



September 2, 2025

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

Dear Ms. Banks:

**RE: Request for Holding (H) Removal – 1873 Townline Road
OUR FILE 22269A**

On behalf of our client, Robert & Gerritje Quinnell, we are pleased to submit the enclosed Holding (H) Removal Application for our client's property located at 1873 Townline Road in the Township of Puslinch.

The subject lands are located on the east side of Townline Road, southeast of the Can-Amara 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' as per the Wellington County Official Plan Schedule B7, and are zoned 'Agricultural Site-Specific Zone (A(sp109))' subject to Holding Provision (h-12), 'Natural Environment Site-Specific Zone (NE(sp109))' subject to Holding Provision (h-12), and 'Agricultural Site-Specific Zone (A(sp110))' as per the Township of Puslinch Zoning By-law No. 023-18.

The lands were previously subject to a Zoning By-law Amendment Application which has since been approved (By-law 2024-073). Through By-law 2024-073, site-specific provisions were enacted to permit the outdoor storage of recreational trailers, except motorized recreational vehicles, transportation or truck trailer subject to site-specific regulations in addition to Section 4.22 of the Zoning By-law. Additionally, through By-law 2024-073 a Holding Provision (h-12) was enacted in which the Condition of Removal is for a Site Plan Application to be approved and a Site Plan Agreement to be registered on title.

A Site Plan Application was previously submitted on April 14, 2025, to develop a portion of the lands to be utilized for outdoor storage of recreational trailers, boats, and campers. The intent of the Holding (H) Removal Application is to remove Holding Provision (h-12) applicable to the subject lands, thereby clearing the Condition of the concurrent Site Plan Approval and permitting a Site Plan Agreement to then be registered on title.

We have enclosed the following in support of the Holding (H) Removal Application submission:

- A cheque in the amount of \$1,516.00 payable to the Township of Puslinch, representing the Holding Removal Application Fee; and,
- Site Plan, prepared by MHBC Planning, dated August 14, 2025.

The physical cheque will arrive shortly under separate cover.

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

Yours truly,

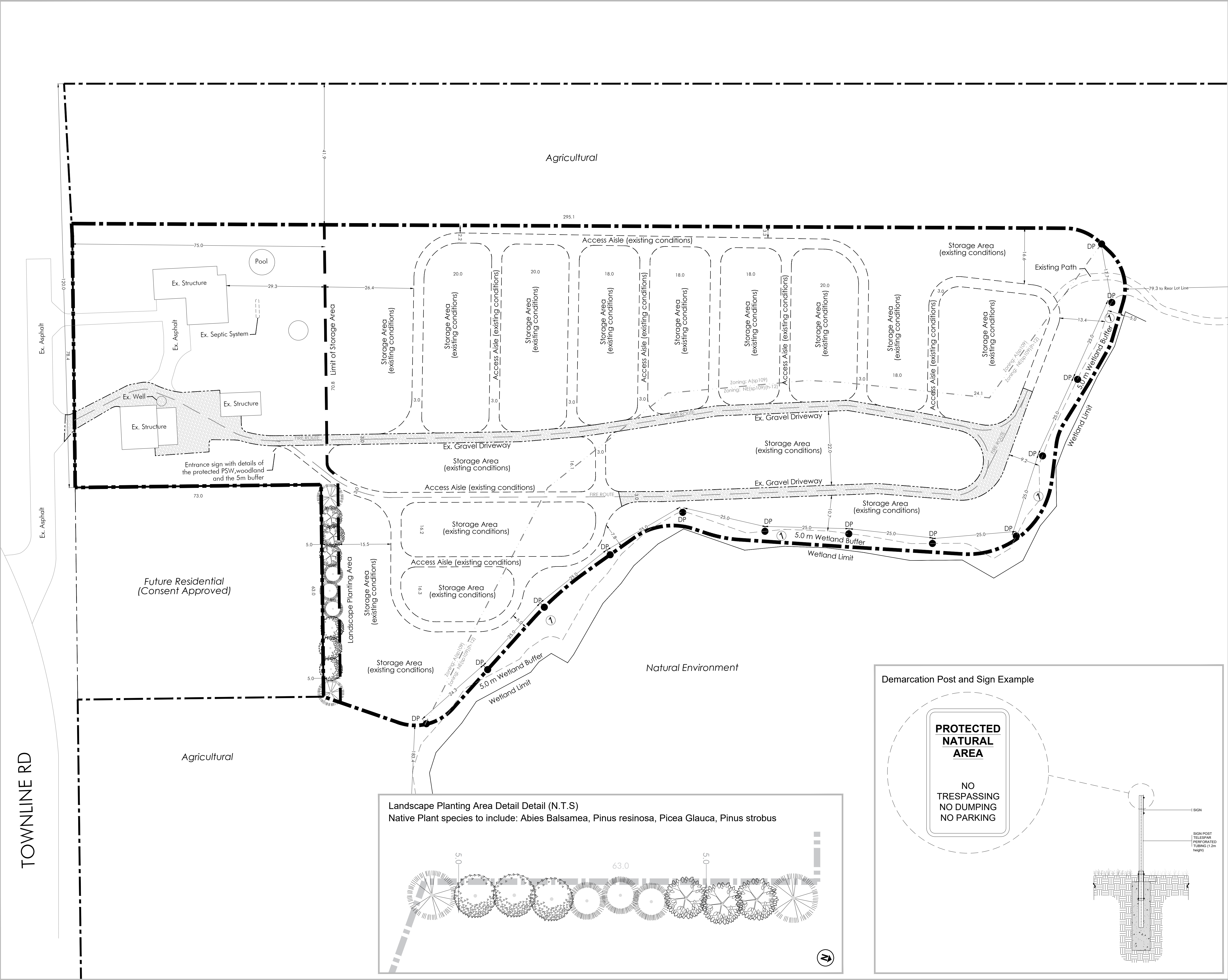
MHBC

A black rectangular redaction box covering the signature of Dave Aston.

Dave Aston, MSc, MCIP, RPP
Partner

A black rectangular redaction box covering the signature of Tausha Adair.

Tausha Adair, BES, MCIP, RPP
Senior Planner



Legal Description

PUSLINCH CON 1 PT LOT 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

Key Plan

Subject Site

Scale: NTS

Site Statistics

A (sp109) & NE (sp109)		
Provision	Required	Proposed
Lot Area for Outdoor Storage (max.)	2.4 ha	2.4 ha
Lot Frontage (min.)	120 m	120 m
Front Yard (min.)	75 m	75 m
Interior Side Yard (min.)	Northerly: 39 m Southerly: 180 m	Northerly: 41.9 m Southerly: 183.4 m
Rear Yard (min.)	78 m	79.3 m
Lot Coverage (max.)	30 %	1.8 %
Outdoor Storage Area Location	Shall not be closer than 5 m from a wetland feature or from any adjacent residential use.	Complies
Buildings or Structures in NE Zone	Not permitted	Complies
Keeping or Housing of Livestock	Not permitted	Complies
Demarcation Posts	Demarcation posts at an interval of 25 metres shall be installed and maintained along the easterly boundaries of the outdoor storage area	Complies

NOTES:

- All dimensions are in metres unless otherwise noted.
- Wetland limits provided by J.D.Barnes.
- All new plantings will involve native plant species.

● DP = Demarcation Post
① Native seed mix planting and invasive species management in wetland buffer

Revision No.	Date	Issued / Revision	By
2.	August 14, 2025	Revise Site Plan;	DS
1.	June 24, 2025	Revise Site Plan;	DS

Approval Stamp	Date
	August 14, 2025
Drawn By	JB/ DS
Plan Scale	1:500 (24x36)
File No.	22269A
Checked By	D.A.

Project	Client
1873 TOWNLINE ROAD	QUINNELL 1873 Townline Road Township of Puslinch N1T 2J3

File Name	Dwg No.
SITE PLAN	1 of 1

K:\22269A - 1873 Townline Road Cambridge\SP\SP_14Aug2025.dwg

