAS this decision has significant implications for the environment, public health, and safety of the surrounding communities, including those within the Township of Nairn and Hyman and the Township of Baldwin; and

WHEREAS the decision to transport and deposit NORM to the ALTMA site was made without any consultation with the Township of Nairn and Hyman or the other municipalities bordering Agnew Lake, resulting in the exclusion of local municipalities from the decision-making process; and

WHEREAS the exclusion of local municipalities from this process represents a serious breach of trust and a disregard for the well-being of the residents of these communities; and

WHEREAS there are significant concerns among residents regarding the potential contamination of drinking water sources, particularly Agnew Lake, which many residents rely on for safe drinking water; and

WHEREAS the risks associated with NORM are well-documented, and the proximity of the ALTMA to Agnew Lake heightens the concerns regarding the potential contamination of this vital water source; and

WHEREAS according to information received from the Ministry of Mines, there are already some areas of the ALTMA site where dose estimates exceed the Canadian Nuclear Safety Commission's regulatory limit for casual site users; and

WHEREAS the Council of the Corporation of the Township of Nairn and Hyman and the Council of the Corporation of the Township of Baldwin held a joint Emergency Council Meeting on August 19, 2024;

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Nairn and Hyman and the Council of the Corporation of the Township of Baldwin respectfully demands that the Province of Ontario, the Ministry of Mines and the Ministry of Transportation immediately halt the project involving the transportation and deposition of NORM at the ALTMA site until a clear line of communication is established with local municipalities; and

BE IT FURTHER RESOLVED THAT the Council of the Corporation of the Township of Nairn and Hyman and the Council of the Corporation of the Township of Baldwin respectfully demands full disclosure of all pertinent details regarding the proposed future NORM transportation and deposition plan, including specific transportation routes, emergency response plans, safety protocols, and the future management plan for the ALTMA site; and

THAT the Council of the Corporation of the Township of Nairn and Hyman and the Council of the Corporation of the Township of Baldwin insists that environmental and health impact assessments be conducted with input from independent experts, and that these assessments include opportunities for public hearings to ensure transparency and community involvement; and


THAT the Province of Ontario enact legislation that consultation with municipalities is a requirement of any projects that include the transportation or deposition of NORM; and

THAT a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable George Pirie, the Minister of Mines; the Honourable Prabmeet Sarkaria, the Minister of Transportation; the Honourable Andrea Khanjin, the Minister of the Environment, Conservation and Parks; Chief Toulouse and Sagamok Anishnawbek Council Members; Chief Nootchtai and Atikameksheng Anishnawbek Council Members; the Ontario Ombudsman; the Canadian Nuclear Safety Commission; the Canadian Environmental Law Association; MP Carol Hughes; MPP Michael Mantha; the Association of Ontario Municipalities and all Ontario Municipalities.

CARRIED

For more information regarding this matter, please contact our municipal office by email at belindaketchabaw@nairncentre.ca or by phone at (705) 869-4232.

Yours truly,



Belinda Ketchabaw
CAO Clerk Treasurer
Township of Nairn and Hyman

Cc:

Honourable George Pirie, the Minister of Mines
Honourable Prabmeet Sarkaria, the Minister of Transportation
Honourable Andrea Khanjin, the Minister of the Environment, Conservation and Parks
Chief Toulouse and Sagamok Anishnawbek Council Members
Chief Nootchtai and Atikameksheng Anishnawbek Council Members
Ontario Ombudsman
Canadian Nuclear Safety Commission
Canadian Environmental Law Association
MP Carol Hughes
MPP Michael Mantha
Association of Ontario Municipalities
All Ontario Municipalities



RECEIVED

AUG 30 2024

Township of Puslinch

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

Delegate Request

Meeting Date: Sept 11 2024

Applicant Information

Applicant Name: ROBERT STARK

Mailing Address: [REDACTED]

Email Address: [REDACTED]

Telephone Number: [REDACTED]

Purpose of delegation (state position taken on issue, if applicable):

PROPOSAL TO AMEND CURRENT TOWNSHIP 134-LAW
TO ALLOW SUNDAY GUN HUNTING IN WILDLIFE
MANAGEMENT UNIT BTC (PUSLINCH TOWNSHIP)

RECEIVED

I am submitting a formal presentation to accompany my delegation:

Yes: No:

I will require the following audio-visual equipment:

PowerPoint:

Note: delegations are permitted to speak for 10 minutes. Your form or letter must be received 24 hours before the preparation of the Council agenda. This usually means at least one week prior to the Council meeting.

Personal Information collected on this form is collected under the authority of the Municipal Act and will be used only for the purposes of sending correspondence relating to matters before Council and for creating a record that is available to the general public in a hard copy format and on the internet in an electronic format in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

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



REPORT FIN-2024-018

TO: Mayor and Members of Council

PREPARED BY: Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: September 11, 2024

SUBJECT: 2023 Annual Building Permit Report
File No. C11 BUI

RECOMMENDATIONS

THAT Report FIN-2024-018 entitled 2023 Annual Building Permit Report be received.

Purpose

The purpose of this report is to inform Council of the building permit fees collected for 2023, and the costs associated with the administration and enforcement of the Building Code Act.

Background

In accordance with Section 7(4) of the Building Code Act, every 12 months, each principal authority shall prepare a report that contains such information as may be prescribed about any fees authorized and costs of the principal authority to administer and enforce the Building Code Act in its area of jurisdiction.

As a requirement of Ontario Regulation 332/12 of the Building Code Act, the Annual Report must include the following:

- a) Total fees collected in the 12-month period from January 1, 2023 to December 31, 2023,
- b) The direct and indirect costs of delivering services related to the administration and enforcement of the Act within the Township,

- c) A breakdown of the costs described in (b) above into at least the following categories:
 - I. Direct costs of administration and enforcement of the Act, including the review of applications for permits and inspection of buildings, and
 - II. Indirect costs of administration and enforcement of the Act, including support and overhead costs, and

- d) If a reserve fund has been established for any purpose relating to the administration or enforcement of the Act, the amount of the fund at the end of the 12-month period referred to in clause (a) above.

Operating Budget vs. Actuals

The only impact to the Township’s property tax revenues related to building permit activity is the recovery from the Building Department for indirect costs such as human resources, finance/accounting, customer service, information technology, facility space, etc.

For the full year 2023, the Building Department’s operating budget vs. actuals is outlined below:

| | 2023 Budget | 2023 Actual |
|--|--|--|
| Revenues | \$539,241 | \$932,398 |
| Expenses | \$643,150 | \$580,337 |
| Transfer to/from Building Surplus Reserve | Budget Operating Deficit Transfer from Reserve \$103,910 | Actual Operating Surplus Transfer to Reserve \$352,061 |
| Net | \$0.00 | \$0.00 |

In 2023, the Building Department issued 187 permits (2022 – 303). Actual revenues were higher than budgeted revenues by approximately \$393K primarily due to the following:

| Description | 2023 Budget | 2023 Actual | Surplus/ (Deficit) | Comments |
|---|--------------------|--------------------|---------------------------|---|
| Residential Building Permits | \$420,000 | \$194,242 | -\$225,758 | The number of single detached dwellings amounted to 6 units in 2023 (2022-31 units) |
| Institutional, Commercial & Industrial Building Permits | \$31,080 | \$708,939 | \$677,859 | The increase relates to \$704K of building permit fees collected from two non-residential developments. |
| Farm Building Permits | \$24,000 | \$0.00 | -\$24,000 | |

Actual expenses were below budgeted expenses primarily due to the following:

- Lower actual contract services expenditures related to RSM Building Consultants.
- Lower actual professional development expenditures compared to budget.
- Lower actual full-time wages and benefits due to staff vacancies.

A financial summary for the year ended December 31, 2023 is attached as Schedule A to this report.

Building Surplus Reserve

The Building Code Act requires that the total amount of Building Permit fees meets the total costs for the municipality to administer and enforce the Building Code Act and regulations. Building permit fees were established to fully recover the Township's cost of providing building permit services, including an allocation of administrative overhead/indirect costs. Any surplus revenue from building permit fees is transferred to a reserve, to be drawn upon in years of declining building activity.

The Building department ended 2023 with an operating surplus of \$352,061 (actual revenues of \$932,398 less actual expenditures of \$580,337). The operating surplus of \$352,061 was transferred to the Building Surplus Reserve.

A financial summary of the balance of the Building Surplus Reserve for the year ended December 31, 2023 is attached as Schedule B to this report.

Financial Implications

The Township's 2023 expenditures include inspections related to previously issued building permits from previous years. The revenue associated with these previously issued building permits would be recognized in the year that the building permit was issued (ie. 2022 and prior).

The Township as part of its 2024 User Fees and Charges By-law increased all building permit fees by the Consumer Price Index inflation rate of approximately 3.10% for cost recovery purposes. Similar to previous practise, it is recommended that as part of the 2025 User Fees and Charges By-law review, that the fees in the building department be reviewed to ensure they continue to closely reflect the actual cost for providing the service while keeping in line with comparator municipalities.

Applicable Legislation and Requirements

Building Code Act

Ontario Regulation 332/12 of the Building Code Act

Engagement Opportunities

Ontario Regulation 332/12 of the Building Code Act requires that the Township give notice of the preparation of an annual building permit report to every person and organization that has requested that the Township provide the person or organization with such notice and has provided an address for the notice. As of the date of this report, the Township has not received any requests for this report.

Attachments

Schedule A –December 31, 2023 Financial Summary

Schedule B –December 31, 2023 Building Surplus Reserve Balance

Respectfully submitted:

Mary Hasan
Director of Finance/Treasurer

Reviewed by:

Andrew Hartholt
Chief Building Official

Township of Puslinch
FIN-2024-018 - Schedule A
December 31, 2023 Financial Summary

| | | |
|---|----------|--------------------------|
| REVENUE | | \$932,398 |
| EXPENSES | | |
| | Direct | \$ 460,254 |
| | Indirect | \$ 120,082 |
| Total Expenses | | <u>\$ 580,337</u> |
| 2023 Building Department Operating Surplus | | <u>\$ 352,061</u> |

Township of Puslinch
FIN-2024-018 - Schedule B
December 31, 2023 Building Surplus Reserve Balance

| | |
|--|--------------------------|
| January 1, 2023 Opening Balance | \$ 623,909 |
| 2023 Building Department Operating Surplus | 352,061 |
| Computer Equipment | (2,446) |
| Cloudpermit - By-law Enforcement | (366) |
| Septic Reinspections | (553) |
| December 31, 2023 Closing Balance | <u>\$ 972,605</u> |



REPORT FIN-2024-020

TO: Mayor and Members of Council

PREPARED BY: Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: September 11, 2024

SUBJECT: 2023 Township General Surplus
File No. F05 BUD

RECOMMENDATIONS

THAT Report FIN-2024-020 entitled 2023 Township General Surplus be received; and

THAT the 2023 General Surplus amount of \$28,203 be allocated to the Asset Management Discretionary Reserve in accordance with Council Resolution No. 2019-347.

Purpose

The purpose of this report is to provide Council with a general status report on the Township General Surplus as at December 31, 2023.

Background

The total Township General Surplus is \$28,203. This is in accordance with the Schedule of Accumulated Surplus noted in the Audited Financial Statements presented to Council at the May 1, 2024 Council Meeting.

Budget Development and Control Policy

Paragraph 11 of the Budget Development and Control Policy provides information regarding the General Corporate Surplus as outlined below:

a) Where funds have been appropriated but not incurred prior to the end of the fiscal year, and no legal obligation to expend said funds has been entered into prior to the end of the fiscal year, said funds shall be included in the general corporate surplus and shall be submitted for Council’s consideration to be contributed to the Asset Management (AM) Discretionary Reserve in accordance with Council Resolution No. 2019-347 or to another Discretionary Reserve based on Council’s direction.

b) The policy adopted by Council through Council Resolution No. 2019-347 states that Council authorizes the allocation of all budget surpluses into the Township’s AM Discretionary Reserve for the purpose of meeting future AM obligations.

The 2018 to 2020 and 2022 general surpluses were fully allocated to the AM Discretionary Reserve. The 2021 general surplus amount of \$569,206 was allocated as follows based on Council Resolution No. 2022-170 at the May 25, 2022 Council Meeting:

- \$494,206 to the AM Discretionary Reserve in accordance with Council Resolution No. 2019-347; and
- \$40,000 to fund the repair of the Tandem Dump Truck 301; and
- \$35,000 to fund the additional costs associated with the Roads Management Plan.

Based on the 2024 Capital Budget and Forecast, 2024 Public Works tender results, and the 2023 General Surplus of \$28,203 to be contributed to the AM Discretionary Reserve (subject to Council approval), the estimated balances in the AM Discretionary Reserve are as outlined below:

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|--------|--------|--------|--------|--------|--------|----------|--------|--------|--------|
| \$3.9M | \$2.6M | \$2.6M | \$2.4M | \$0.5M | \$0.6M | -\$0.09M | \$0.8M | \$1.0M | \$2.3M |

The 2019 AM Plan recommends a minimum target balance of \$2.0 million and a maximum target balance of \$4.0 million in the AM Discretionary Reserve. The estimated balances meet this target balance in 2024 to 2027 and 2033. The estimated balance does not meet this target balance from 2028 to 2032. As outlined in previous Council budget reports, the main reason for the change in the AM Discretionary Reserve is due to an increase in proposed capital withdrawals from 2024 to 2033 related to the capital cost estimates noted in the 2023 Roads Management Plan. Township staff worked with GM BluePlan to refine the capital cost estimates outlined in the 2023 Roads Management Plan presented to Council at its meeting held on September 6, 2023. This refinement of costs has had a positive effect on the balance in the AM Discretionary Reserve.

At its May 24, 2023 Council Meeting, Council directed staff to report on the upper and lower limit thresholds for the AM Discretionary Reserve. Staff will report back on this matter as part of 2025 budget deliberations.

General Surplus Calculation

The calculation of the 2023 Township General Surplus is outlined below:

1. The total operating tax levy surplus (budget vs. actual expenditures and revenues) equals \$293,045 as per the Fourth Quarter Financial Report presented to Council at the May 1, 2024 Council Meeting.

The Building Cost Centre is not included below. The Building Code Act requires that the total amount of building permit fees meet the total costs for the municipality to administer and enforce the Building Code Act and Regulations. Building permit fees were established to fully recover the Township’s cost of providing building permit services, including an allocation of administrative overhead/indirect costs. Any surplus revenue from building permit fees is transferred to a reserve, to be drawn upon in years of declining building activity.

| Department | Operating Levy Surplus/(Deficit) | Comments |
|-----------------|----------------------------------|---|
| Administration | -\$133,833 | The majority of the deficit in this cost centre relates to: <ul style="list-style-type: none"> • unanticipated corporate legal expenditures -\$223K - Note A • unanticipated contract services expenditures related to temporary administrative support due to leave of absence - \$42K • offset by wages and benefits surplus - \$109K |
| By-law | -\$56,576 | The majority of the deficit in this cost centre relates to unanticipated by-law professional fees (ie. legal Note A , engineering and environmental) of \$84K offset by additional recoveries of \$26K. |
| Corporate | \$554,070 | The majority of the surplus in this cost centre relates to: <ul style="list-style-type: none"> • supplemental billings for omitted/supplementary assessment and taxes receivable accrual - \$122K • interest and penalties on property taxes - \$50K • interest on cash and equivalents - \$380K – Note B |
| Council | \$13,991 | |
| Elections | \$1,096 | |
| Finance | \$13,833 | |
| Fire and Rescue | -\$72,992 | The majority of the deficit in this cost centre relates to: <ul style="list-style-type: none"> • remuneration and remuneration related expenses driven by call volume/nature of calls and related to on-call payments - \$93K • offset by additional motor vehicle emergency response recoveries of \$21K |

| Department | Operating Levy Surplus/(Deficit) | Comments |
|-----------------------------------|----------------------------------|---|
| Heritage Advisory Committee | \$1,948 | |
| Library | \$5,193 | |
| Municipal Office | -\$5,907 | |
| Parks | -\$8,586 | |
| PDAC Advisory Committee | \$1,421 | |
| Planning & Development | -\$28,703 | The majority of the deficit in this cost centre relates to professional fees for planning applications (ie. legal Note A and engineering and environmental) of \$394K offset by contract services surplus of \$25K and additional recoveries of \$347K. The pre-consultation process was mandatory in 2023 resulting in an increase in third party consultant expenditures that were fully third party cost recoverable. The Township had a significant number of zoning by-law amendment applications and site plan applications in 2021 and 2022 when compared to previous years. These applications typically require peer review over multiple fiscal periods. |
| Public Works | -\$864 | |
| Recreation Advisory Committee | \$816 | |
| Source Water Protection | \$20,628 | This difference relates to the reimbursement of the one-time Septic Inspection Program costs of \$20.5K budgeted in Building Capital. |
| Optimist Recreation Centre | -\$33,870 | The majority of the deficit in this cost centre relates to a decrease in recoveries of \$22K and increased maintenance/hydro expenditures of \$15K. |
| Puslinch Community Centre | \$21,119 | The majority of the surplus in this cost centre relates to salaries, wages and benefits due to vacancies in 2023 of \$27K. |
| Youth Advisory Committee | \$262 | |
| Operating Tax Levy Surplus | \$293,045 | |

Note A – The Township has a legal contingency discretionary reserve with a balance of \$257K that it could draw upon if there are major unrecoverable legal matters in any given year. The Township did not draw upon this reserve in 2023.

Note B - Due to market conditions, investments that matured during 2023 were re-invested at higher interest rates. Interest rates increased significantly on the Township's investments from 2022 (interest rates ranging from 1.05% to 5.05%) to 2023 (interest rates ranging from 1.75% to 5.70%).

- 2.) For audit purposes, the Township is required to estimate an amount for its post-employment benefit obligation which should not be incorporated in the surplus. The entry in 2023 resulted in a decrease in the obligation of \$6,152. Therefore, \$6,152 must be subtracted from the surplus as the post-employment benefit is separate from the general surplus.
- 3.) Net contributions to operating discretionary reserves (excluding the Building Surplus Reserve) of \$393,575 should be subtracted from the surplus.
- 4.) The aggregate levy surplus amounted to \$86,795 for the purpose of funding Public Works capital projects.
- 5.) The capital surplus amount is determined based on:

| Description | Amount |
|---|--------------------|
| Total capital expenditures (including tangible capital asset and non-tangible capital asset expenditures) | \$5,866,779 |
| Capital contributions to the capital carry forward discretionary reserve | \$88,105 |
| Subtotal of Capital Expenditures | \$5,954,884 |
| Capital Discretionary Reserve Funding | \$1,913,565 |
| Restricted Reserve Funding including Canada Community Building Fund | \$1,914,499 |
| Capital Tax Levy Funding for Capital Projects | \$74,408 |
| Capital Grant Funding excluding Canada Community Building Fund | \$2,046,500 |
| Other Municipality Funding (ie. County of Wellington) | \$50,000 |
| Proceeds of Disposal Funding for the Sale of Equipment | \$0 |
| Capital Donation Funding | \$4,000 |
| Subtotal of Capital Funding | \$6,002,971 |
| Capital Surplus | \$48,087 |

The majority of the capital surplus relates to:

- an increased amount of third party funding received when compared to budget; and
- capital project actual expenditures being lower than budget.

The table below outlines the general surplus calculation of \$28K:

| Item | Description | Amount |
|------|--|-----------|
| 1 | Fourth Quarter Financial Report - Operating Tax Levy Surplus | \$293,045 |
| 2 | Post-Employment Benefit Obligation | -\$6,152 |

| | | |
|---|--|-----------------|
| 3 | Net contributions to operating discretionary reserves (excluding the Building Surplus Reserve) | -\$393,575) |
| 4 | Aggregate Levy Surplus | \$86,795 |
| 5 | Capital Surplus | \$48,087 |
| | Total General Surplus | \$28,200 |

Financial Implications

The 2023 Township General Surplus as calculated above is \$28,200. The total Township General Surplus verified through the 2023 audit is \$28,203. The difference is not material.

The surplus of \$28,203 as a percentage of total 2023 capital and operating budgeted expenditures of \$10,738,396 is 0.26%.

Applicable Legislation and Requirements

Municipal Act, 2001

Engagement Opportunities

N/A

Attachments

None

Respectfully submitted:

Mary Hasan
Director of Finance/Treasurer



REPORT PD-2024-004

TO: Mayor and Members of Council

PREPARED BY: Lynne Banks, Development & Legislative Coordinator

PRESENTED BY: Lynne Banks, Development & Legislative Coordinator

MEETING DATE: September 11, 2024

SUBJECT: Zoning By-law Amendment Application (D14/JEF)
Jefferson Farms Ltd.
86 Farnham Road
Request for Council to deem the application complete/incomplete
File: D14/JEF

RECOMMENDATION

That Report PD-2024-004 entitled Zoning By-law Amendment Application D14/JEF Request for Council to deem the application complete/incomplete be received; and

That Council deem the application to be complete; and

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O.Reg 545/06 of the *Planning Act, R.S.O. 1990*, as amended

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site Specific Zoning By-law Amendment for the property described as Part Lot 5, West of Blind Line, Plan 131, lying south west of railway, as in RO636626, Township of Puslinch, (the "Subject Lands"). The site is currently zoned Agricultural (A) and Natural Environment (NE) zone and the application proposes to rezone the Subject Lands to a specialized Agricultural Zone (A-xx) and a site specific Natural Environmental Zone; and

2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 3 and Section 5 of O.Reg 545/06 of *the Planning Act, R.S.O. 1990*, as amended.

Background

Application

The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018 to rezone the Subject Lands from Agricultural (A) zone and Natural Environment (NE) zone to a site specific Agricultural (A-xx) and a site specific Natural Environment (NE-xx) zone to prohibit livestock in the existing agricultural buildings; and to permit an existing barn to have a maximum height of 9 metres, as shown on the map attached to this report as Schedule "A".

A consent application was submitted in regards to the Subject Lands (File B17-23), which was approved with conditions on May 11, 2023. The consent application proposes to sever 0.42 hectares of vacant land from the Subject Lands for future rural residential use. The Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

The following reports and plans have been submitted with the pre-consultation application:

- Pre-Consultation Application, October 2023.
- 1st Submission - Draft Sketch, Van Harten Surveyors, September 2023.
- 1st Submission - letter, Van Harten Surveyors, September 2023.
- 2nd Submission - Draft Zoning By-law, December 2023.
- 2nd Submission - letter, Van Harten Surveyors, February 2024.
- 2nd Submission - MDS Farm Data Sheet, December 2023.
- 2nd Submission - Source Water Application, December 2023.
- 2nd Submission - Scoped Planning Justification Report, December 2023.
- 3rd Submission – Updated Sketch, Van Harten Surveyors, July 2024.
- 3rd Submission - Response to Pre-consultation Comments, February 2024.
- 3rd Submission – Transfer/Deed of Land.

The following reports and plans have been submitted with the Zoning By-law Amendment application:

- 1st Submission - Updated Sketch, Van Harten Surveyors, July 2024

- 1st Submission - Scoped Planning Justification Report, December 2023.
- 1st Submission - Letter, Van Harten Surveyors, February 2024.
- 1st Submission - MDS Farm Data Sheet, December 2023.
- 1st Submission - Source Water Application, December 2023.
- 1st Submission – Updated Sketch, Van Harten Surveyors, July 2024.
- 1st Submission - response to Pre-consultation Comments, February 2024.
- 1st Submission – Transfer/Deed of Land.
- 1st Submission – Updated Draft Zoning B-law, May 2024.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on September 14, 2023 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington Planners and external agencies. There were 3 subsequent submissions before the final pre-consultation review of the Zoning By-law Amendment Application was circulated on July 18, 2024 to Township staff, consultants, County of Wellington Staff and external agencies at which time all deficiencies were addressed as outlined in Schedule “B”.

Comments

The Zoning By-law Amendment Application including the prescribed fee was submitted to the Township on August 23, 2024.

Staff recommend that Council deem the application to be complete at this time as the applicant has addressed all outstanding issues as noted by Township staff and consultants. The applicant has paid the required fee to the Township and is responsible for paying all third party costs.

Should Council deem the application to be complete, the timelines in the Planning Act stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;

- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (tentatively scheduled for October 8, 2024);
- Schedule and conduct at least one public meeting (tentatively scheduled for November 27, 2024);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (tentatively scheduled for December 18, 2024).

Financial Implications

None

Applicable Legislation and Requirements

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

Attachments

Attachment "A" – Key Map
Attachment "B" - Comment Summary(s)

Respectfully submitted,

Reviewed by:

**Lynne Banks
Development & Legislative
Coordinator**

**Justine Brotherston
Interim Municipal Clerk**

KEY MAP



ATTACHMENT "B"



Comment Summary – 86 Farnham Road

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



| | |
|------|---|
| GRCA | GRCA has no objection to the proposed zoning by-law amendment to rezone the buildings on the retained parcel to prohibit livestock. |
|------|---|



October 12th, 2023

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

Dear Ms. Lynne Banks:

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

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

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

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

Proposal:

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

Provincial Policy (Provincial Policy Statement and Growth Plan)

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

County of Wellington Official Plan

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



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

Township Zoning By-law

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



- **Minimum Distance Separation**

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

Submission requirements for Zoning Application

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

The list of studies/assessments identifies minimum requirements.

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

Additional Planning Comments

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

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

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

Yours truly,



Asavari Jadhav
Planner



October 10, 2023
Our File: 123006-027

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

Attention: Ms. Lynne Banks

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

Dear Ms. Banks,

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

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

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

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

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

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

GM BLUEPLAN ENGINEERING

Per:

A black rectangular redaction box covering the signature of Sergio Zaga.

Sergio Zaga, M.Eng.
Project Designer

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

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



Environmental Assessments & Approvals

October 2, 2023

AEC 21-130

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

Attention: Justine Brotherston, Deputy Clerk

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

Dear Ms. Brotherston:

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

Azimuth reviewed the following documents on behalf of the Township:

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

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



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

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

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

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

1.0 BACKGROUND REVIEW

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

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



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

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

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

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



2.0 RECOMMENDATIONS


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

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



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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


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

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

KEYMAP



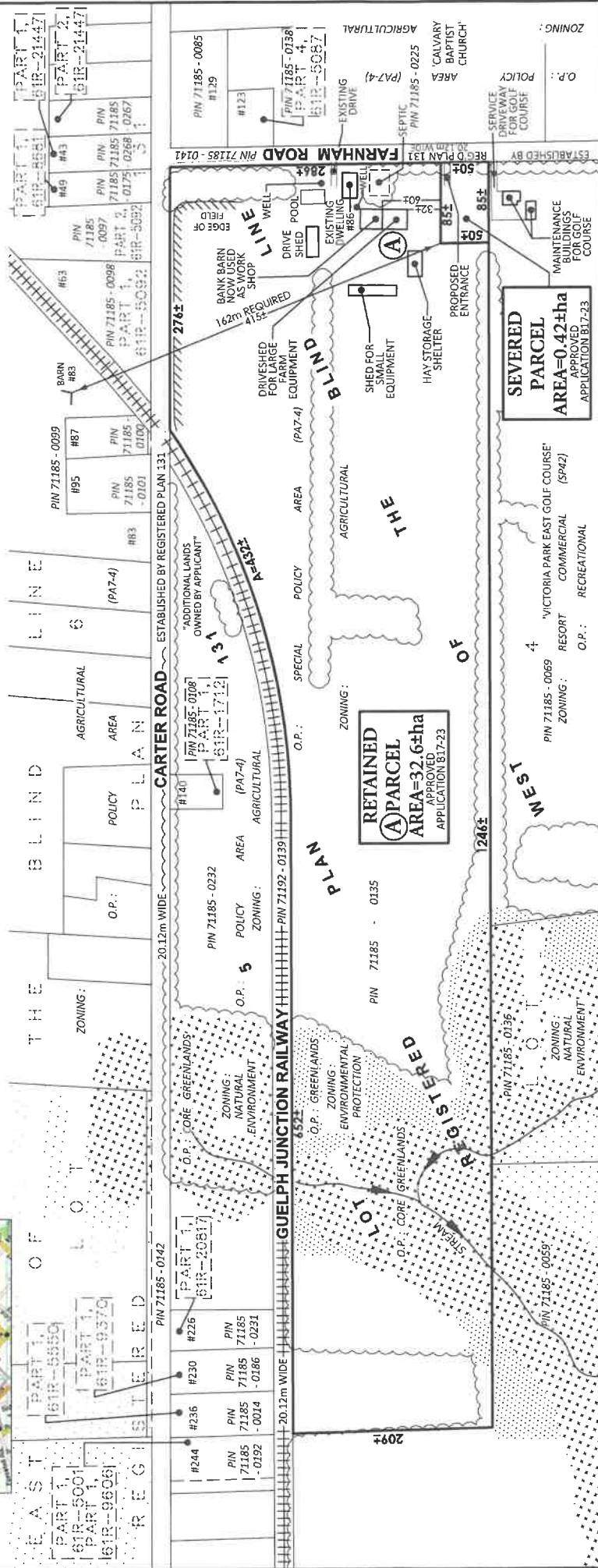
ZONE CHANGE REQUEST:
 TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT LIVESTOCK IN THE ACCESSORY BUILDINGS.

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

SCALE 1 : 4000

0 40 80 160 240 meters

VAN HARTEN SURVEYING INC.



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

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

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 30264-21
 Sep 14, 2023-3:10:59 PM
 G:\PUSLINCH\131\ACAD\ZONE PT LOT 5, JEFFERSON LUTM.dwg

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

JEFFREY E. BUJSMAN
 ONTARIO LAND SURVEYOR

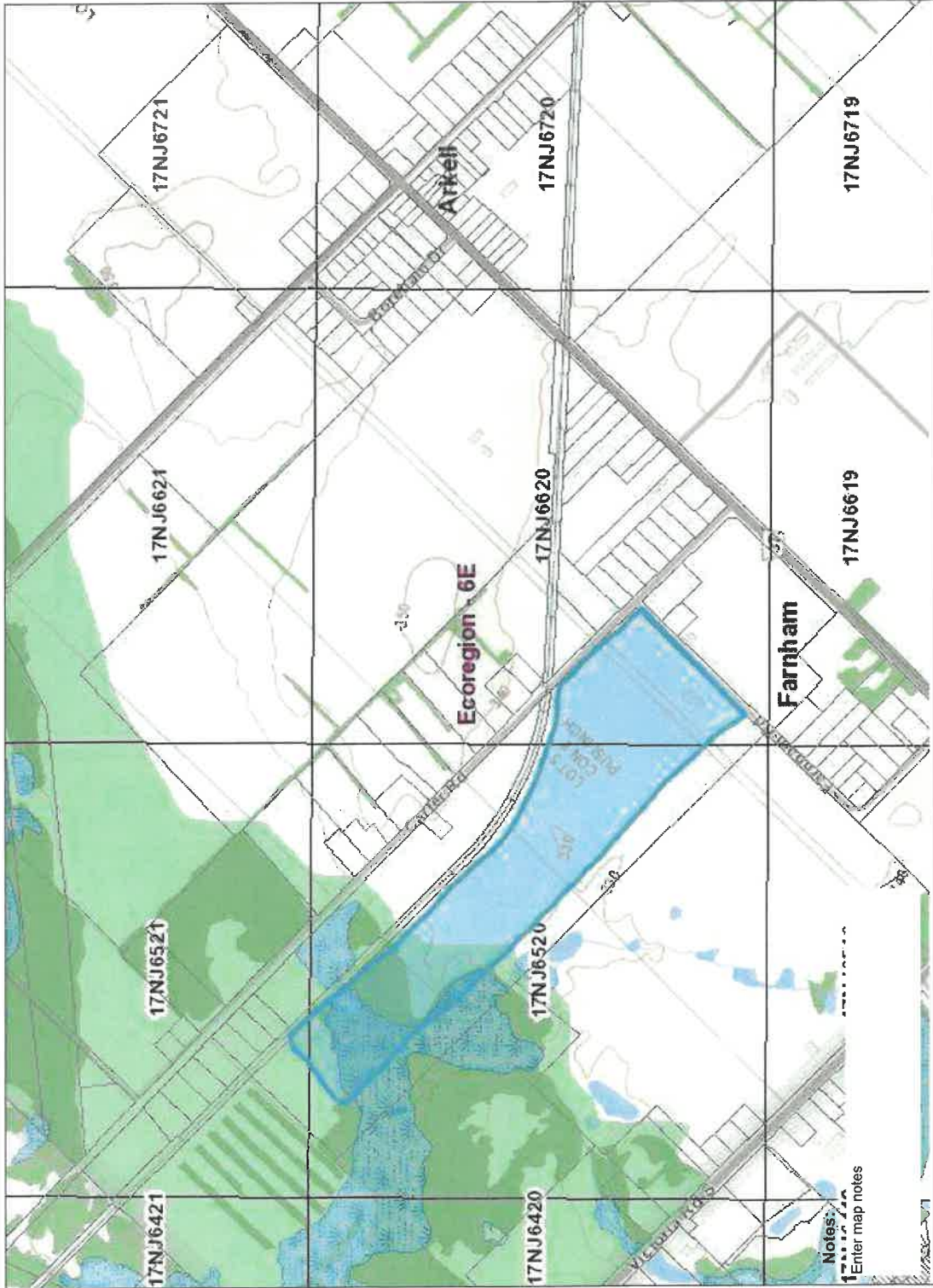
- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4).
 - DISTANCES ON THIS PLAN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



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

21-130 #17 86 Farnham Road

Map created: 9/29/2023



Notes:
1 Enter map notes



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

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
© Copyright for Ontario Parcel data is held by King's Printer for Ontario and its licensors and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.
© King's Printer for Ontario, 2023

Legend

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



NHIC Data

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

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

NHIC Data

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

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

21-130 #17 86 Farnham Road, Puslinch



©Mapbox | ©OpenStreetMap | ©Teranet | ©Maxar | ©2023First Base Solutions Inc.



WILSON

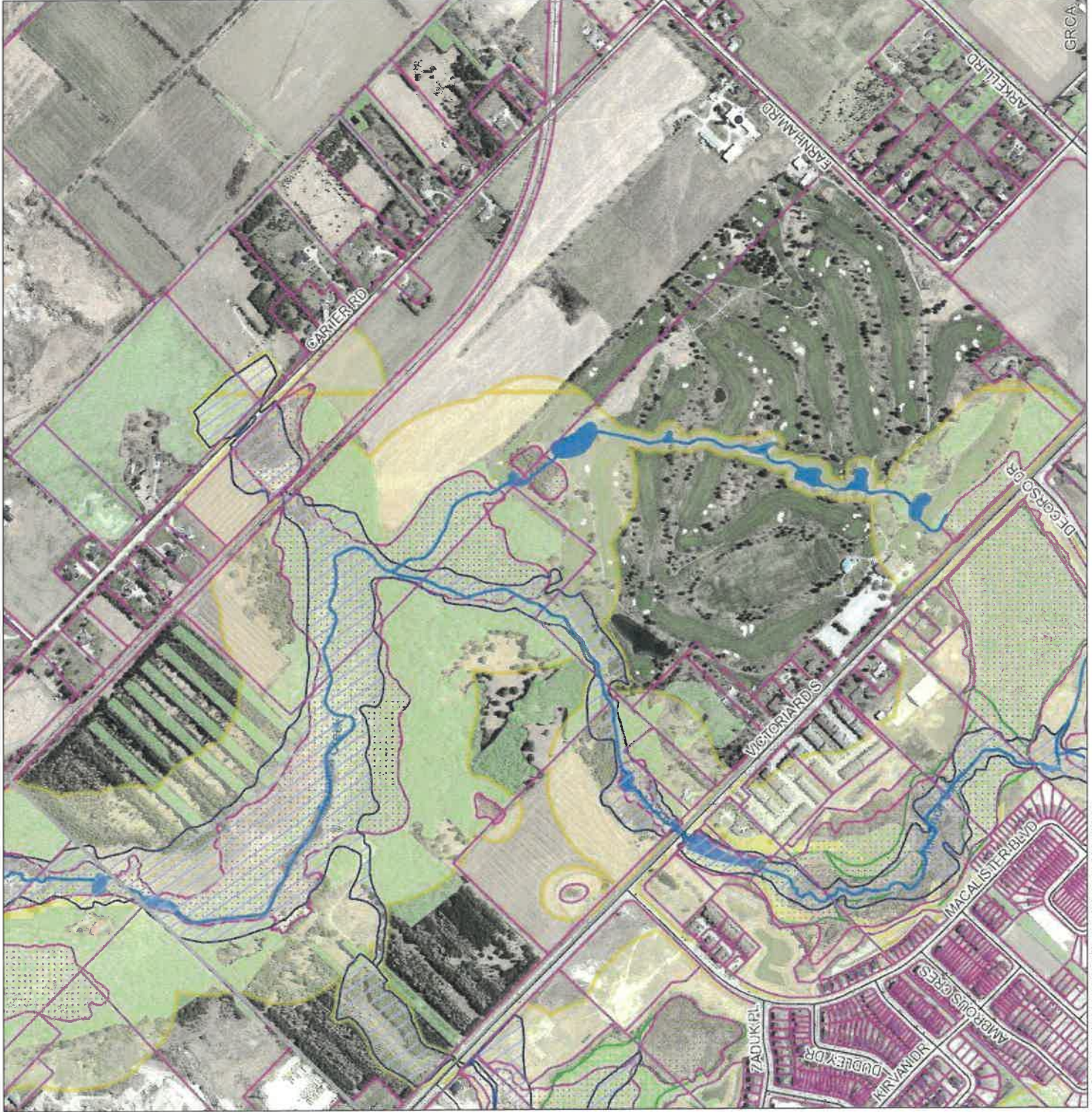
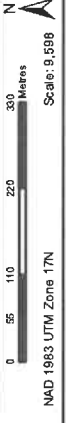


Legend

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

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

Copyright Grand River Conservation Authority, 2023.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantee, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Source-and-Citations.pdf>



Pre-Consultation Form

Section 1: Property and Application Information

Property Address: 86 Farnham Road, Puslinch

Application Type:

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

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

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

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

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

Please see Appendix B for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

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

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

Significant Groundwater Recharge Area: Yes No

Highly Vulnerable Aquifer: Yes No

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

Sincerely,



October 12, 2023

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

Attachment: WHPA Map(s)

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

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



Comment Summary – 2nd Submission - 86 Farnham Road

| Consultant | Comments |
|--|--|
| County of Wellington Planning | See letter attached |
| GM Blue Plan | See letter attached |
| Hydrogeologist Comments | <p>Our revised comments are as follows. These comments are applicable at the Site Plan Control level.</p> <ol style="list-style-type: none"><li data-bbox="953 824 1747 938">1. The severed parcel will be required to meet D-5-4 for Individual On-Site Sewage Systems for septic system design.<li data-bbox="953 976 1747 1235">2. The new water supply well must be installed in accordance with R.R.O. 1990, Regulation 903: Wells. The well must be installed within the upper bedrock or properly cased into the lower bedrock. Multiple aquifer penetrating wells (i.e., wells that are constructed with an open hole between two or more aquifers) are not permitted. <p>No other hydrogeological comments at this time.</p> |
| Ecology Comments | See letter attached |
| Township of Puslinch Fire Department – Brent Smith | Please be advised that the department has no concerns with the application. |



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



COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

February 12, 2023

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

Dear Courtenay:

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

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

Reports Submitted:

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

Proposed Use

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

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

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

Planning Comments:

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

2. Draft by-law

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

Additional Comments/Clarification Items:

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

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

Regards,



Asavari Jadhav
Planner



February 5, 2024
Our File: 123006-027

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

Attention: Ms. Lynne Banks

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

Dear Ms. Banks,

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

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

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

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

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

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

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

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

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

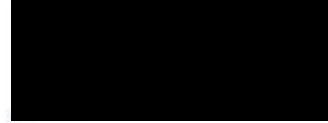


If you have any questions or require additional information, please do not hesitate to contact us.

GM BLUEPLAN ENGINEERING
Per:



Parth Lad, E.I.T.
Technical Specialist



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



Environmental Assessments & Approvals

January 24, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

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

Dear Ms. Banks:

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

Azimuth reviewed the following documents on behalf of the Township:

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

Proposed Zoning Amendment

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



Future Development Considerations

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

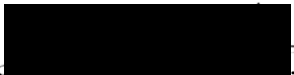
For information purposes, Azimuth notes the potential for Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) to occur on the property, which may require consideration under possible future development scenarios. For example, woodlands on the property, appearing consistent with "Natural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

Conclusions

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

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


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

References

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



01/25/2024

Memorandum

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

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

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

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

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

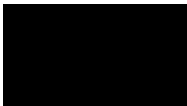
Pursuant to the *Clean Water Act*, Notices are required for all applications. A notice for the Zoning By-law Amendment will be provided once the formal application is submitted.

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

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

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

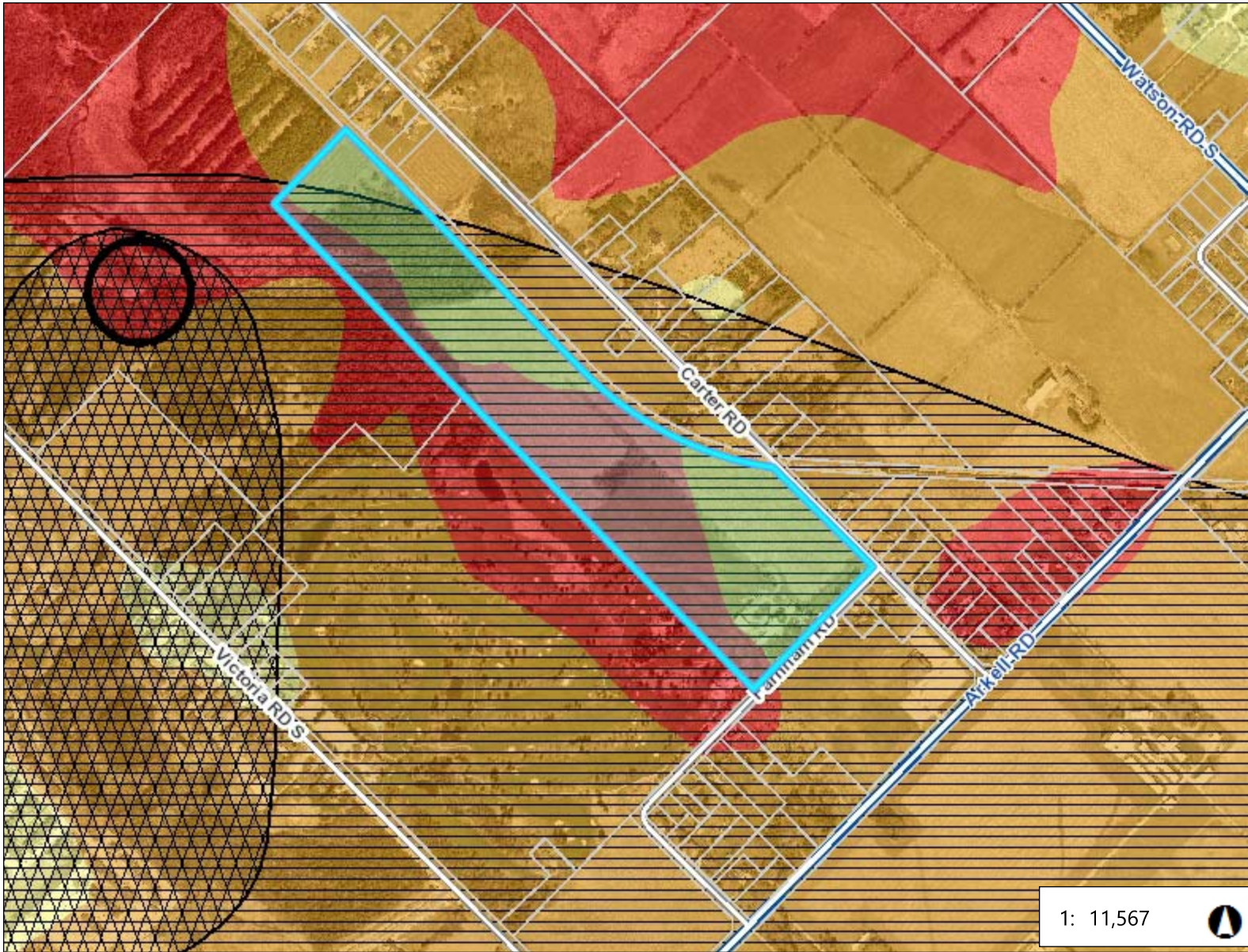
Sincerely,



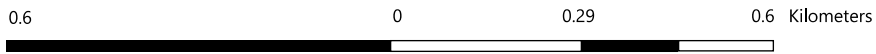
January 25, 2024

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

Township of Puslinch
c/o Wellington Source Water Protection
Risk Management Office, 1 MacDonald Square, Elora, ON, N0B 1S0
1-844-383-9800 sourcewater@centrewellington.ca wellingtonwater.ca



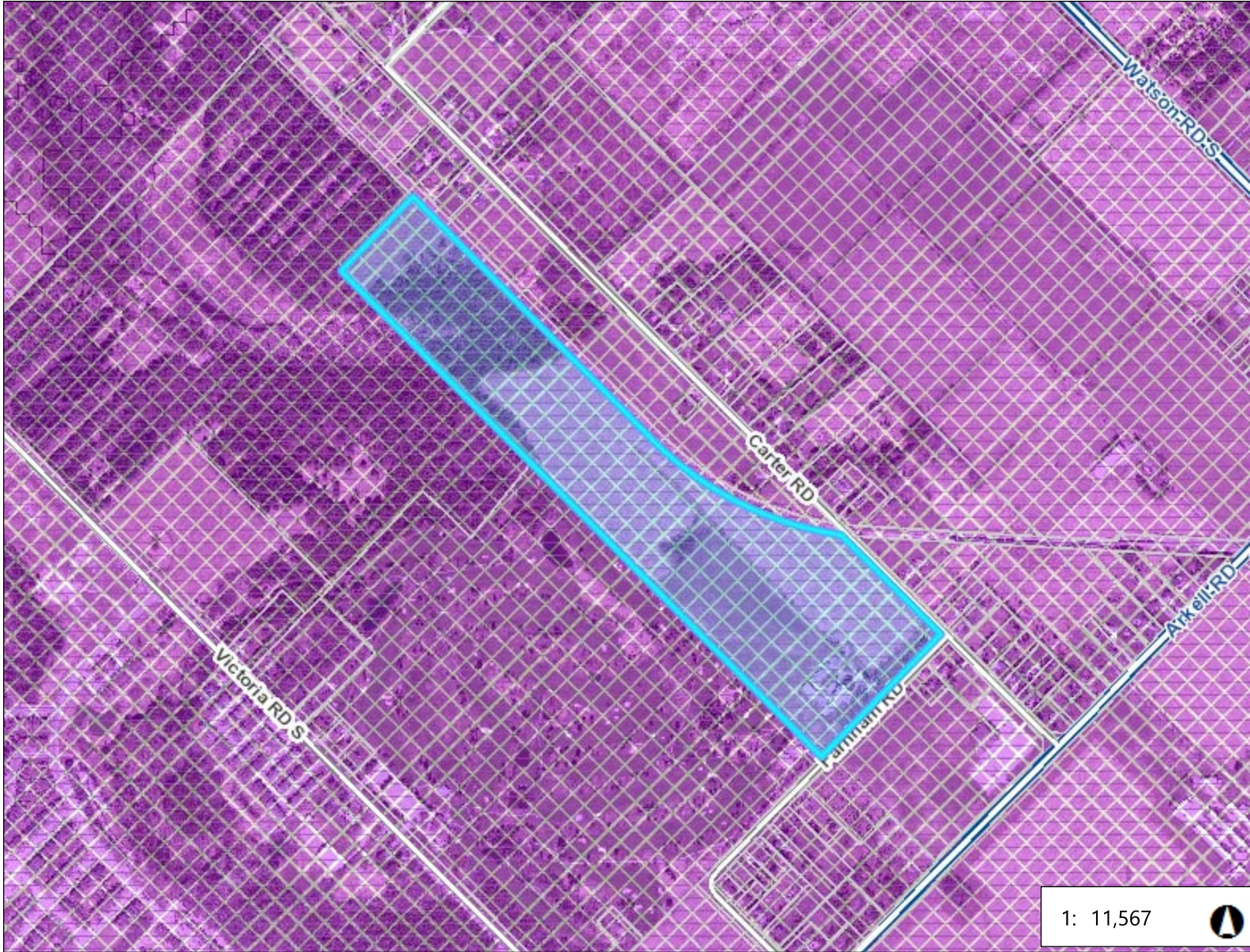
1: 11,567



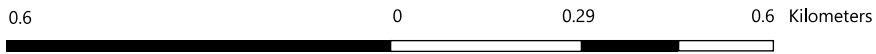
WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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



1: 11,567



WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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



Comment Summary – 3rd Submission - 86 Farnham Road

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



April 22, 2024
Our File: 123006-027

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

Attention: Ms. Lynne Banks

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

Dear Ms. Banks,

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

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

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

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

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

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

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

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

GM BLUEPLAN ENGINEERING

Per:

Parth Lad, E.I.T.
Technical Specialist

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



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

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

Our File: 2401.02

May 3, 2024

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

Attention: Lynne Banks
Development and Legislative Coordinator

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

Dear Lynne,

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

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

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

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

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

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

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

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

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

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

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

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

Harden Environmental Services Ltd.



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



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

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

Dear Ms. Banks:

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

Azimuth reviewed the following documents on behalf of the Township:

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

Proposed Zoning Amendment

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



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

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

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

Future Development Considerations

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

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



Conclusions

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

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


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

References

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



04/15/2024

Memorandum

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

Cc: Zach Prince – Senior Planner, Wellington County

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

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

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

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

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

Sincerely,

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



Restricted Land Use Notice Risk Management Plan Required

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

Notice Number: PUS-S59-24-003

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

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

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

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

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

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

Postal Code: N1H 6H8

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

Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

Town: Guelph

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





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

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

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

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

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



If you require further information, please contact the undersigned.

Signature:



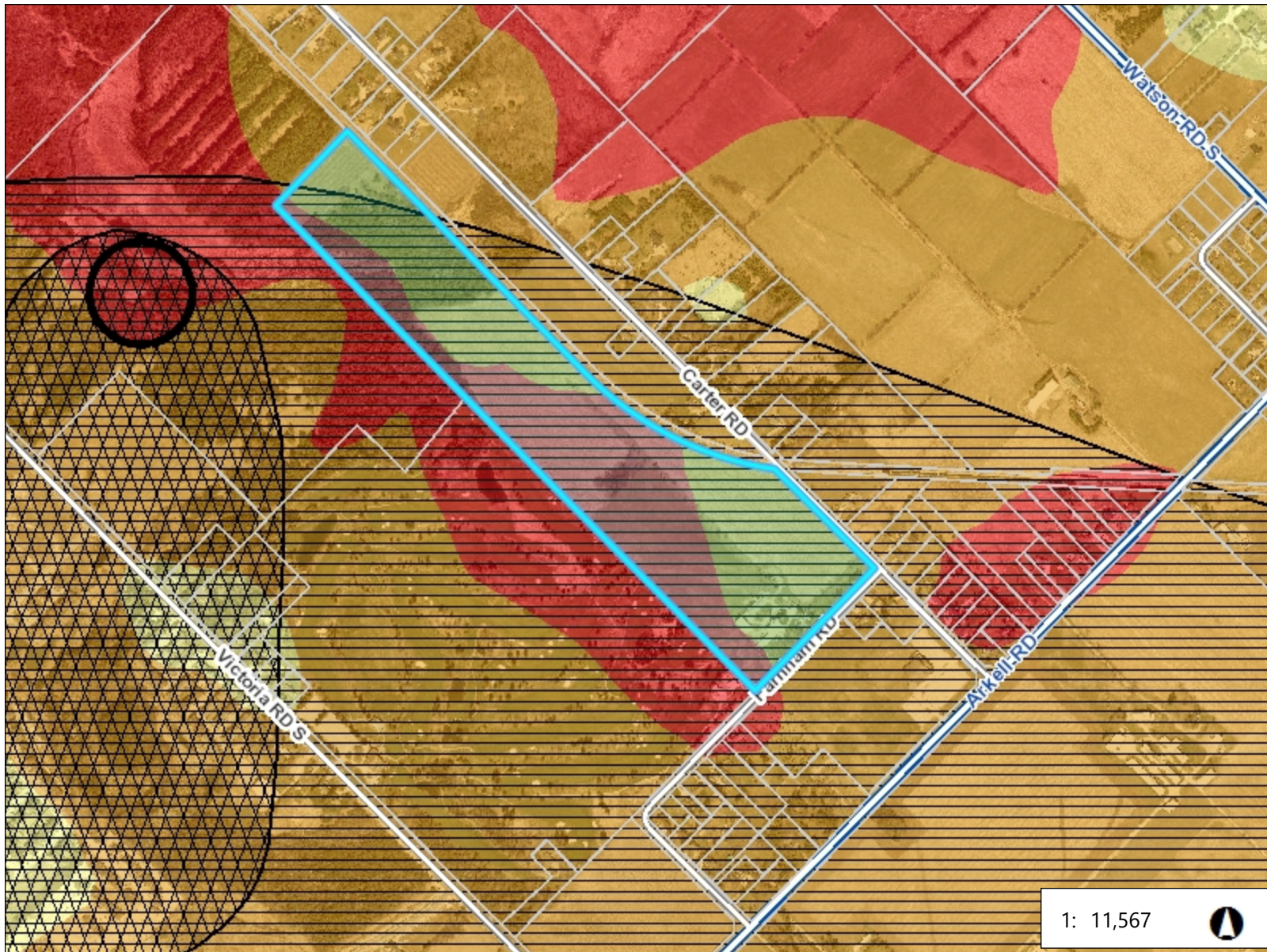
Date:

15 Apr 2024

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

Attachment(s): WHPA Map

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



Legend

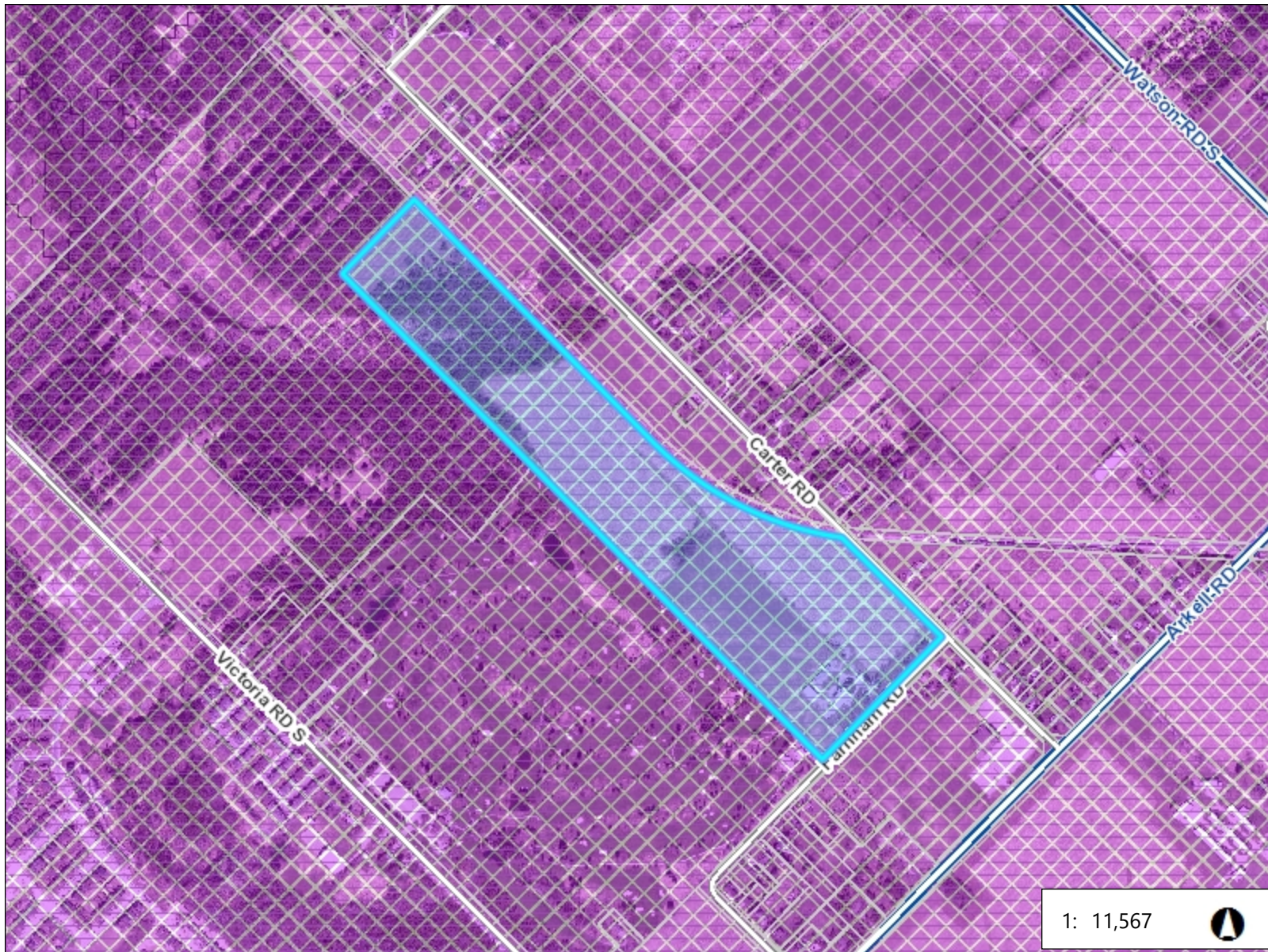
- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D;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

1: 11,567

0.6 0 0.29 0.6 Kilometers



Notes



Legend

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

1: 11,567

0.6 0 0.29 0.6 Kilometers



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

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

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

Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

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

Dear Ms. Banks,

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

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

Recommendation

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

GRCA Comments

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

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

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

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

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

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

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

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

Sincerely,

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

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

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



Legend

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

Copyright Grand River Conservation Authority, 2024.

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





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

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



June 16, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

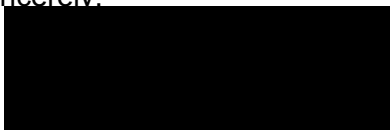
RE: **NPG Comments**
86 Farnham Road
RE: Application for Zoning By-law Amendment

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

Comments:

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



Sincerely,



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



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

 (905) 321 6743
 info@npgsolutions.ca



COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 3, 2024

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

Dear Courtenay:

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

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

Reports Submitted:

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

Planning Comments:

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

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

Regards,

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

Asavari Jadhav
Planner



April 22, 2024
Our File: 123006-027

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

Attention: Ms. Lynne Banks

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

Dear Ms. Banks,

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

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

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

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

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

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

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

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

GM BLUEPLAN ENGINEERING

Per:

Parth Lad, E.I.T.
Technical Specialist

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



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

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

Our File: 2401.02

May 3, 2024

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

Attention: Lynne Banks
Development and Legislative Coordinator

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

Dear Lynne,

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

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

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

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

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

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

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

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

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

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

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

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

Harden Environmental Services Ltd.

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

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



Environmental Assessments & Approvals

May 1, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

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

Dear Ms. Banks:

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

Azimuth reviewed the following documents on behalf of the Township:

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

Proposed Zoning Amendment

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



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

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

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

Future Development Considerations

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

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

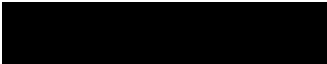


Conclusions

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

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


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

References

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



04/15/2024

Memorandum

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

Cc: Zach Prince – Senior Planner, Wellington County

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

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

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

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

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

Sincerely,

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



Restricted Land Use Notice Risk Management Plan Required

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

Notice Number: PUS-S59-24-003

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

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

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

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

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

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

Postal Code: N1H 6H8

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

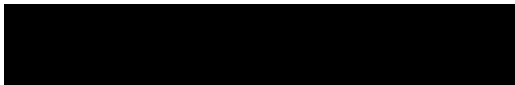
Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

Town: Guelph

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





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

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

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

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

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



If you require further information, please contact the undersigned.

Signature:

Date:

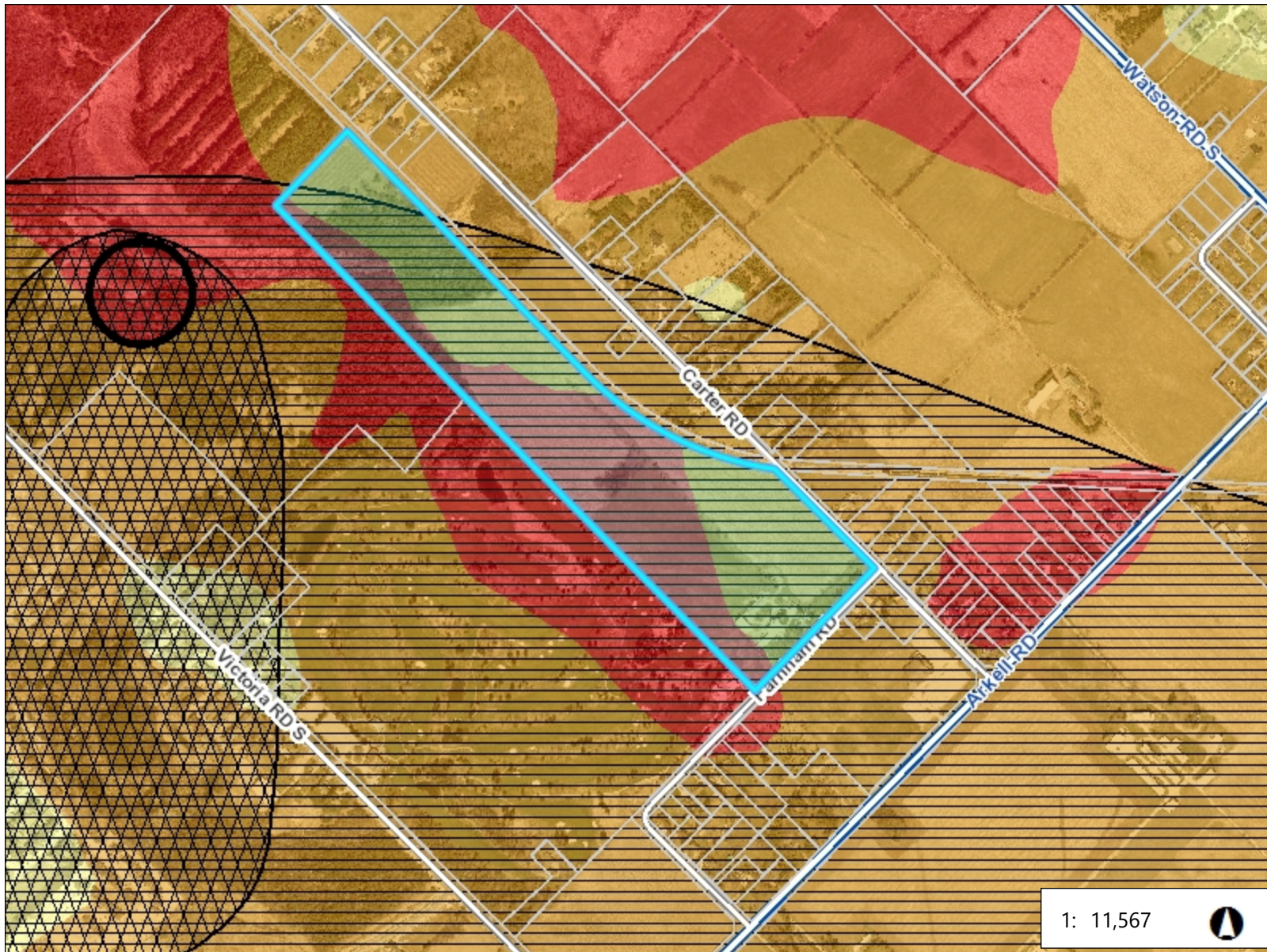
[Redacted Signature]

15 Apr 2024

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

Attachment(s): WHPA Map

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



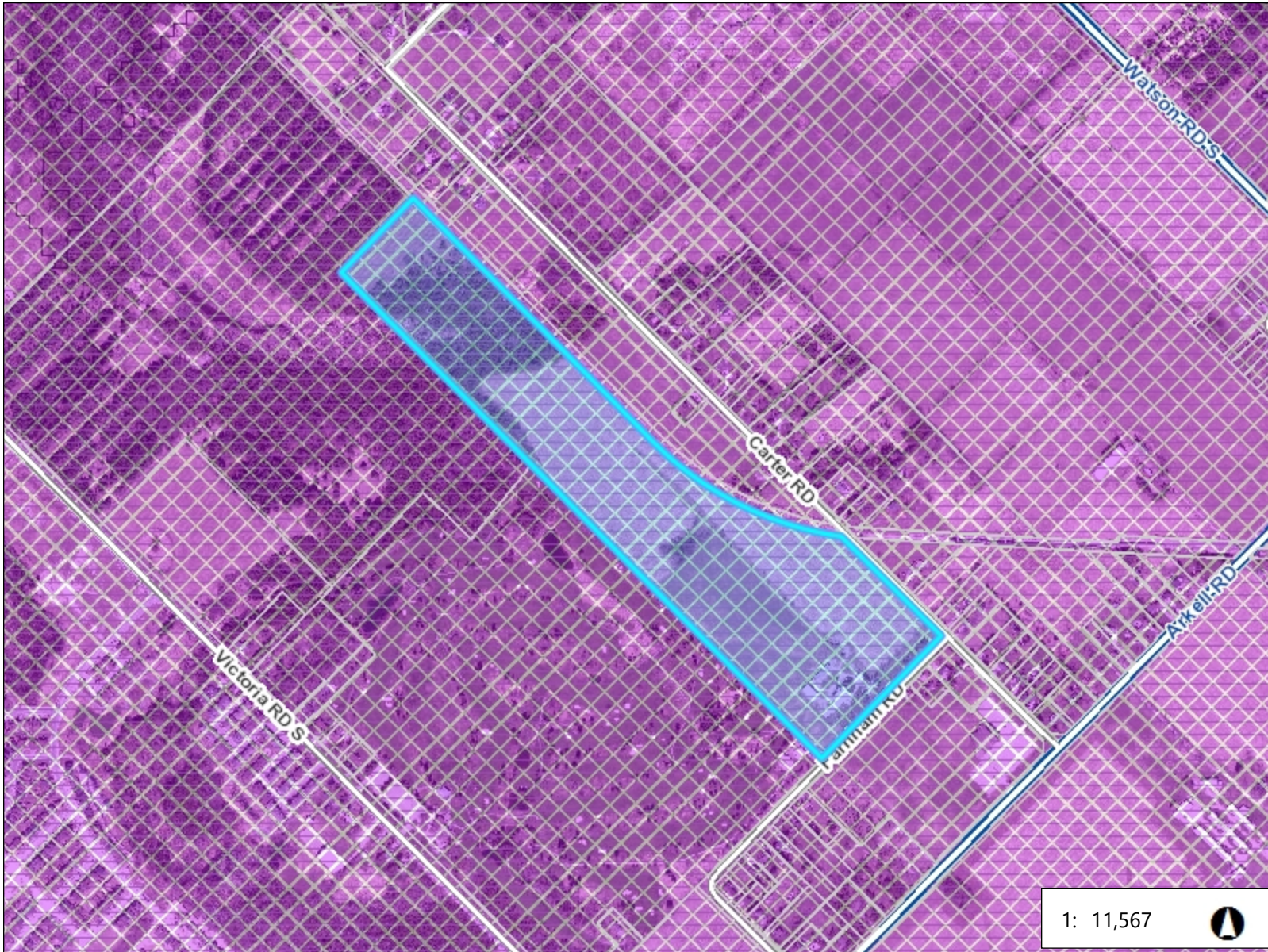
Legend

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

1: 11,567

0.6 0 0.29 0.6 Kilometers

Notes



Legend

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

0.6 0 0.29 0.6 Kilometers

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

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

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

Notes



May 3, 2024

via email

GRCA File: ZBA – 86 Farnham Road

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

Dear Ms. Banks,

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

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

Recommendation

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

GRCA Comments

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

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

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

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

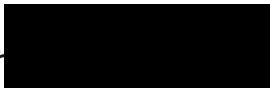
required to satisfy the conditions of approval for the related consent application B17-23. Further to our previous comments on the related consent application, the GRCA has no objection to the approval of this application.

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

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

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

Sincerely,

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

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

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



Legend

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

Subject Lands

Severed Parcel (B17-23)

Copyright Grand River Conservation Authority, 2024.

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





Comment Summary – ZBA -- 86 Farnham Road – 2nd submission

| Consultant | Comments |
|---|--|
| NPG Planning Solutions | See letter attached |
| County of Wellington Planning | No further comments |
| GEI | No comments |
| Hydrogeologist Comments | No further comments |
| Ecology Comments | See letter attached |
| Township of Puslinch Fire Department – Brent Smith | No comments |
| Township of Puslinch Building Department – Andrew Hartholt, CBO | No comments |
| Township of Puslinch By-law Enforcement | No comments |
| Township of Puslinch Public Works – Mike Fowler | No comments |
| Source Water | Source Protection does not have additional requirements. |
| GRCA | See letter attached |



June 16, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

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

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

Comments:

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

Sincerely,

A black rectangular box redacting the signature of Jesse Auspitz.

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



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

(905) 321 6743
 info@npgsolutions.ca



Environmental Assessments & Approvals

July 24, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

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

Dear Ms. Banks:

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

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

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



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

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

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

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

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


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



Risk Management Plan

This Risk Management Plan has been agreed to under the Authority of the Risk Management Official appointed for the Township of Puslinch under By-law 058-2017 and/or 62/15 pursuant to section 58(5) of the *Clean Water Act*, 2006 (the "CWA"). This Risk Management Plan was developed in accordance with the CWA, Section 58, Ontario Regulation 287/07 and the Grand River Source Protection Plan.

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

1.0 Property and Contact Information

RMP and Notice Number: PUS-GR-PUS-24-001

RMP Purpose: Risk Management Plan required due to Application Of Pesticide To Land

RMP Location: 86 Farnham Road, Puslinch, Ontario

Facility Operator: Jefferson Farms Ltd.
[REDACTED]

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

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

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

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

Postal Code: N1H 6H8

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

Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

Town: Guelph **Province:** Ontario **Postal Code:** N1H 6H9
[REDACTED]

2.0 Applicable Policy Requirement - Grand River Source Protection Plan

The following text outlines the relevant policy requirement from the Grand River Source Protection Plan (Grand River Source Protection Plan), approved October 16, 2015, and effective on July 1, 2016 which establishes the requirements for this Risk Management Plan.

WC-CW-10.1 – Risk Management Plan Application of Pesticide

To ensure the Existing or Future application of pesticides within the meaning of Part I of the Pesticide Act on lands greater than one (1) hectare ceases to be or never becomes a significant drinking water threat, where this activity is, or would be, a significant drinking water threat, this activity shall be designated for the purpose of Section 58 of the CWA and a Risk Management Plan shall be required.

Once a Source Protection Plan is effective, it is the legal document that outlines the requirements to implement the *Clean Water Act* and associated Regulations in that watershed.

For further information on the Grand River Source Protection Plan, please refer to either <https://www.sourcewaterinfo.on.ca/> or www.wellingtonwater.ca.

3.0 Risk Management Plan Contents

This Risk Management Plan is in response to an existing use under Grand River Source Protection Plan. Please note that the Risk Management Plan requirements are outlined in Section 3.2, and in the Appendices, which are incorporated by reference and form part of this Risk Management Plan.

3.1 Review of Drinking Water Threat Activities

As shown on Figure 1, the subject property is located in the Wellhead Protection Area B (WHPA-B, 2-year time-of-travel) for the Township of Puslinch – Guelph wells. The subject property is located approximately 310 metres from the closest municipal well. The groundwater vulnerability score is 10, 8, 6, or high for the WHPA-B.

Further, the property is located in an Issue Contributing Area (ICA) related to Trichloroethylene or another DNAPL that could degrade to Trichloroethylene.

For this property Application Of Pesticide To Land would be considered a significant drinking water threat as defined by the *Clean Water Act* and associated regulations.

3.2 Risk Management Plan Requirements

RMP Requirements are outlined in the Appendices and form part of the Risk Management Plan and only relate to significant drinking water threats (hereinafter referred to as "RMP Requirements"). The RMP Requirements listed in the Appendices are legally enforceable binding requirements once the Risk Management Plan has been issued.

For clarity, the following significant drinking water threat activities are subject to the enforceable requirements of this Risk Management Plan:

- Application Of Pesticide To Land

4.0 Risk Management Plan Approval and Enforcement

1. As per Section 58 (15) of the *Clean Water Act*, by agreeing to this Risk Management Plan, the Risk Management Official is satisfied that the Risk Management Plan complies with the requirements, if any, of the regulations, rules and source protection plan and that the activity will not be a significant drinking water threat if it is engaged in at that location in accordance with the Risk Management Plan.
2. Pursuant to Section 60, Ontario Regulation 287/07 under the *Clean Water Act*, this Risk Management Plan cannot be transferred to another person or organization without the consent of the Risk Management Official.
3. The responsible party acknowledges that this Risk Management Plan was mutually agreed upon between the responsible party and the Risk Management Official and agree to abide by the terms of this plan as per Section 58 (18) of the *Clean Water Act*
4. Failure to comply with all the requirements of an approved Risk Management Plan may result in enforcement action by the Risk Management Official / Inspector.
5. A Risk Management Inspector may conduct an inspection at any time in order to verify compliance with the conditions of the Risk Management Plan.
6. This Risk Management Plan remains in effect until such time that a notice is received from the Risk Management Official deeming that a Risk Management Plan is no longer required or amendments to the Risk Management Plan are either agreed to or established.

7. Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this Risk Management Plan, once agreed to (or established) is a public document. All information submitted for development of this Risk Management Plan is subject to the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA).
8. The Risk Management Official may routinely review and update this Risk Management Plan as required.
9. Pursuant to Section 58 of the *Clean Water Act*, this Risk Management Plan has been agreed to by the responsible party and the Risk Management Official.



Warning / Disclaimer: Notwithstanding the inclusion of provisions in the RMP intended to address threats other than significant threats, neither the RMO nor the Township of make any warranties with respect to the adequacy of the RMP to address issues of public or private liability or ensure compliance with any federal or provincial environmental legislation, other than the CWA. Compliance with the RMP should not be relied upon for those purposes or any other purposes beyond the ambit of the CWA.


The Risk Management Plan is in effect as of the date it is signed by the Risk Management Official.

Company / Person engaging in activity: Tom Jefferson obo Jefferson Farms Ltd.

Signature:

Date:

25/03/2024



[Tom Jefferson \(Mar 25, 2024 09:48 EDT\)](#)

Risk Management Official, Township of Puslinch: Kyle Davis

Signature:

Date:

25/03/2024



Appendices:

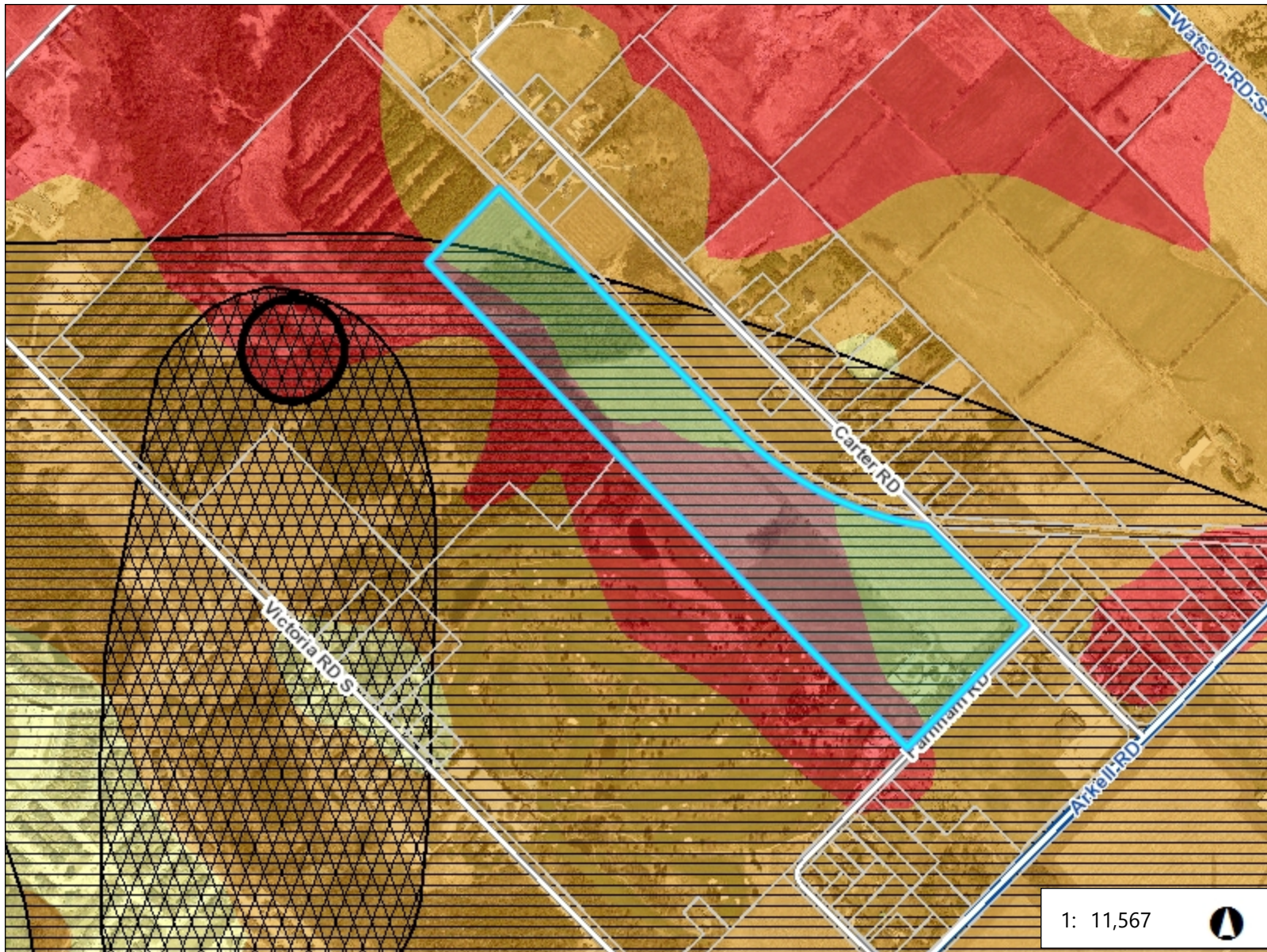
Figure 1: Property and Wellhead Protection Areas

Figure 2: Regulated Policy Area

Appendix A: Risk Management Plan Requirements – General

Appendix B: Risk Management Plan Requirements – Commercial Fertilizer and Pesticide Application

Appendix C: Spill Prevention and Response Plan



Legend

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

1: 11,567

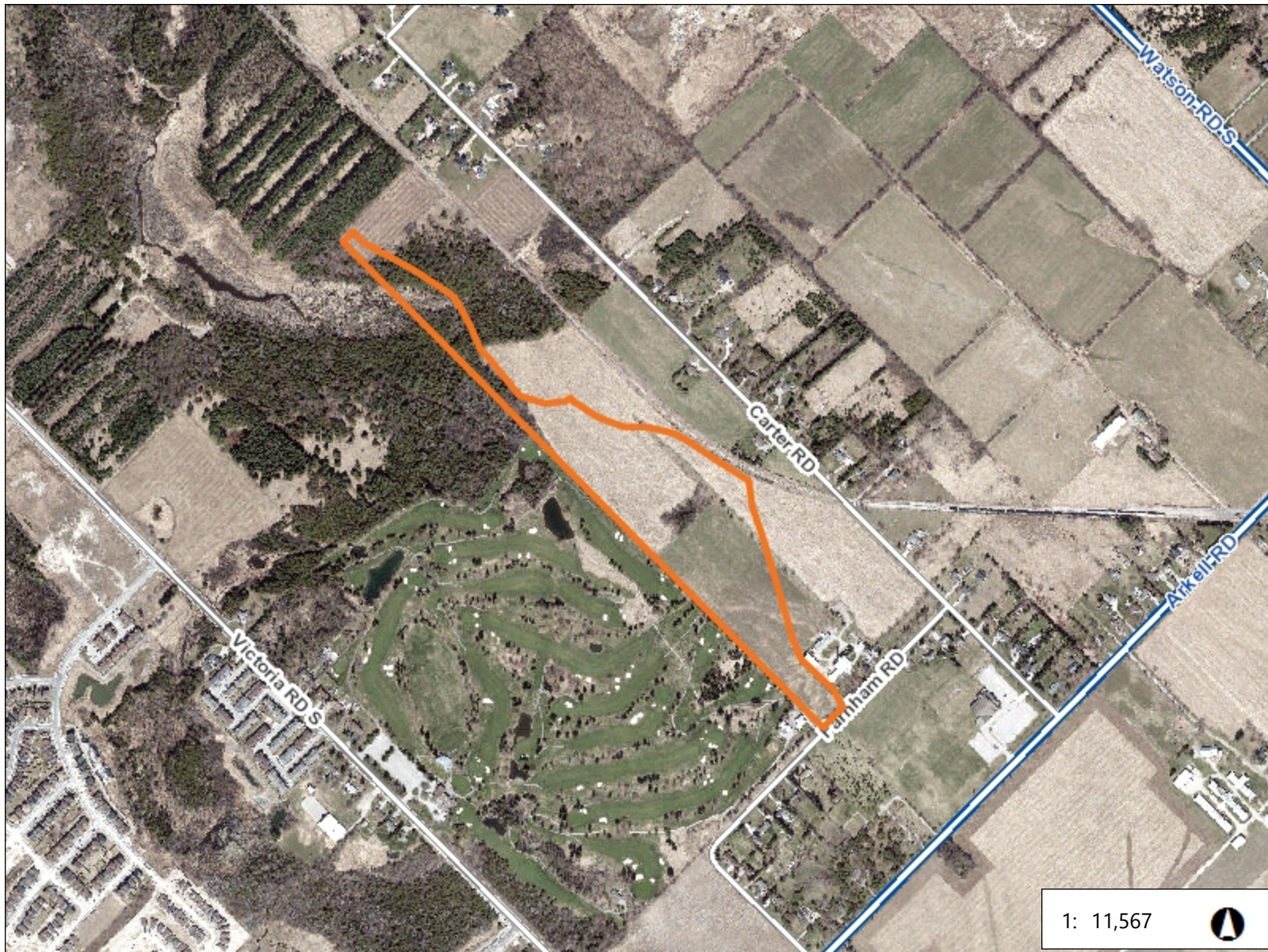
0.6 0 0.29 0.6 Kilometers

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

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

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

Notes



Legend

Roads

- Local Road
- County Road
- Highway

RoadsLookup

0.6 0 0.29 0.6 Kilometers

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

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

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

Notes

Appendix A: Risk Management Plan Requirements – General

RMP Number: PUS-GR-PUS-24-001

Definitions:

The responsible party is defined as: Jefferson Farms Ltd.

The site is defined as: 86 Farnham Road, Puslinch, Ontario

A reportable spill is defined pursuant to the *Environmental Protection Act*, as may be amended from time to time. For reference the definition of a reportable spill is provided below, however, the current version in the above referenced Act takes precedence. A reportable spill is defined as a discharge of a pollutant into the natural environment, from or out of a structure, vehicle or other container and that is abnormal in quality or quantity in light of all the circumstances of the discharge.

The responsible party shall ensure the following:

Administrative

GEN.1

If the property ownership changes, the responsible party shall provide written notice to the Risk Management Official (RMO) within 30 days of the ownership transfer.

GEN.2

If new significant drinking water threat activities are planned for the property, the owner/facility operator will inform the RMO prior to the commencement of those activities, to determine if the Risk Management Plan needs to be amended.

GEN.3

Additional appendices contain measures to manage significant drinking water threats. Each appendix can be revoked separately by letter from the RMO.

GEN.4

The owner shall inform the RMO in writing of the name and contact information for those responsible for the maintenance of the property (e.g. operations manager, building manager, superintendent, contractor) within 30 days of hiring.

Training

GEN.5

Introductory training sessions for new employees/contractors shall include an overview of Source Water Protection, why it is important, the location of the local drinking water source and vulnerable areas, and information about activities or products at the facility that may pose a

significant threat to the drinking water source. The measures in the Risk Management Plan will be reviewed and staff responsibilities will be explained.

GEN.6

Employees / contractors responsible for spill response shall be trained to understand the contents of the Spill Response Plan and know the location and proper use of spill response supplies and personal protective equipment. Employee training shall be refreshed periodically as set out in the Spill Response Plan.

GEN.7

Employees shall be trained whenever new equipment is installed, new procedures are implemented, or new products are introduced. They should be familiar with the hazards associated with the material they are using and be aware of potential sources of contamination.

Internal Monitoring / Inspections

GEN.8

Monthly inspections shall be conducted on the schedule set out in this plan. A log shall be maintained, and made available to the RMO / RMI upon request, that includes the following:

- the date and person(s) responsible for the inspections
- condition of all items inspected
- condition of leak detection and spills prevention systems (valves, overfill protection, secondary containment, etc.) where applicable.

Record Keeping

GEN.9

All records required as part of this Risk Management Plan, including employee training, shall be available for a period of five (5) years from date of creation and made available to Risk Management Official and / or Risk Management Inspector (RMO / RMI) upon request.

GEN.10

Up-to-date Safety Data Sheet(s) (SDS), available from the product's supplier, shall be maintained and available.

Spill Prevention and Response Plan

GEN.11

The responsible party shall maintain and implement a Spill Prevention and Response Plan that specifies:

- a) the contents and location of the on-site spill response kit(s),
- b) the specific procedures to be followed by the operator and/or staff in the event of any spill, reportable and non-reportable
- c) definition of reportable & non-reportable spills
- d) contact information and protocol for reporting a reportable spill event to the SAC as well as the RMO/RMI,

- e) procedures and forms for recording and reporting details about a reportable and non-reportable spill event,
- f) the frequency of spill response training to be completed by staff,
- g) procedure for receiving reportable and non-reportable spill events and recommending corrective actions to prevent a spill reoccurrence. The corrective actions and record of reportable and/or non-reportable spills shall be maintained, and
- h) contact information for the waste company referenced above and if required, a spill response contractor.

GEN.12

The facility shall have a site plan that includes the locations of fuel / chemical / waste / winter maintenance chemical storage and handling areas (including loading / unloading), location of spill kits / spill containment trays, location of drains within the building, direction of flow of the drains (using arrows), location of on-site well and septic system and any ditches or depressions present where drainage may flow. The site plan should also indicate the floor covering (ie concrete) and the outside covering (ie asphalt and gravel). This site plan should be posted in an accessible location with the spill response procedure and emergency contact numbers.

GEN.13

Spill response procedures, including the Spills Action Centre number (1-800-268-6060), shall be posted in an easy to find and read location for staff to use in the event of a spill.

GEN.14

Absorbent and/or containment materials, as specified in the Spill Response Plan for the facility, shall be on hand at all times for responding to spills of any reasonable size.

Appendix B: Risk Management Plan Requirements – Pesticide Application

RMP Number: PUS-GR-PUS-24-001

Definitions:

The responsible party is defined as: Jefferson Farms Ltd.

The site is defined as: 86 Farnham Road, Puslinch, Ontario

Commercial fertilizer and pesticides are defined pursuant to the *Clean Water Act* and the relevant Source Protection Plan.

The responsible party shall ensure the following:

PFAPP.1

Policies apply in areas of the property that score 9 or 10 within a Wellhead Protection Area. Review the provided mapping (Figure 2) of the applicable policy areas to ensure awareness of where vulnerable areas are located and policies apply.

PFAPP.2

Mapping shall be provided to all contracted applicators. Applicators must keep records of map usage and acknowledge any changes to mapping in records and records shall be kept per Appendix A.

PFAPP.3

No application within 100 metres of a municipal well.

PFAPP.4

Spreading equipment should be calibrated before beginning and re-calibrated at regular intervals to ensure accurate application rates, and records shall be kept per Appendix A.

PFAPP.5

Locate loading area minimum of 30 metres outside of the vulnerable areas that score 9 or 10 and downslope from any well. Refer to the provided mapping of the areas regulated by the policy.

PFAPP.6

All application records shall be kept in accordance with Appendix A and made available to the RMO/RMI upon request. Records shall include:

- Product name and product type
- Area (ha) where product was applied
- Rate or quantity
- Weather conditions before, during and immediately after (24 hours) application
- Application date
- Operator

PFAPP.7

Applicators must be certified through the Grower Pesticide Safety Course to buy and use Class 2 and 3 pesticides. The purpose of certification is to ensure a sound level of competence by all commercial pesticide exterminators.

PFAPP.10

Ensure that only properly trained and certified persons apply pesticide.

PFAPP.11

Pesticides should only be applied when a pest is present and in the susceptible stage and the threshold has been reached.

PFAPP.12

Select low toxicity pesticides that pose less risk to drinking water sources and the environment than conventional pesticides.

PFAPP.13

The responsible party shall ensure that pesticides are applied in a manner that reduces drift, including but not limited to, nozzle selection, water pressure, and droplet size.

PFAPP.14

Pesticides shall be applied as per manufacturers' label and instructions and in accordance with all applicable municipal, provincial, or federal regulations including, but not limited to *Pesticides Act* O.Reg 63/09.



Notice of Risk Management Plan

Issued under Section 58(6) of the *Clean Water Act*, 2006

RMP and Notice Number: PUS-GR-PUS-24-001

RMP Purpose: Risk Management Plan required due to Application Of Pesticide To Land

RMP Location: 86 Farnham Road, Puslinch, Ontario

Facility Operator: Jefferson Farms Ltd.

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

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

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

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

Postal Code: N1H 6H8

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

Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

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

Threats on Site: Application Of Pesticide To Land

Notice is hereby given that Jefferson Farms Ltd. and the Risk Management Official appointed for the Township of Puslinch under By-law 058-2017 and/or 62/15 have agreed to the attached Risk Management Plan with respect to the activity of Application Of Pesticide To Land to section 58 (5) of the *Clean Water Act*, 2006 (hereinafter "CWA"). This Risk Management Plan was developed in accordance with the requirements of Section 58 of the CWA, Ontario Regulation 287/07 and the Grand River Source Protection Plan, as amended.

The Risk Management Plan is in effect as of March 25, 2024.

IMPORTANT INFORMATION WITH RESPECT TO THIS RISK MANAGEMENT PLAN

1. The Risk Management Plan requirements are outlined in Section 3.2 and the Appendices of the attached Risk Management Plan.
2. Although the Risk Management Plan includes recommended risk management related to significant, moderate and low drinking water threat activities documented at the above referenced property, only those measures related to significant drinking water threats are enforceable requirements under the *Clean Water Act*. For clarity, the following significant drinking water threat activities are subject to the enforceable requirements of this Risk Management Plan:
3. As per Section 58 (15) of the *Clean Water Act*, by agreeing to this Risk Management Plan, the Risk Management Official is satisfied that (a) the Risk Management Plan complies with the requirements, if any, of the regulations, rules and source protection plan, and (b) that the activity will not be a significant drinking water threat if it is engaged in at that location in accordance with the Risk Management Plan.
4. Pursuant to Section 60, Ontario Regulation 287/07 under the *Clean Water Act*, this Risk Management Plan cannot be transferred to another person or organization without the consent of the Risk Management Official.
5. Jefferson Farms Ltd. acknowledges that this Risk Management Plan was mutually agreed upon between Jefferson Farms Ltd. and the Risk Management Official and agree to abide by the terms of this plan as per Section 58 (18) of the *Clean Water Act*.
6. Failure to comply with all the requirements of an approved Risk Management Plan may result in enforcement action by the Risk Management Official/Inspector.
7. A Risk Management Inspector may conduct an inspection at any time in order to verify compliance with the enforceable requirements of the Risk Management Plan.
8. The Risk Management Official may routinely review and update this Risk Management Plan as required.
9. This Risk Management Plan remains in effect until such time that a notice is received from the Risk Management Official deeming that a Risk Management Plan is no longer



required or amendments to the Risk Management Plan are either agreed to or established.

10. Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this Risk Management Plan, once agreed to (or established) is a public document. All information submitted for development of this Risk Management Plan is subject to the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA).

Risk Management Official, Township of Puslinch: Kyle Davis

Signature:

Date:



25/03/2024

Attachment(s): Risk Management Plan Number PUS-GR-PUS-24-001

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, 1 MacDonald Square, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.

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



Restricted Land Use Notice Risk Management Plan Required

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

Notice Number: PUS-S59-24-003

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

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

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

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

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

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

Postal Code: N1H 6H8

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

Property Owner Information

Name: Jefferson Farms Ltd.

Mailing Address: c/o Thomas Jefferson

Town: Guelph

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





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

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

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

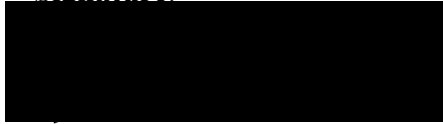
- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning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

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



If you require further information, please contact the undersigned.

Signature:



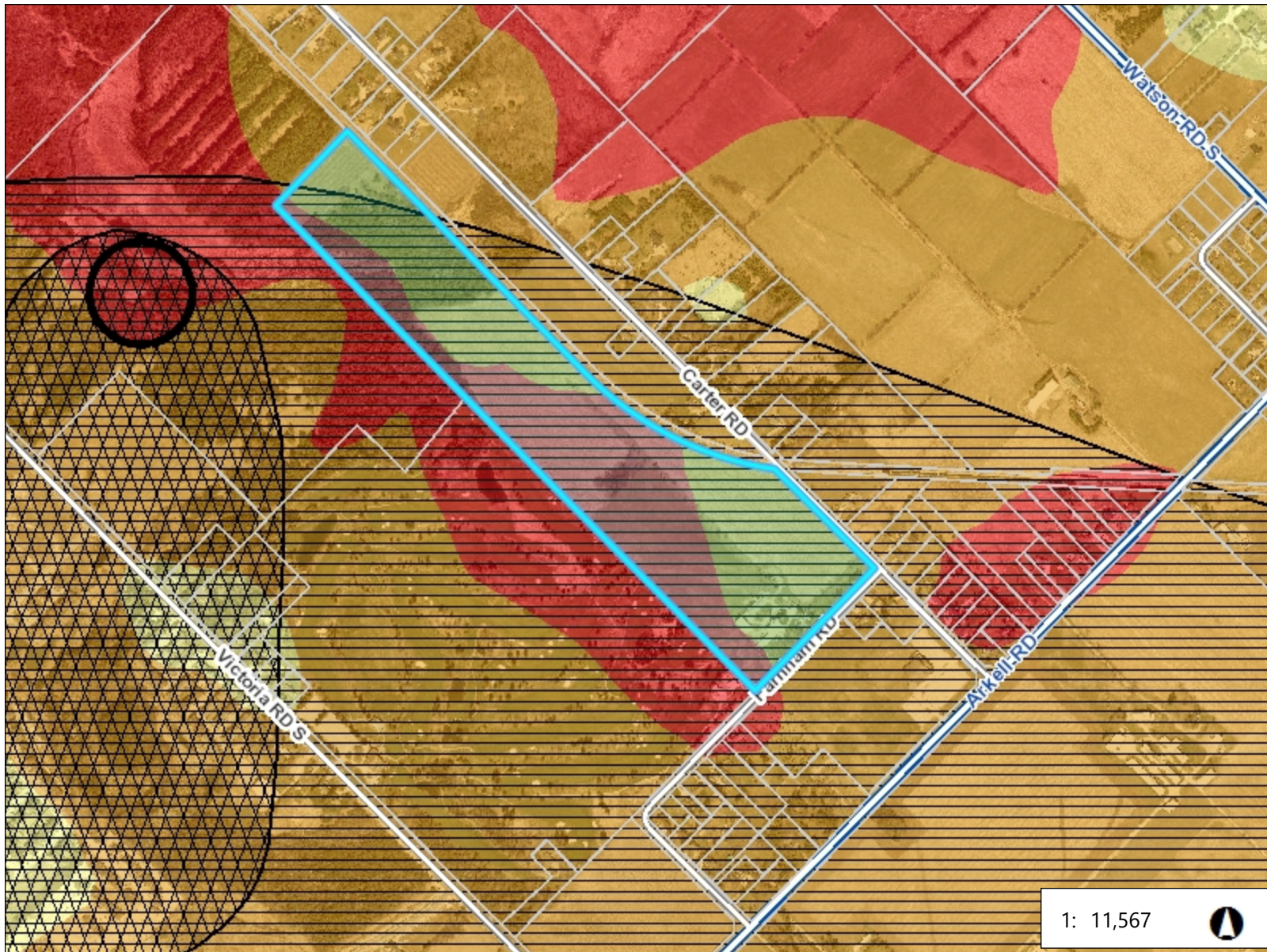
Date:

15 Apr 2024

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

Attachment(s): WHPA Map

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



Legend

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

1: 11,567

0.6 0 0.29 0.6 Kilometers

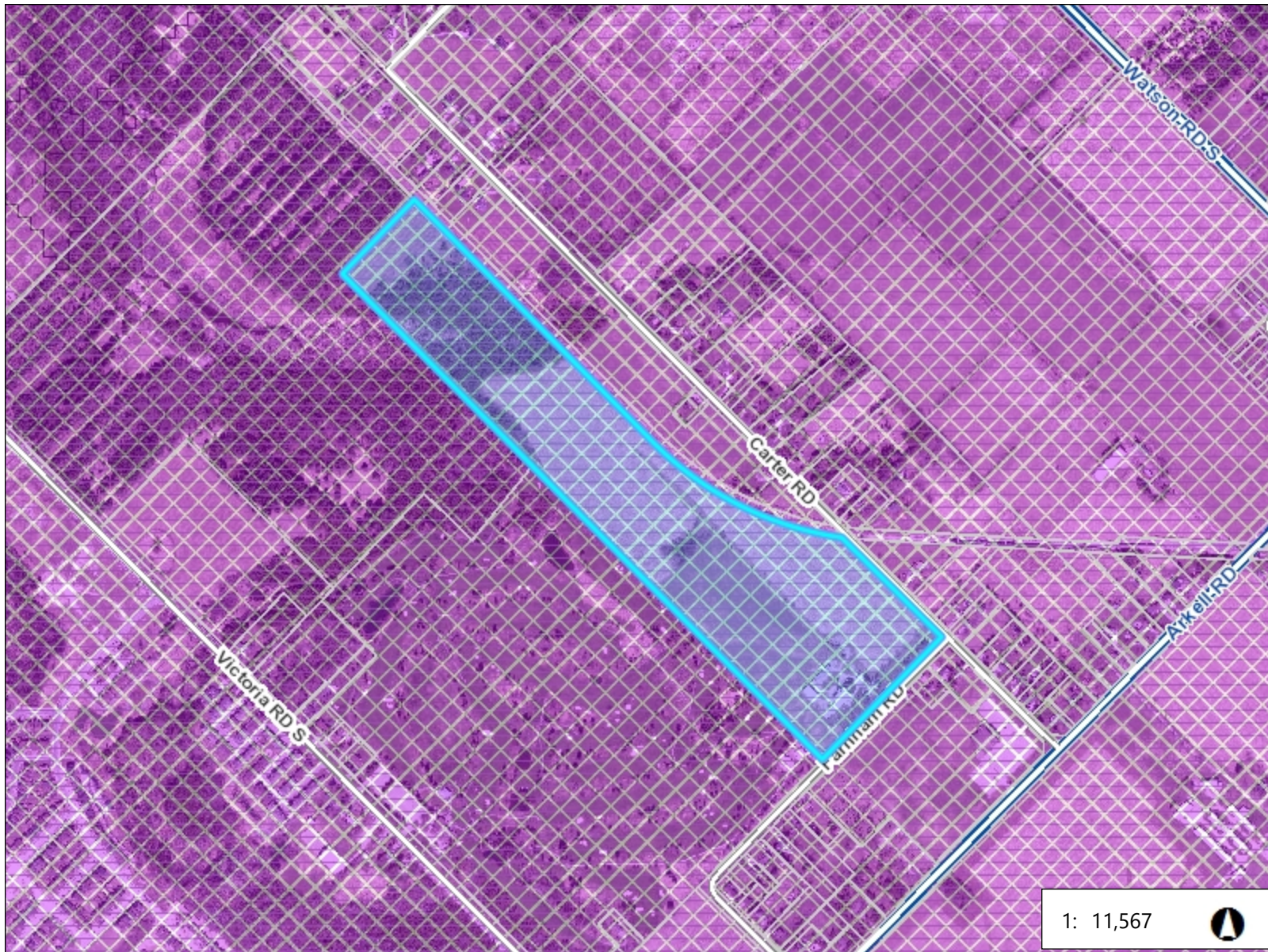


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

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

Notes



Legend

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

1: 11,567

0.6 0 0.29 0.6 Kilometers

Notes



July 29, 2024

via email

GRCA File: D14-JEF – 86 Farnham Road

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

Dear Ms. Banks,

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

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

Recommendation

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

GRCA Comments

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

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

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

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

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

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

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

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

Sincerely,

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

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)

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

Asavari Jadhav, Wellington County (via email)



Legend

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

Subject Lands

Severed Parcel
(B17-23)

Copyright Grand River Conservation Authority, 2024.

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





Comment Summary – ZBA – 86 Farnham Road

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



Environmental Assessments & Approvals

July 24, 2024

AEC 21-130

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

Attention: Lynne Banks, Development and Legislative Coordinator

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

Dear Ms. Banks:

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

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

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



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


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

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

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

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

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


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



July 29, 2024

via email

GRCA File: D14-JEF – 86 Farnham Road

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

Dear Ms. Banks,

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

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

Recommendation

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

GRCA Comments

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

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

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

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

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

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

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

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

Sincerely,

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

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Jefferson Farms Ltd. (via email)

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

Asavari Jadhav, Wellington County (via email)



Legend

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

Subject Lands

Severed Parcel (B17-23)

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.



grca



REPORT PD-2024-005

TO: Mayor and Members of Council

PREPARED BY: Lynne Banks, Development & Legislative Coordinator

PRESENTED BY: Lynne Banks, Development & Legislative Coordinator

MEETING DATE: September 11, 2024

SUBJECT: Zoning By-law Amendment Application (D14/SCR)
Wythe Scrivener
4438 Watson Road S.
Request for Council to deem the application complete/incomplete
File: D14/SCR

RECOMMENDATION

That Report PD-2024-005 entitled Zoning By-law Amendment Application D14/SCR Request for Council to deem the application complete/incomplete be received; and

That Council deem the application to be complete; and

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O.Reg 545/06 of the *Planning Act, 1990*, as amended.

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site Specific Zoning By-law Amendment for a portion of the property described as Part Lots 21 and 22, Concession 9, Township of Puslinch, (the "Subject Lands"). The site is currently zoned Agricultural (A) and Natural Environment (NE) zone and application proposed to rezone a portion of the Subject Lands to a specialized Natural Environment Zone (NE-xx); and

2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 3 and Section 5 of O.Reg 545/06 of *the Planning Act, R.S.O. 1990*, as amended.

Background

Application

The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018 to rezone a portion of the property from Agricultural (A) zone and Natural Environment (NE) zone to a site specific Natural Environment (NE-xx) zone Environmental Protection Use and to limit the development of a residential dwelling, or other uses on the lot.

A consent application was submitted in regards to the Subject Lands (File B28-24), which was approved with conditions on June 19, 2024. The consent application proposes to sever approximately 38.9 hectares from the property for environmental protection use. The Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

The following reports and plans have been submitted with the pre-consultation application:

- Pre-Consultation Application, November 2023
- 1st Submission Draft Sketch, November 2023
- 1st Submission Map, November 2023
- 2nd Submission Planning Justification Report, January 2024
- 2nd Submission Environmental Impact Assessment Report, January 2024
- 2nd Submission Updated Sketch, January 2024
- 3rd Submission response to Pre-consultation Comments, March 2024

The following reports and plans have been submitted with the Zoning By-law Amendment application:

- 1st Submission Planning Justification Report – RARE Charitable Research Reserve, dated January, 2024.
- 1st Submission Source Water Screening Form, December, 2023
- 1st Submission EIS – RARE Charitable Research Reserve, dated January, 2024.
- 1st Submission Updated Zone Change Sketch – Van Harten Surveying Inc., dated July

2024.

- 1st Submission Draft Zoning By-law, dated August, 2024.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on November 21, 2023 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington Planners and external agencies. There were 3 subsequent submissions before the final pre-consultation review of the Zoning By-law Amendment Application was circulated on July 18, 2024 to Township staff, consultants, County of Wellington Staff and external agencies at which time all deficiencies were addressed as outlined in Schedule "B".

Comments

The zoning amendment application including the prescribed fee was submitted to the Township on August 30, 2024

Staff recommend that Council deem the application to be complete at this time as the applicant has addressed all outstanding issues as noted by Township staff and consultants. The applicant has paid the required fee to the Township and is responsible for paying all third party costs.

Should Council deem the application to be complete, the timelines in the Planning Act stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (tentatively scheduled for October 8, 2024);
- Schedule and conduct at least one public meeting (tentatively scheduled for November 27, 2024);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and

- Provide Council with a planning recommendation report and proposed by-law (tentatively scheduled for December 18, 2024).

Financial Implications

None

Applicable Legislation and Requirements

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

Attachments

Attachment "A" – Key Map
Attachment "B" - Comment Summary(s)

Respectfully submitted,

Reviewed by:

Lynne Banks
Development & Legislative
Coordinator

Justine Brotherston
Interim Municipal Clerk

KEY MAP



ATTACHMENT "B"



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.

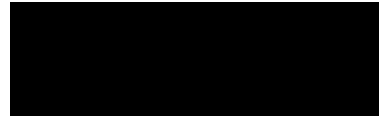
Yours truly,
Groundwater Environmental Management Services Inc.

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

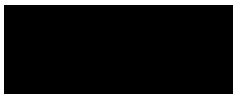
Issue Contributing Area (ICA): None Chloride Trichloroethylene Nitrate Sodium

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.



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

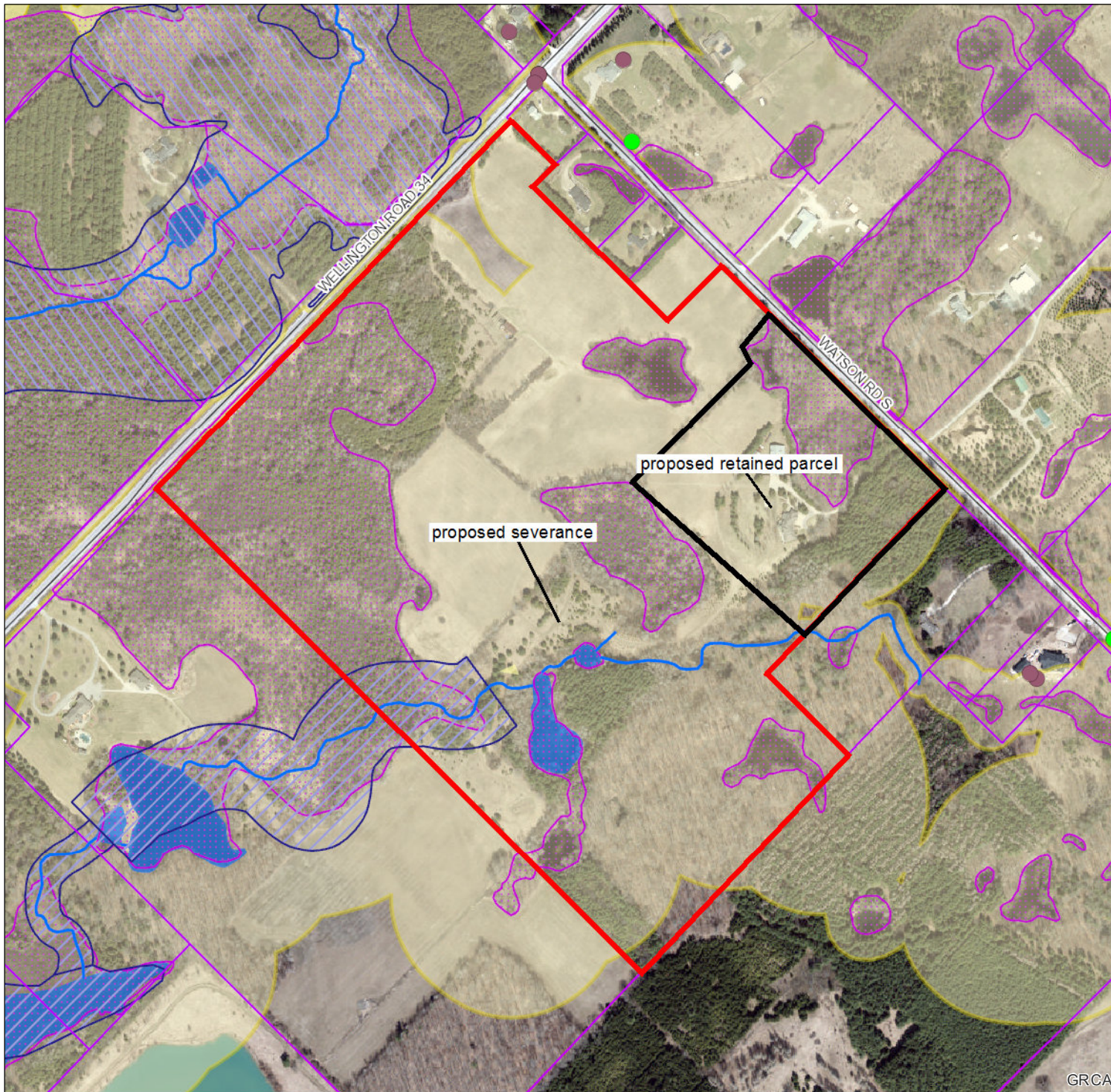
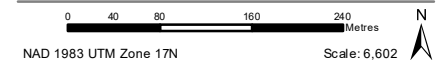


Legend

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

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

Copyright Grand River Conservation Authority, 2023.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





Comment Summary – 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.

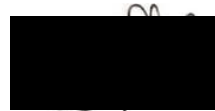
Please provide additional details requested, prior to deeming the proposed ZBA application complete.

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.

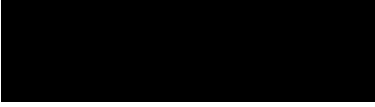
GRCA Comments

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.

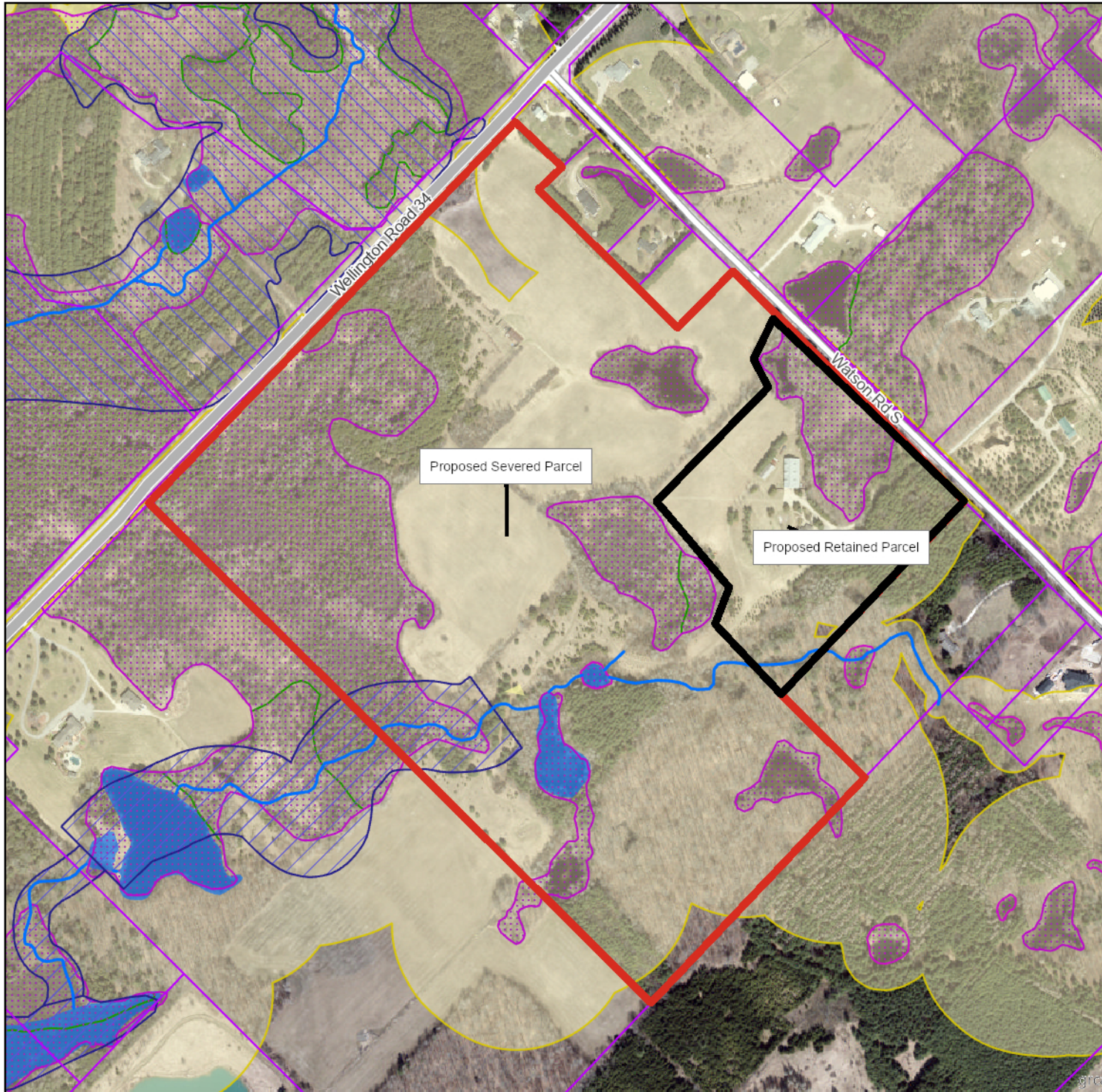
Should you have any questions, please contact me at 519-621-2761 ext. 2327, or vwisner@grandriver.ca.

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)

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.





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:

NOT APPLICABLE

3.1 Fuel Handling and Storage greater than 250 litres

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

NOT APPLICABLE

3.2 Chemical Handling and Storage

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

NOT APPLICABLE

3.3 Road Salt Application and/or Outdoor Storage

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

Nov 30/2023
Date


Signature

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

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

Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

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



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,

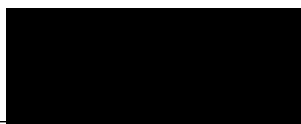
RE: **NPG Comments**
4438 Watson Rd S
RE: Application for Zoning By-law Amendment

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.

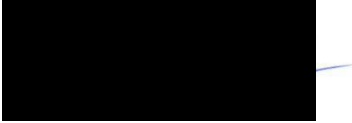
We defer detailed review of the submitted documents to Township staff and other consultants.

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.

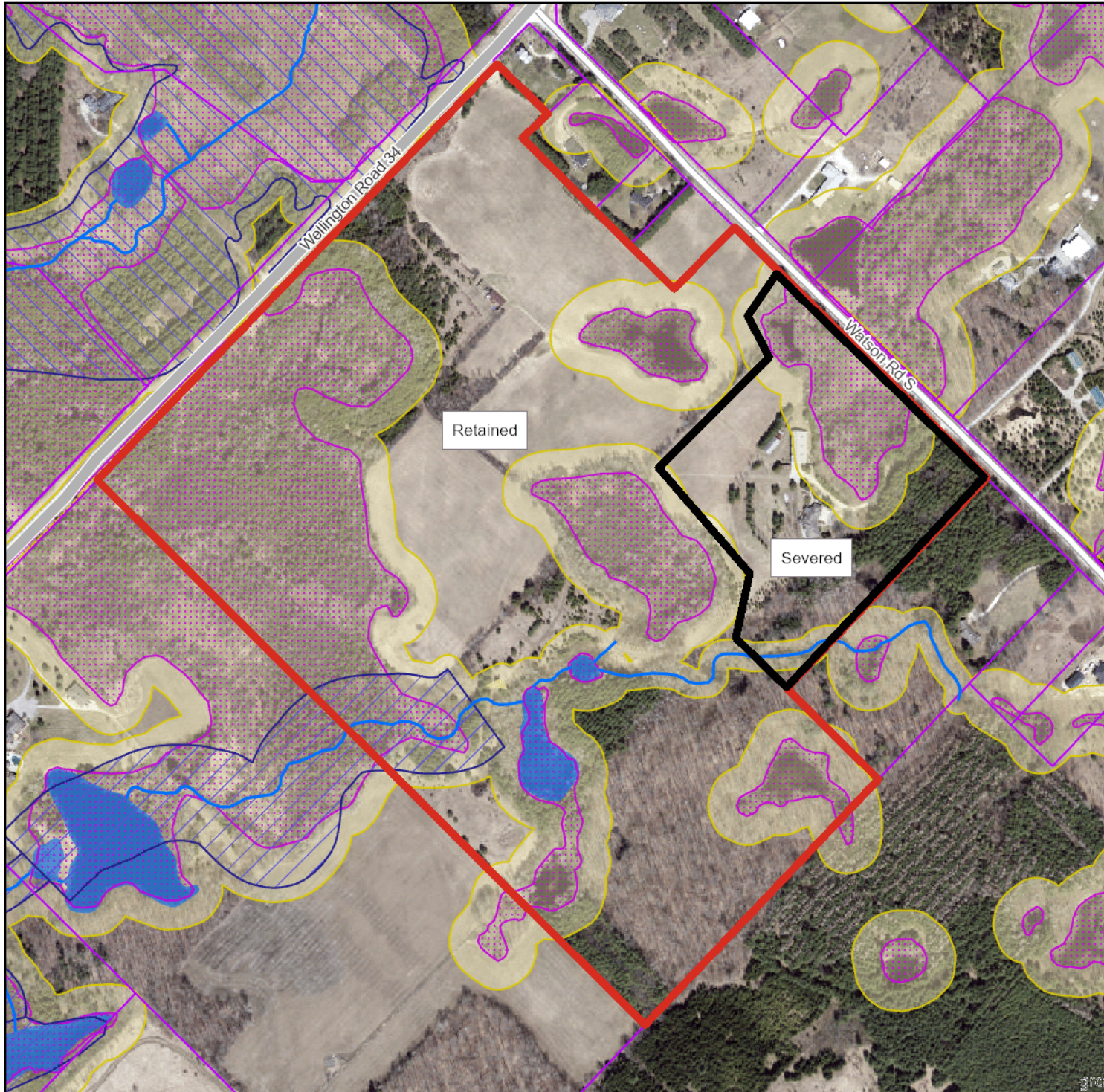
Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or vwismer@grandriver.ca.

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

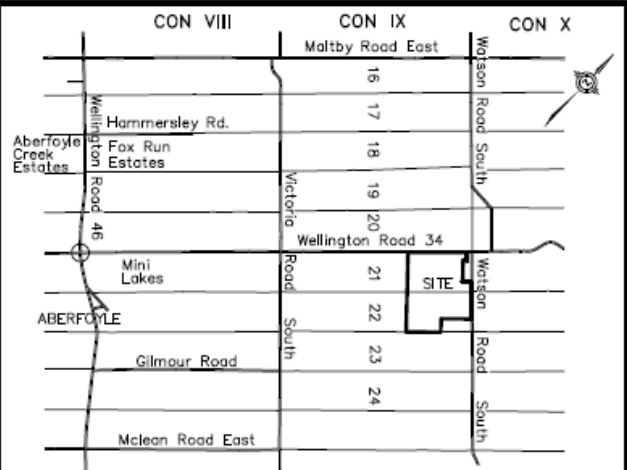
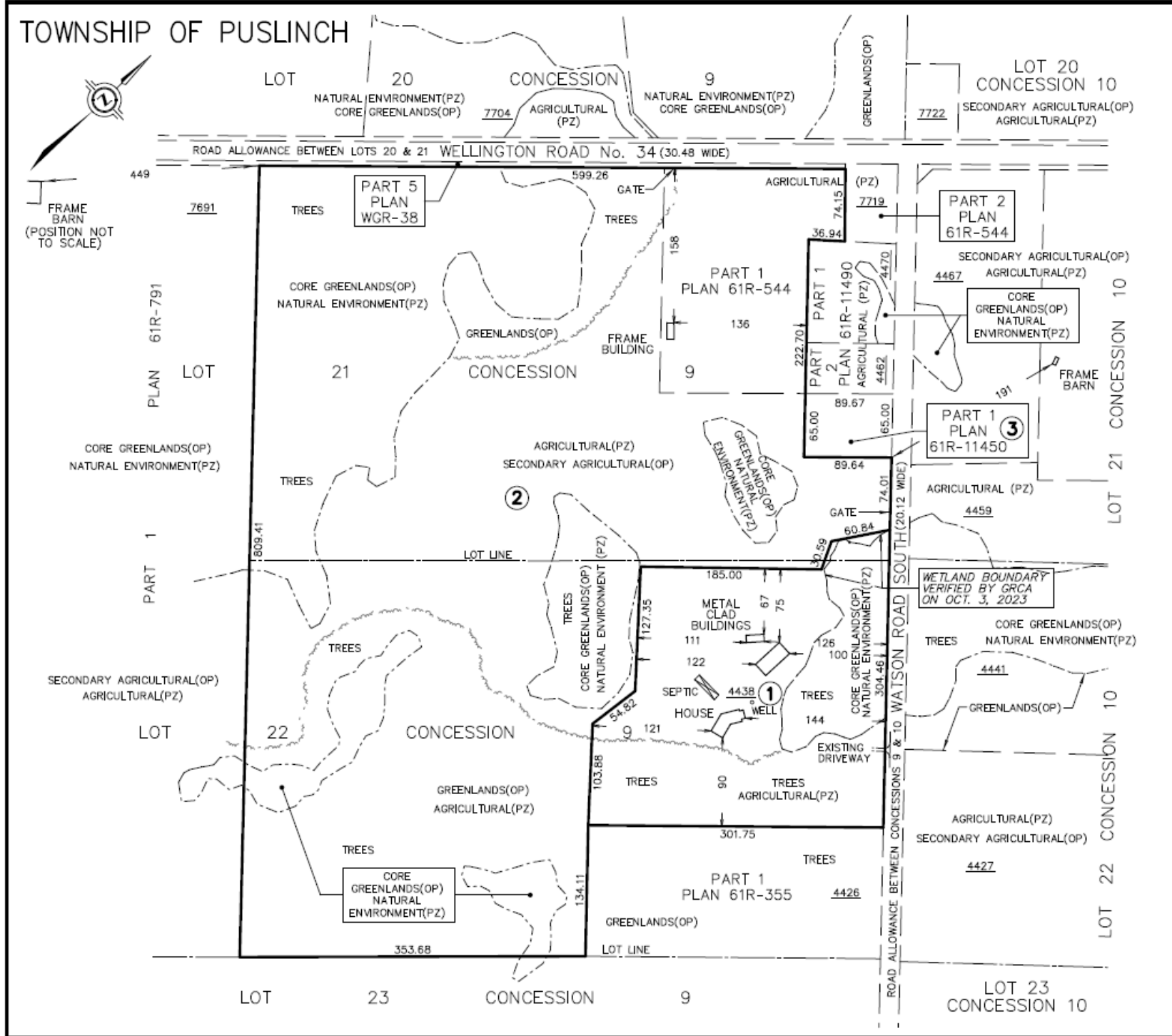
Clerk

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

Passed this ____ day of _____, 20__.

MAYOR _____

CLERK _____



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.

This email transmission is intended for the named addressee(s) only. This email, and any attachments it contains, may be confidential and/or legally privileged. If you have received this email and you are not a named addressee, please inform **rare Charitable Research Reserve** (1-519-650-9336) and then delete the email from your system. Use, disclosure, copying, printing or relying on this email, if you are not a named addressee, is strictly prohibited. Although **rare** takes care to protect email and scan for viruses, named addressees should scan this email and any attachments for the same. **rare** makes no representation or warranty as to the absence of viruses in this email or any attachments. Please note that for the protection of our contacts and business, we may monitor and read emails sent to and from our servers. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organization. You may wish to unsubscribe to certain communications by clicking [here](#).

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

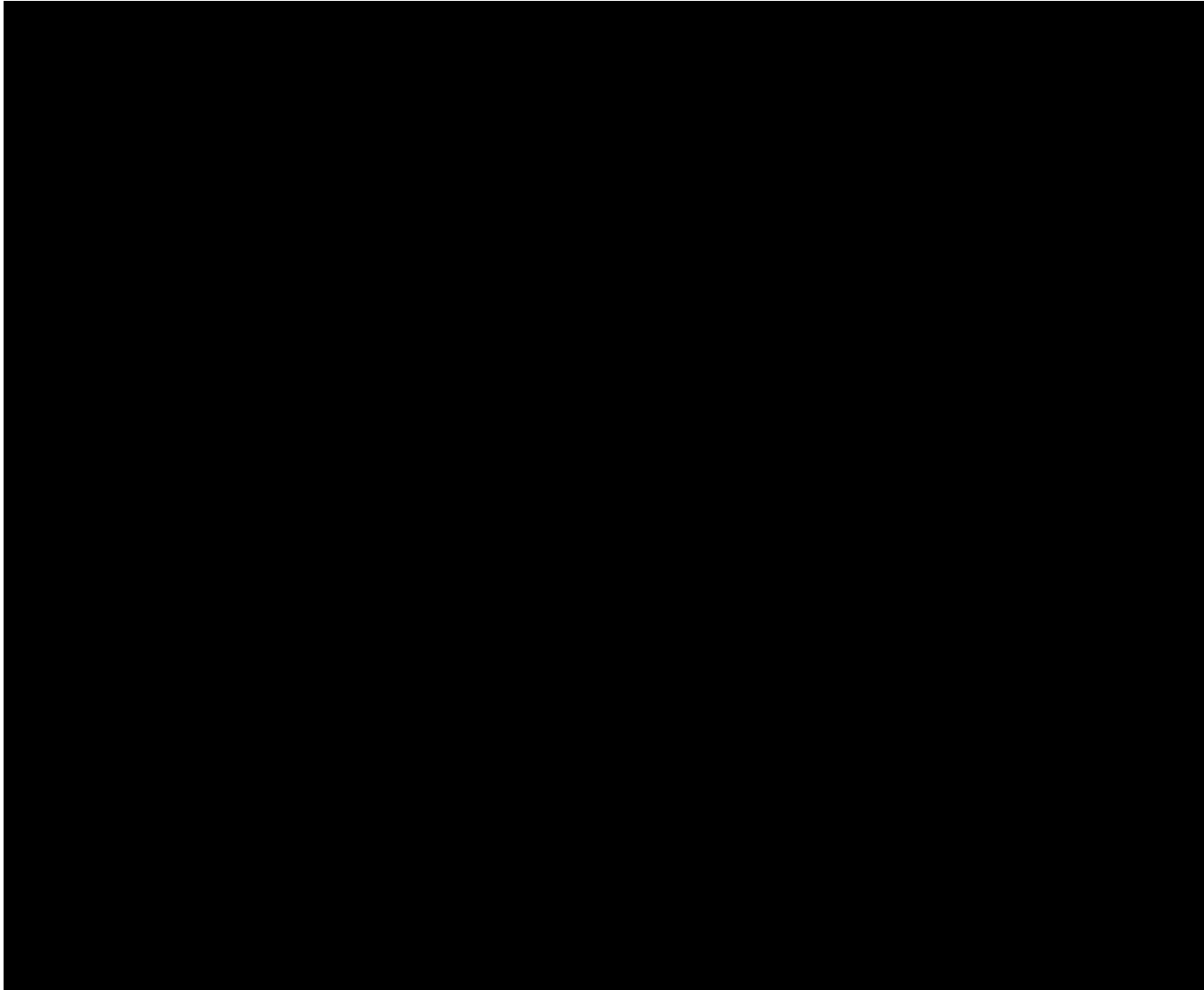


Our offices:

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.





REPORT BLD-2024-003

TO: Mayor and Members of Council

PREPARED BY: Olive Zhang, Building Services Technician

PRESENTED BY: Andrew Hartholt, Chief Building Official

MEETING DATE: September 11, 2024

SUBJECT: Building Department Second Quarter Update – April to June 2024

RECOMMENDATION

That Report BLD-2024-003 entitled Building Department Second Quarter Update – April to June 2024 be received; and

Purpose

The purpose of this report is to provide Council with an update of the activities in the Building Department for the Second Quarter of 2024 (April, May and June).

Background

Council receives a summary of the Township building permits on a quarterly basis.

Financial Implications

The Building Code Act requires that the total amount of building permit fees meets the total costs for the municipality to administer and enforce the Building Code Act and Regulations. Building permit fees were established to fully recover the Township's cost of providing building permit services, including an allocation of administrative overhead/indirect costs. Any surplus revenue from building permit fees is transferred to a restricted reserve, to be drawn upon in years of declining building activity.

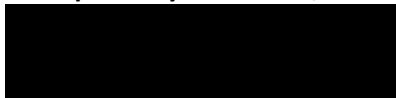
Applicable Legislation and Requirements

Building Code Act, 1992, S.O. 1992, c. 23

Attachments

Schedule A - Second Quarter 2024 report and Comparison Charts

Respectfully submitted,



Olive Zhang
Building Services Technician

Reviewed by:

Andrew Hartholt
Chief Building Official

Building Permit Comparison Summary - Schedule A

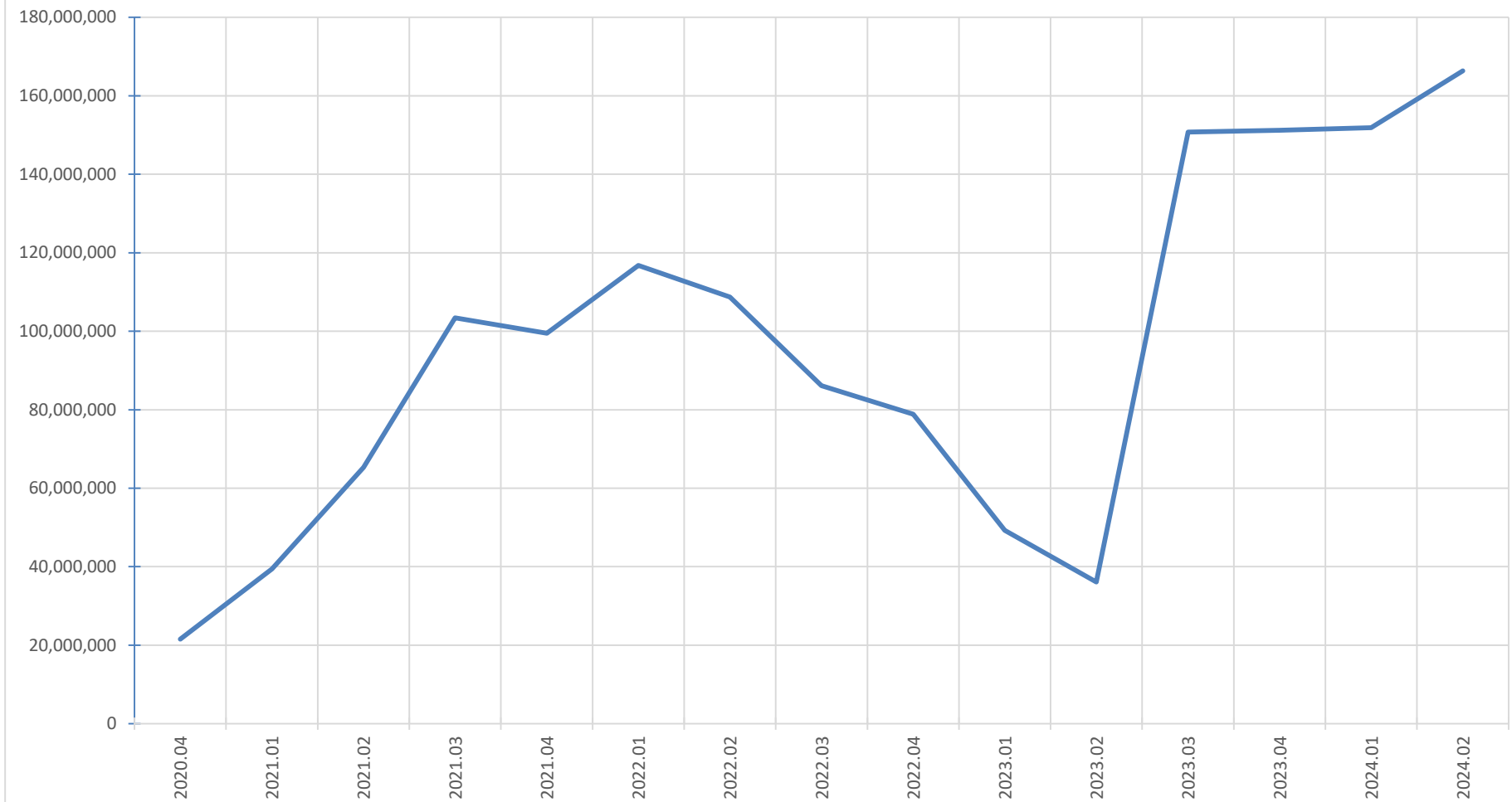
Report BLD-2024-003

Second Quarter - April to June 2024

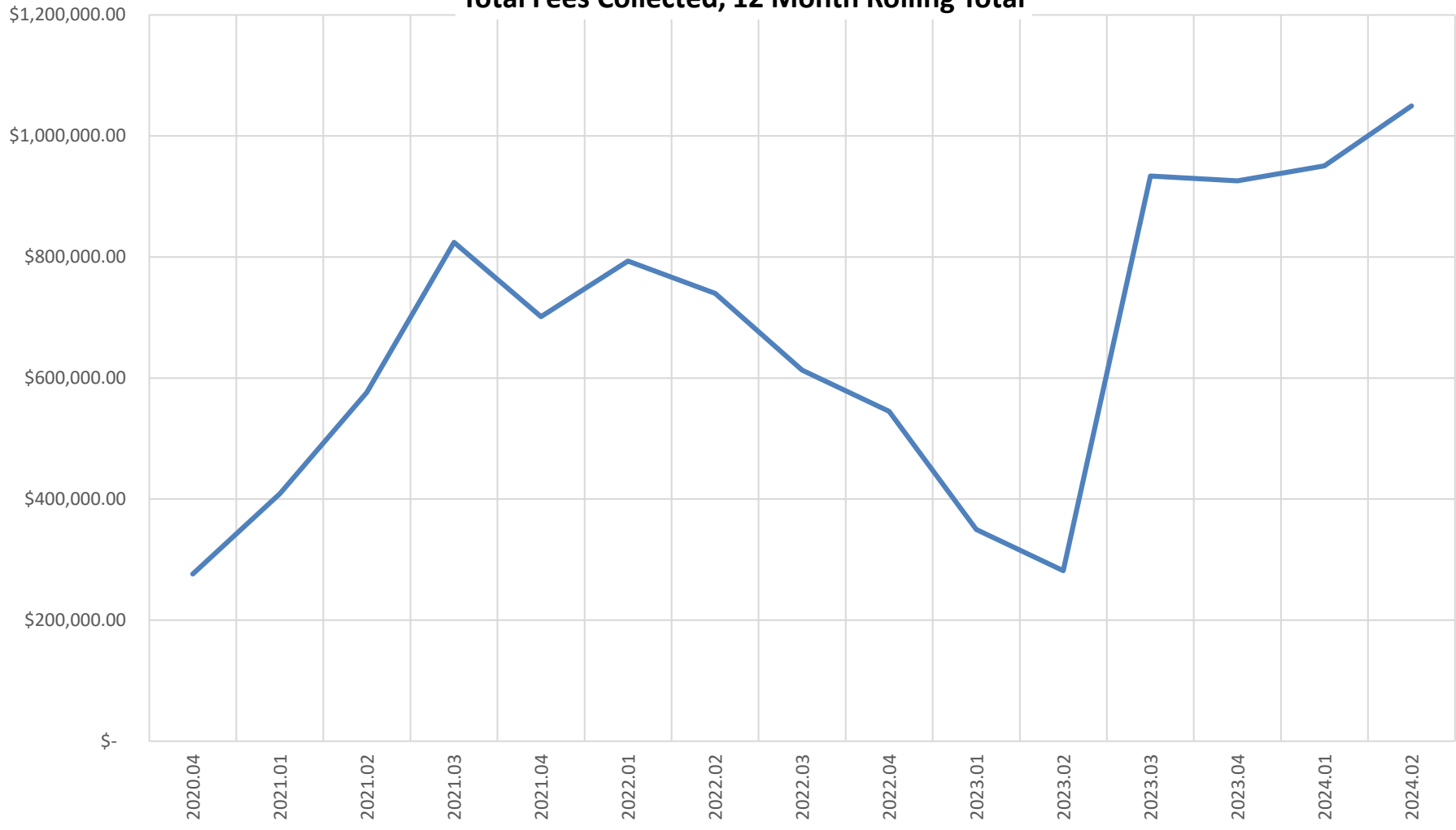
| Category | Permit Count | | Total Permit Fees | | Cost of Construction | |
|---------------------------|--------------|------|-------------------|----------|----------------------|-------------|
| | 2024 | 2023 | 2024 | 2023 | 2024 | 2023 |
| Accessory Structures | 17 | 10 | \$19,316 | \$4,979 | \$1,830,916 | \$443,499 |
| Agricultural Structures | 1 | 1 | \$1,595 | \$473 | \$200,000 | \$32,175 |
| Commercial/Industrial | 0 | 1 | \$0 | \$880 | \$0 | \$3,000 |
| Demolition | 6 | 5 | \$1,086 | \$227 | \$2,565,000 | \$706,360 |
| Institutional | 1 | 0 | \$2,325 | \$0 | \$650,000 | \$0 |
| Miscellaneous Permits | 4 | 6 | \$1,462 | \$1,597 | \$76,500 | \$67,600 |
| Plans Resubmission | 0 | 2 | \$0 | \$708 | \$0 | \$0 |
| Pools Enclosure | 11 | 8 | \$2,761 | \$1,953 | \$1,569,500 | \$591,870 |
| Residential Buildings | 18 | 12 | \$102,312 | \$31,064 | \$11,273,000 | \$2,770,433 |
| Residential Sewage System | 18 | 6 | \$12,587 | \$3,723 | \$526,115 | \$72,850 |
| Signs | 3 | 0 | \$1,216 | \$0 | \$455,915 | \$0 |

| SUMMARY TOTALS | 2024 | 2023 |
|-------------------------------|--------------|-------------|
| Total Permits Issued | 79 | 51 |
| ARU's created | 6 | 0 |
| Dwellings Created | 8 | 2 |
| Total Dwellings Units Created | 14 | 2 |
| Total Permit Fees | \$144,659 | \$45,604 |
| Total Permit Value | \$19,146,946 | \$4,687,787 |

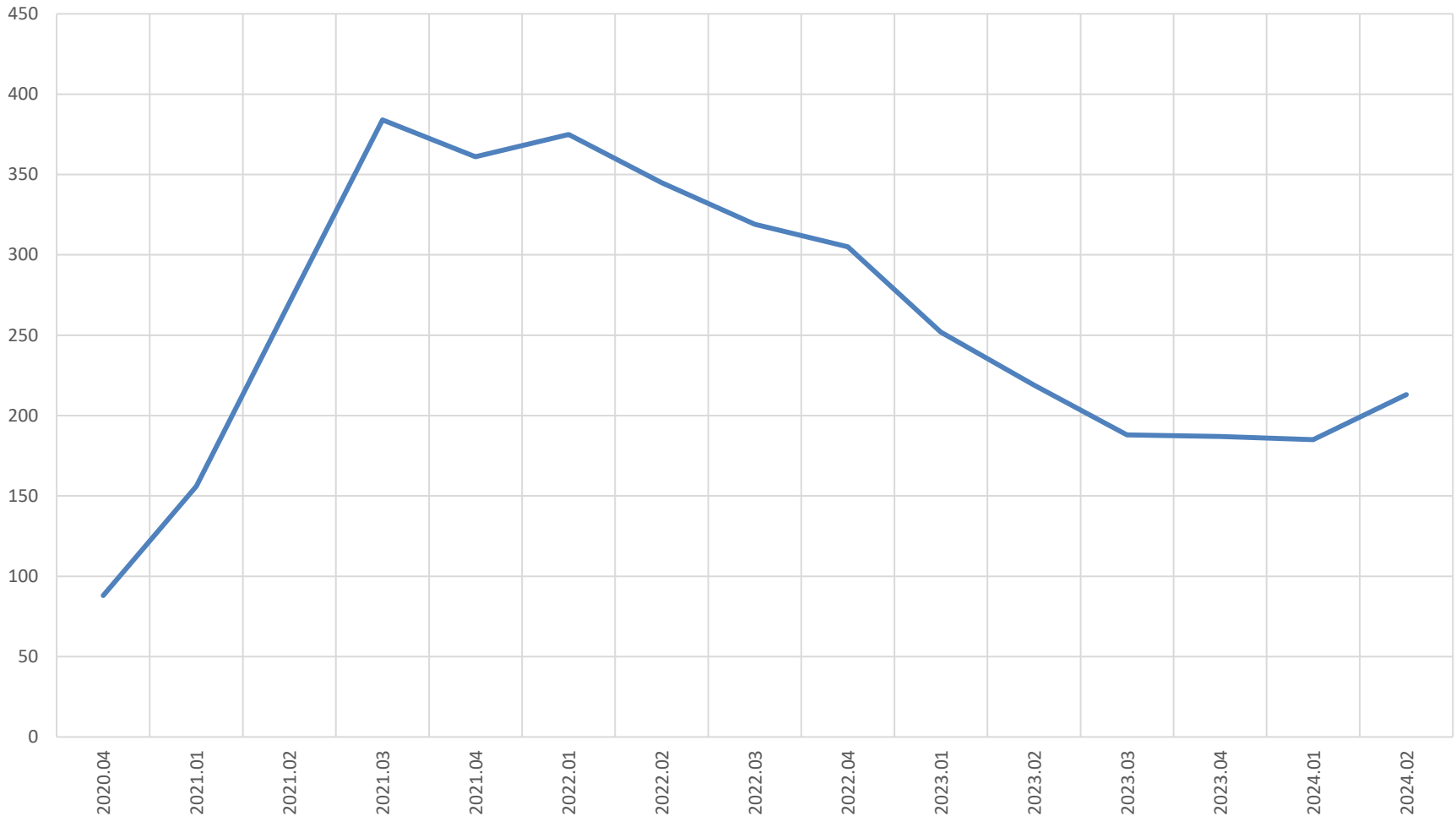
Total Value of Permits, 12 Month Rolling Total



Total Fees Collected, 12 Month Rolling Total



Total # of Permits, 12 Month Rolling Total



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 055-2024

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on SEPTEMBER 11, 2024.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on SEPTEMBER 11, 2024 be confirmed and adopted by By-law;

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

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 11 DAY OF SEPTEMBER, 2024.

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk