

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

July 11, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 02, 2025

FILE NO. B30-25

APPLICANT
Richard & Deborah Mast
4225 Sideroad 25
RR#2
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 26
Concession 1

Proposed severance is 58m fr x 135m = 0.78 hectares, existing and proposed rural residential use with existing dwelling.
Retained parcel is 2.4 hectares with 20m frontage, vacant land for proposed rural residential use.

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

August 20, 2025

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

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

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

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

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

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

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

RECIPIENTS:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5370
Fee Received: July 2/25
File No. B30-25
Accepted as Complete on: July 2/25

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) or Purchaser Richard Mast & Deborah MastAddress 4225 Sideroad 25, RR#2, Cambridge, ON, N3C 2V4

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.2106 Gordon Street, Guelph, ON, N1L 1G6Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

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

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

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

To create a new lot for rural residential purposesOR

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

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

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

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 1Lot No. 26

Registered Plan No. _____Lot No. _____

Reference Plan No. 61R-5646Part No. 1

Civic Address 4225 Sideroad 25 South

(b) When was property acquired: January 1992

Registered Instrument No. RO657627

5. Description of Land intended to be SEVERED:

Metric ☒Imperial ☐

Frontage/Width 58 ±AREA 0.78 ha ±

Depth 135 ±Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): Rural Residential (No Change)

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

20 / 78 ±

AREA

2.4 ha ±

Depth

416 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

None

Proposed Uses (s):

Rural Residential – Dwelling Proposed

Type of access (Check appropriate space)	Existing []	Proposed [X]
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [] NO [X]

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

8.

Is there a landfill within 500 metres [1640 feet]?

YES [] NO [X]

9.

a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES [] NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [] NO [X]

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES [] NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES [] NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES [] NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES [X] NO []

15.

Is there a noxious industrial use within 500 meters [1640']?

YES [] NO [X]

16.

Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES [] NO [X]

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)
20. Is this a **resubmission** of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number
21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.
22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

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

YES [] NO [X]
24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.
25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There is an area of Natural features located on the Retained Parcel, however it is outside of the severance and not a concern for this application.

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

The subject property is designated as Secondary Agricultural and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

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

N/A

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

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

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

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

28. What is the zoning of the subject lands? Agricultural and Environmental Protection Overlay

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

A minor variance application will be applied for pending severance approval

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

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

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

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

- Mortgage as in INST WC323968 with the Toronto-Dominion Bank

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

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

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

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands None

Severed Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____



June 24, 2025

31677-22

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4225 Sideroad 25 South
Part of Lot 26, Concession 1
Part 1, 61R-5646
PIN 71202-0005
Township of Puslinch**



Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, Noise Study prepared by SLR Consulting Ltd., Letter from CBM Aggregates, a cheque to the GRCA for \$465 and a cheque to the Wellington County \$5,370.

Proposal:

The proposal is to sever the existing dwelling from the subject property at #4225 Sideroad 25 South (PIN 71202-0005). The Retained Parcel is vacant and will be used for rural residential purposes where a single-detached dwelling is proposed.

The Severed Parcel (#4225) will have a frontage of 58±m, depth of 135±m, for an area of 0.78±ha where the existing dwelling will remain. The parcel was configured to including the existing building, driveway, septic, well and natural features. The existing entrance will continue to allow safe access and the zoning is met. The severance is an efficient use of open space and the Zoning requirements are met for this parcel.

The Retained Parcel is a flag-shaped lot with a frontage of 20±m, then widens to 78±m, for an area of 2.4±ha where a dwelling is proposed. The parcel was evaluated, and a safe entrance is possible within the 20m frontage. A minor variance will be applied for to address the 5m deficiency for lot frontage. Otherwise, zoning is met for this parcel.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

There are many “flag-shaped” lots in the Township of Puslinch where there is a narrow strip leading to a larger “square” for the residential area. We have seen many of these types of parcels being approved over the last few years. The proposed configuration makes good use of a vacant area of land, that consists of grass / scrub land and where a building envelope is proposed.

Noise & Air Quality Review:

Considering the proximity of the severance and proposed dwelling to nearby aggregate operations, SLR Consulting (Canada) Ltd. was retained to complete an Environmental Noise & Air Quality Report in support of the proposed severance for the aggregate operations and transportation sources. The findings concluded that the severance / proposed dwelling are anticipated to be compatible with the surrounding uses and is not anticipated to negatively impact the aggregate operation compliance nor have any impact from transportation sources.

Policy Review:

The subject property is zoned Agricultural and Environmental Protection Overlay. The zoning requirements are met for the Severed Parcel and met for the Retained Parcel, except for the lot frontage as discussed above.

The subject property is within the Secondary Agricultural and Greenlands designation of the County of Wellington Official Plan. The Secondary Agricultural designation allows for a severance, provided that the criteria listed in Section 10.4.4 are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

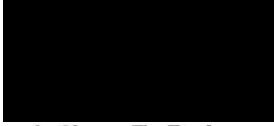
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met.
- MDS requirements are met.
- Residential use will not hinder present or future aggregate operations.

In summary this severance is practical and follows the relevant criteria for a severance.



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

Very truly yours,
Van Harten Surveying Inc.

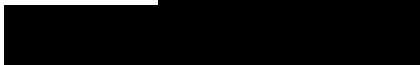


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Richard & Deborah Mast via email:



cc Jordan Mast via email:



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

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

34. Are there any **drainage systems** on the retained and severed lands? **Unknown** YES [] NO []

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

35. **Source Water Protection Plan**

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

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

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

YES [X] NO []

If yes, please indicate the person you have met/spoken to: **Thomas Freeman**

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

Please see the covering letter for more details.

NOTES:

- 1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
- 2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S/PURCHASER'S AUTHORIZATION:

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

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

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

I, (we), Richard Mast and Deborah Mast the Registered Owners/Purchasers of Part of Lot 26, Concession 1; Part 1, 61R-5646 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

[Redacted Signature] X [Redacted Signature]
Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/Region of Wellington Solemnly declare that all the statements contained in this application for consent for (property description)

Part of Lot 26, Concession 1; Part 1, 61R-5646 Of the Township of Puslinch

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

DECLARED before me at the [Redacted Signature]
City Of (Owner/Purchaser or Applicant)
Guelph In the
County/Region of Wellington
This 23 day of June 20 25 (Owner/Purchaser or Applicant)

[Redacted Signature]
Commissioner of Oaths
[Redacted Signature]
Printed Commissioner's, etc. Name

APPLICANT’S CONSENT (FREEDOM OF INFORMATION):

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

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

Date June 23, 2025

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

May 7, 2025

Attention: Rick Mast
4225 Sideroad 25 South
Puslinch ON N3C 2V4

SLR Project No.: 241.031812.00001

Revision: 0

**RE: Environmental Noise and Air Quality Letter
Proposed Lot Severance at 4225 Sideroad 25 South, Puslinch**

1.0 Introduction

At the request of Van Harten Surveying Inc. on behalf of Rick Mast, SLR Consulting (Canada) Ltd. (SLR) has prepared this environmental noise and air quality opinion letter for the proposed residential severance at 4225 Sideroad 25 South, Puslinch, Ontario (the Project Site). This letter is in support of the severance application.

The proposed severed land is to be severed from the eastern portion of the existing lot. The proposed severed lot would include one residence.

The Project Site is located on the east side of Sideroad 25 South in Puslinch, Ontario and is currently occupied by a single existing residence. The intention is to submit an application to the County of Wellington for a new rural residential parcel. Preliminary consultation with County Planning Staff revealed that the impact of aggregate activity in the area be evaluated as part of the application. Based on a review of available aerial imagery as well as on-site observations, the Project Site is adjacent to active and permitted extractive land uses, including:

- St. Mary's Cement Lanci Pit (Lanci Pit) operates to the northwest of the Project Site, across Sideroad 25 South.
- St. Mary's Cement Neubauer Pit (Neubauer Pit) is approximately 280 metres (m) northeast of the Project Site and accessed from Concession 2.
- Closed and reclaimed aggregate Pit directly north of the site.

A context plan is included in Appendix A, Figure A.1.

2.0 Assessment of Potential Stationary Noise Impacts

The Project Site is conservatively considered to be located in a Class 2 area, based on the level of urbanization in the surrounding area and the number of surrounding extractive operations that operate during daytime hours only. Highway 401 is audible during all times of day at the Project Site.

The sound level limits for steady sound sources are expressed as a 1-hr equivalent sound level ($L_{eq}(1 \text{ hr})$ values, in dBA) and is the higher of the Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 exclusionary limits and the existing background sound level. The NPC-300 stationary source noise guidelines in a Class 2 Area are summarized in Table 1 for steady (continuous) sound sources.

Table 1: NPC-300 Class 2 Continuous, Steady Source Sound Level Limits

Point of Reception Category	Time Period	Minimum Exclusionary Sound Level Limit L_{eq} (1-hr), dBA ^[1]
Outdoors	Daytime (0700-1900h)	50
	Evening (1900-2300h)	45
	Night-time (2300-0700h)	N/A ^[3]
Plane of Window ^[2]	Daytime (0700-1900h)	50
	Evening (1900-2300h)	50
	Night-time (2300-0700h)	45
Notes: [1] Or minimum hourly L_{eq} of background noise; whichever is higher. [2] Applicable for windows opening into "noise-sensitive spaces" as defined in NPC-300. [3] Sound level limits during night-time hours are not applicable at outdoor points of reception.		

A site visit was conducted by SLR staff on April 17, 2025. Observations and noise measurements were taken of pit operations at the Project Site and surround area. No other significant sources of noise were found in the surrounding area that would affect the Project Site.

2.1.1 St. Mary’s Cement Lanci Pit (Lanci Pit)

Applications Zoning By-law and Official Plan Amendments for a planned expansion of the Lanci Pit have been submitted. As the pit is located east of the Project Site, the Lanci Pit is required to meet noise guideline limits at the existing and intervening residence at the Project Site. Therefore, compliance with noise guideline limits are anticipated from the Lanci Pit at the proposed severance lands and do not require further assessment.

2.1.2 St. Mary’s Cement Puslinch Pit (Puslinch Pit)

The Puslinch Pit is currently operating as close as 280 m northeast of the proposed building at the Project Site and has the potential to operate as close as 250 northeast of the proposed building. Based on conversations with the current resident of the property, normal operations for the Puslinch Pit include one excavator and three rock trucks for hauling material to the Puslinch Pit operations on the north side of Concession 2. Major operations such as screening and crushing do not occur at this site, but rather occur at the site north of Concession 2 (St Mary’s Cement South Aberfoyle Pit, further away form the Project Site); these operations are required to meet noise guidelines at much closer and intervening noise sensitive receptors.

On April 17, 2025 SLR staff observed a front-end loader and rock truck creating a berm at the southwest corner of the Puslinch Pit (between Puslinch Pit operation and the Project Site), loader movements were occasionally audible from the property line of the Project Site. This is not standard operation (rather similar to temporary construction activities) for the Puslinch Pit however, noise measurements were taken to confirm the temporary operations were below Class 2 guideline limits. The measured sound level of the temporary operations was 41 dBA at the proposed building setback. The measurement location is included in Appendix A Figure A.1.

The operations of the Puslinch Pit are required to meet noise guidelines at the existing house at the Project Site. The proposed severed residence would be located approximately 80 m east of the existing residence at a similar if not lower elevation. Given the limited scale of the Puslinch Pit operations, setback distance, and the newly constructed berm, the difference in anticipated sound level at the existing and proposed receptor is expected to be negligible. Therefore,



compliance of the applicable noise guideline limits is anticipated at the Project Site and no further assessment is required. Should the selected location of the house on the severed lot change significantly, such that it would be much closer to the Puslinch Pit, additional assessment of noise impacts should be conducted.

2.1.3 Pit Directly North of Project Site

The aggregate pit directly north of the site has been closed and reclaimed, it is therefore not of concern from a noise or air quality perspective. No assessment of this site is required.

3.0 Assessment of Potential Transportation Noise Impacts

An assessment of sound from transportation sources with the potential to impact the proposed development is normally required. The closest substantial road to the development is Highway 401 which is located approximately 1.7 km away from the Project Site and not expected to cause any adverse noise issues given the large setback. Given the setback distance and low traffic volumes on Sideroad 25 averaged sound levels of 55 dBA to 65 dBA are not anticipated at the Project Site. The highway was audible during the site visit on April 17, 2025, however sound levels from the highway were consistently below 40 dBA at the Project Site. Therefore, an assessment of roadway noise is not required.

The Project Site is greater than 2.5 km from the closest rail line, assessment of rail lines is not required outside of 300 m. The Project Site is outside of the NEF contours of any airport. Therefore, an assessment of railway and aircraft noise is not required.

4.0 Assessment of Potential Air Quality Impacts

All pit operations are required to meet the applicable air quality (dust and odour) emission limits as part of their compliance approvals and therefore expected to be compliant at the Project Site. Therefore, no additional assessment is required.

Detailed TRAP studies are typically performed for sites immediately adjacent to major highways (i.e. within 100 m). The Project Site is outside a TRAP exposure zone of 500 m from any major highways. Therefore, a detailed Exposures to traffic-related air pollution (TRAP) assessment is not warranted for the Project Site.

5.0 Closure

The assessment has included a review of air quality and noise emissions from aggregate pits in the area as well as transportation sources. The Project Site is anticipated to be compatible with the surrounding employment land uses and transportation sources. Based on our assessment, the Project Site is not anticipated to affect industrial facility compliance with applicable provincial environmental policies, regulations, approvals, authorizations, and guidelines.



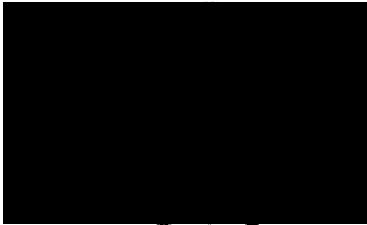
Should you have any questions or concerns, please do not hesitate to contact us.

Regards,

SLR Consulting (Canada) Ltd.



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Statement of Limitations

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Appendix A – Figure

4225 Sideroad 25 South, Puslinch ON

Environmental Noise and Air Quality Letter

Rick Mast

SLR Project No.: 241.031812.00001

May 7, 2025





RICK MAST		<div>True North</div> <div></div>	Scale: 1:8000		METRES	<div></div>
4225 SIDEROAD 25, PUSLINCH			Date: May 2025	Rev 0.0	Figure No. A.1	
CONTEXT MAP & NOISE MEASUREMENT LOCATION			Project No. 241.031812.00001			

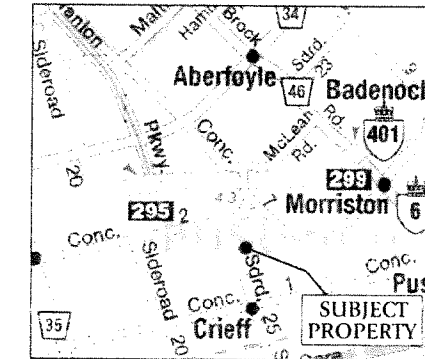
SEVERANCE SKETCH
PART OF LOT 26, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.

KEYMAP:



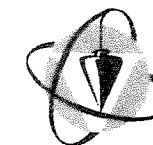
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS AND WITHIN EARTH SCIENCES ANSI.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 13th DAY OF JUNE, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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www.vanharten.com

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DRAWN BY: JN

CHECKED BY: JEB

PROJECT No: 3167-22

JUN 16, 2025 10:18:40 AM

G:\PUSLINCH\Con1\ACAD\SE / P1 / L1 26 (MST) / UTN1 2010.dwg

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**LANDS TO BE
SEVERED**
AREA=0.78±ha

**LANDS TO BE
RETAINED**
AREA=2.45±ha

MINOR VARIANCE REQUEST:

A TO PERMIT A LOT FRONTAGE FOR THE RETAINED
PARCEL TO BE 20m VS 25m REQUIRED IN TABLE 11.3



ZONING: NATURAL ENVIRONMENT



O.P.: GREENLANDS

ZONING: ENVIRONMENT PROTECTION OVERLAY

O.P.: EARTH SCIENCES ANSI