



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

## Zoning By-law Amendment Application

Date submitted: \_

### The Amendment:

#### Type of amendment:

Site specific:

Other (specify):

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

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

### General Information:

#### 1. Applicant Information:

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

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

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

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

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

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

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

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

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

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

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



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

N/A

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

N/A

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

Please refer to Planning Justification Report included with this application.

**10. Zoning:**

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

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

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

Please refer to Planning Justification Brief included with this application.

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

N/A

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

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

Agricultural and recreational vehicle storage.

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

Since 1990

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

Site Specific zoning to permit recreational vehicle storage.

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

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

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

**Existing and Proposed Services:**

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

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

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

Townline Road

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

N/A

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

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

Water Supply	Existing		Proposed	
Municipal water				

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

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

Yes:  No:

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

Servicing options report

A hydrogeological report

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

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

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

**Other Related Planning Applications:**

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

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

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

Yes:  No:

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

**Other Supporting Information**

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



# Application Drawing

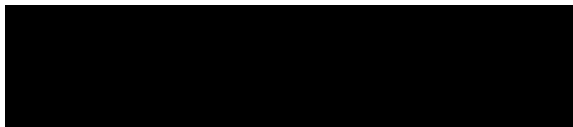
24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following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

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

## Authorization for Agent/Solicitor to act for Owner

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

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



Signature of Owner(s)

June 20/23  
Date

# Affidavit

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

  
Signature of Owner or authorized  
solicitor or agent

July 13/2023  
Date

  
Signature of Commissioner  
Paul Ronald Britton, a Commissioner, etc.,  
Regional Municipality of Waterloo, for  
MacNaughton Hermesen Britton Clarkson  
Planning Limited,  
2000 Appleton Ave., Waterloo, ON N2L 2K1

JULY 17/23  
Date

## Agreement to Post Sign and Permit Site Visits

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

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

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

  
Signature

June 20/23  
Date

**For Administrative Purposes Only:**

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

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

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

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

Application deemed complete:

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

\_\_\_\_\_  
Date

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

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



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

July 17, 2023

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

Dear Ms. Banks:

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

---

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

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

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

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

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

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

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

Yours truly,

**MHBC**



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

*cc. R. Dan Quinnell  
Gerritje Quinnell*



# Concept Plan

## LEGEND

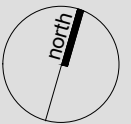
- Subject Lands (±17.4 ha)
- Lands proposed for outdoor storage of recreational trailers, boats, and campers (±2.44 ha)
- Severed Lands (0.46 ha)
- Remaining Lands (to remain as agricultural/open space) (± 17 ha)
- Flagged Wetland Limit

DATE: October 24, 2022

SCALE: 1:3,000

FILE: 22269A

DRAWN: JB



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

1873 Townline Road  
Township of Puslinch

Source: City of Cambridge Imagery, 2021

**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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

# PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT

1873 Townline Road  
Cambridge, Township of Puslinch

Date:

**July, 2023**

Prepared for:

**R. Dan Quinnel &  
Gerritje Quinnel**

Prepared by:

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

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Our File 22269A

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# 1.0 INTRODUCTION

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

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

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

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

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

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

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

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

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

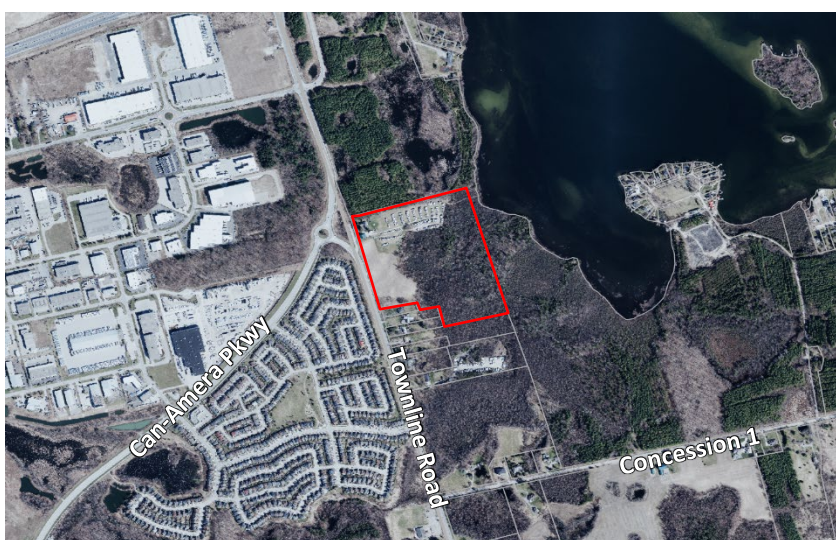
An Environmental Impact Study is not provided with the application as the use on the property is existing and no development or site alteration is proposed.

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

# 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

## 2.1 Site Description

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



**Figure 1:** Aerial Location Plan

## 2.2 Surrounding Land Uses

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

North – Vacant wooded lands;

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

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

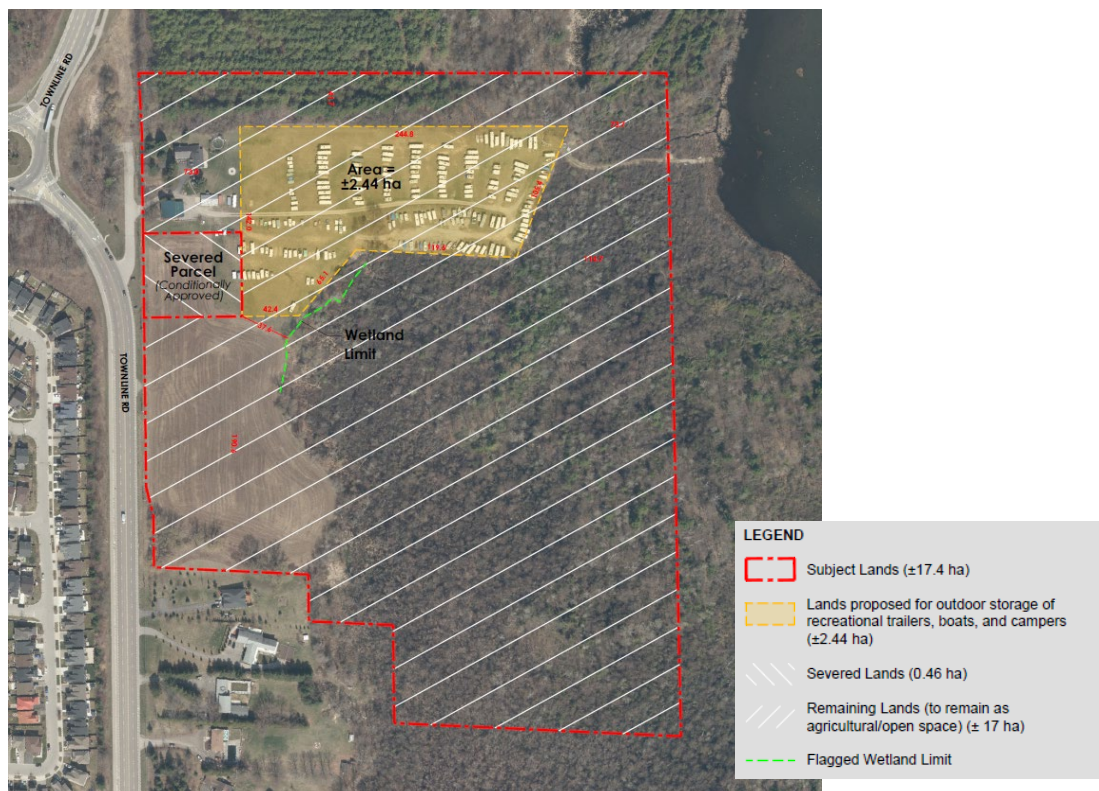
South – Rural residential.

# 3.0 PROPOSED ZONING BY-LAW AMENDMENT

## 3.1 Background & Existing Use

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

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

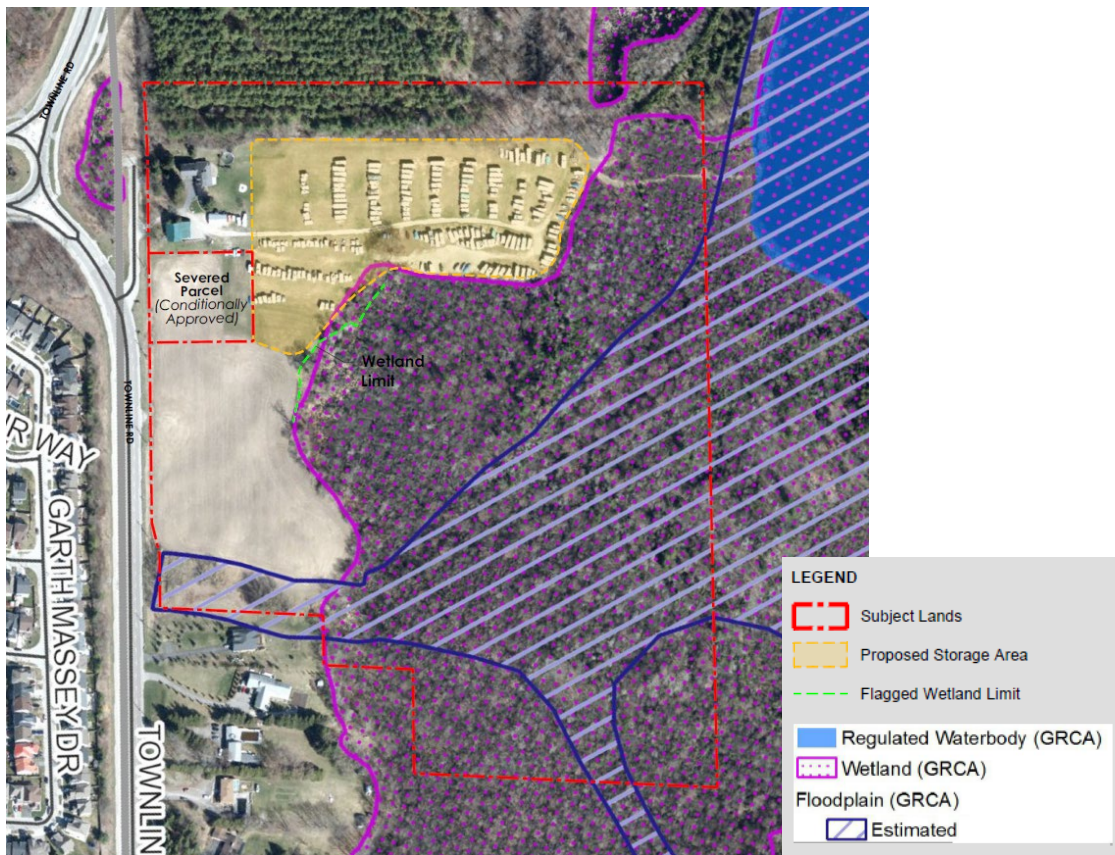


**Figure 2:** Concept Plan

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

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

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



**Figure 3:** GRCA Mapping

## 3.2 Proposed Zoning By-law Amendment

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

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

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

# 4.0 PLANNING ANALYSIS

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

## 4.1 Provincial Policy Statement, 2020

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

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

### **Rural Areas in Municipalities**

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

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

## Development and Site Alteration Definition

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

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

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

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

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

## Natural Heritage

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

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

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

## 4.2 County of Wellington Official Plan

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

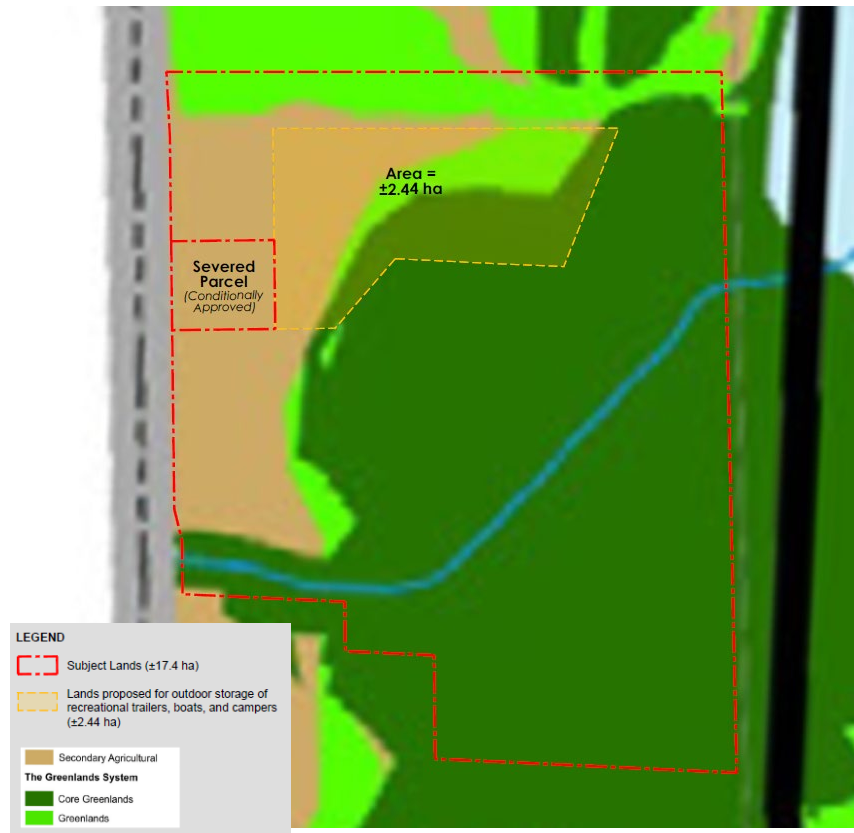
The Official Plan supports sustainable development that balances the protection of natural resources and enhancing economic competitiveness. The subject lands are identified within the Rural System. The Official Plan seeks to protect prime agricultural areas while permitting a broader range of uses within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



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

#### 4.2.1 Land Use

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



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

#### Secondary Agricultural Designation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Minimum Distance Separation Formula**

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

### **Summary**

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

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

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

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

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

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

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

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

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

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

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

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



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

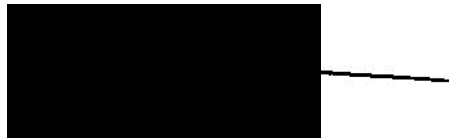
# 5.0 CONCLUSION

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

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

Respectfully submitted,

**MHBC**



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



## Drinking Water Source Protection Screening Form

Office Use Only

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

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

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

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

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

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

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

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

### 1. Property Information

Municipal Address of Subject Property: 1873 Townline Road, Cambridge

Assessment Roll Number of Subject Property: 2301000003083000000

Property Owner: Robert & Gerritje Quinnel

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

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

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

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

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

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

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

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

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

#### 3.2 Chemical Handling and Storage

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

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

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

### 3.4 Snow Storage (see guide)

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

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

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

### 3.6 Storm Water Management/Industrial Sewage

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

### 3.7 Septic Systems

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

### 3.8 Water Taking

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



**3.9 Transport Pathway (see guide)**

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

**3.10 Recharge Reduction**

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

**3.11 Agricultural**

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

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

**3.12 None of the above are applicable**

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

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

**Owner**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Applicant or Authorized Agent**

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

JULY 11/23  
Date

  
Signature

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

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

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

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

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

### Section 1 – Property Information:

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

### Section 2 – Proposal:

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

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

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

#### 3.1 Liquid Fuel Handling and Storage:

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

#### 3.2 Chemical Handling and Storage:

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

##### 3.2.1 Known DNAPLs:

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

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

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

### 3.2.2 Known Organic Solvents:

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

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

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

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

### 3.4 Snow Storage:

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

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

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

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

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

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

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

### **3.7 Septic Systems:**

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

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

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

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

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

### **3.9 Transport Pathway**

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

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

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

**3.10 Recharge Reduction:**

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

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

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

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

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

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

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

**3.11.6 Outdoor Confinement Yard:**

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

**3.11.7 Prescribed Instruments**

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

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

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

**Section 4 - Declaration:**

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



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

November 9, 2023

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

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

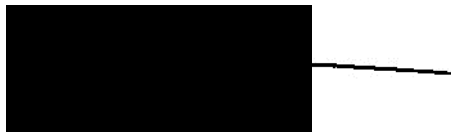
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On behalf of our client, please find attached a response to your letter of August 4, 2023 as it relates to the determination of a 'complete application'.

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

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

Yours truly,  
**MHBC**



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

c. Dan Quinnell

Attachment # 1

Comment / Response Table for Complete Application  
1873 Townline Road

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








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

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

# Conceptual Site Plan

1873 Townline Road  
Township of Puslinch

## LEGEND

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

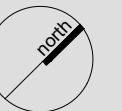


Date: August 12, 2024

Scale: 1:800

File: 18172B

Drawn: SP/JB



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