



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

August 18, 2025

Township of Puslinch, County of Wellington
Planning & Development
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Attention: Lynne Banks
Development and Legislative Coordinator

Re: Zoning By-law Amendment – Remove Holding Provision - 1st Submission Cover
letter
6706 Gore Road, Township of Puslinch

On behalf of Aziz & Amber Usman, Innovative Planning Solutions (IPS) is pleased to submit the following Zoning By-law Amendment (ZBA) to remove Holding Provision regarding lands municipally known as 6706 Gore Road in the Township of Puslinch. Materials enclosed are outlined on the table attached.

The purpose of this Application is to obtain approval for the removal of the Holding Provision established through site specific 11 holding provision within the Zoning Bylaw for these lands. Bylaw 2024-047 was approved by Council on July 10 2024 with a holding provision stating the following conditions for removal:

*“A Site Plan has been approved and a Site Plan agreement has been entered into.
The Applicant has demonstrated to the satisfaction of the Township that impacts regarding noise have been appropriately mitigated through an updated Environmental Noise Study and the implementation of appropriate physical and administrative controls, as such impacts pertain to Con 10, Part Lot 7, in the Township of North Dumfries.”*

As a result of the request to remove the Holding Provision, a Site Plan Agreement has been entered into between the owner of the lands and the municipality. To remove the Holding Provision a Zoning Bylaw Amendment is required subject to Council approval.

Trusting this is satisfactory; we would request that the following information be circulated and reviewed as required. Should you have any additional questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Respectfully submitted,
Innovative Planning Solutions



Nick Skerratt,
Senior Planner

6706 Gore Road
Township of Puslinch, County of Wellington

August 2025

IPS File No. 23-1325

#	Document or Report and Plans	Copies
	Link:	
1.	6706 Gore Road Cover Letter	Digital
2.	6706 Gore Road ZBA Application – Holding Provision Removal	Digital
3.	6706 Gore Road BL 2024-047	Digital



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

Zoning By-law Amendment Application

Date submitted: _

The Amendment:

Type of amendment:

Site specific:

☐

Other (specify):

☒

Removal of holding provision as per bylaw 2024-047. Site Plan control agreement has been entered into with Township - Kennel use

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

To remove Holding Provision as per bylaw 2024-047

General Information:

1. Applicant Information:

Registered Owner's Name(s): _

Usman Aziz & Amber Usman

Address:

6706 Gore Road

City:

Puslinch, ON

Postal Code:

N0B 2J0

Email Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s): ☒ Innovative Planning Solutions (IPS) - Nick Skerratt
Address: 647 Welham Road Unit 9A
City: Barrie, ON
Postal Code: L4N 0B7
Email Address: nskerratt@ipsconsultinginc.com
Telephone Number: 705 812 3281 x 35
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: 2021

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: 6706 Gore Road, Puslinch, ON, N0B 2J0

Concession: CON GORE PUSLINCH Lot: PT LT 9
 Registered Plan Number: PTS 2 (except PT 1 61R10665) & 3 61R7925 Pushlinch; S/T Easement over PT 3 61R7925 as in LT20205
 Area: 7.94 ha Depth: approx. 229 m Frontage: approx. 307 m
ac ft. ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: 1.08 ha Depth: 108 m Frontage: 100 m
ac ft. ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: ☒ No: ☐

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: ☐ Places to Grow: ☒ Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Secondary Agricultural & Core Greenlands & Greenlands

List land uses permitted by the current Official Plan designation:

Secondary Agricultural designation - all uses permitted in Prime Agricultural Areas, small scale commercial, industrial and institutional uses, and public service uses. Kennels may be permitted on an existing lot of record within the Prime Agricultural Area and the Official Plan provides that local zoning Bylaws may establish criteria for these uses.

No development is proposed within the Core Greenlands or Greenlands designations on these lands

How does the application conform to the Official Plan?

Please refer to Planning Justification Report and Planning Justification Addendum

Please refer to Planning Justification Report and Planning Justification Addendum as part of the ZBA site specific file for the Kennel use.

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.

Not applicable

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.

Not applicable

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.

Not applicable

10. Zoning:

What is the current zoning of the property? Agricultural site specific 108 (A-108),
Agricultural (A) and Natural Environment (NE) zones
Also within the Environmental Protection Overlay Zone

What uses are permitted? agricultural uses and kennel use

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.

Not applicable

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.

Not applicable

Existing and Proposed Land Uses and Buildings:

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

Subject lands contain a dog breeding operation (Kennel use). Previously equestrian farm operation use

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

2021

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

The purpose of the requested Zoning Bylaw Amendment application is to remove the holding provision for the Kennel use. Site Plan control process has been completed.

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

Please see attached revised site plan drawings providing the below information attached

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
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.

Gore 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.

Not applicable

(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	X	
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	X (dwelling only)	
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)

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?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	☐	☒					
Zoning By-Law Amendment	☐	☒					
Minor Variance	☐	☒					
Plan of Subdivision	☐	☒					
Consent (Severance)	☐	☒					
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.)

Please see cover letter attached to submission package

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) Usman Aziz & Amber Usman of the

6706 Gore Rd of Pushlinch, On N N0B 2J0 County/Region of

Canada do hereby authorize

IPS Consulting Inc. to act as my agent in this application.



Signature of Owner(s)

08/10/23

Date

Affidavit

I (we) INNOVATIVE PLANNING SOLUTIONS of the
CITY of BARRIE County/Region of
Simcoe 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 Barrie in the
County/Region of Simcoe this 21st day of
August, 2023.


Signature of owner or authorized
solicitor or agent

AUGUST 21, 2023
Date

Cristina Pivato, a Commissioner, etc., Province of Ontario, for
1657989 Ontario Ltd. o/a Innovative Planning Solutions Ltd.
Expires August 25, 2023

Signature of Commissioner



August 21/23
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

AUGUST 21, 2023
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.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2024-047

A BYLAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED,
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to Sections 34 and 36 of the Planning Act, R.S.O. 1990;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. **THAT** Schedule “A” to By-law 023-18 is hereby amended by rezoning Front Part of Part of Lot 9, Gore Concession, Part 2 on Plan 61R-7925 & Part 3 on Plan 61R-7925, municipally referred as 6706 Gore Road, from **AGRICULTURAL (A) ZONE** to an **AGRICULTURAL (A-108) ZONE** with a site-specific use provision as shown in Schedule “A” of this By-law.
2. That Section 14 Site-Specific Special Provisions is amended by adding a site-specific provision **AGRICULTURAL (A-108) ZONE** as follows:

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
108	A		Kennel	N/A	In addition to the regulations for uses within the Agricultural Zone, the following additional regulations shall also apply. i. That the proposed kennel operation be permitted within the accessory structures of total area 486.6 m ² (5,237.71 ft ²) that exist at the time of passing this by-law, including the maximum area of 1,402 m ² (15,091 ft ²) for the associated dog runs.

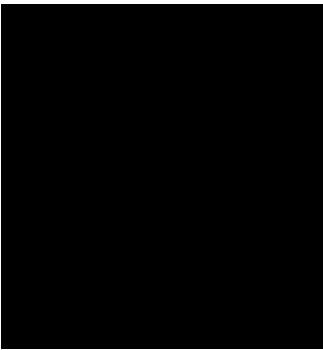
					ii. That the kennel shall be located no closer than 97 m from existing residential dwelling at 6700 Gore RD. iii. That all other provisions of Section 4.13 are applicable.
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3. That the subject land as shown on Schedule “A” to this By-law shall be subject to all applicable regulations of the Zoning By-law 023/18, as amended.
4. That Section 15.0 Holding Provisions is amended by adding a site-specific provision **AGRICULTURAL (A-108) ZONE** as follows:

Exception Number	Zone Designation	Permitted uses	Conditions for Removal	Date Enacted
11	Agricultural (A-106)	Until the holding symbol is removed, no Kennel shall be permitted on the Subject Lands.	A Site Plan has been approved and a Site Plan agreement has been entered into. The Applicant has demonstrated to the satisfaction of the Township that impacts regarding noise have been appropriately mitigated through an updated Environmental Noise Study and the implementation of appropriate physical and administrative controls, as such impacts pertain to Con 10, Part Lot 7, in the Township of North Dumfries.	

5. This By-law shall become effective from the date of passage by council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10 DAY OF JULY 2024.



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James Seeley, Mayor

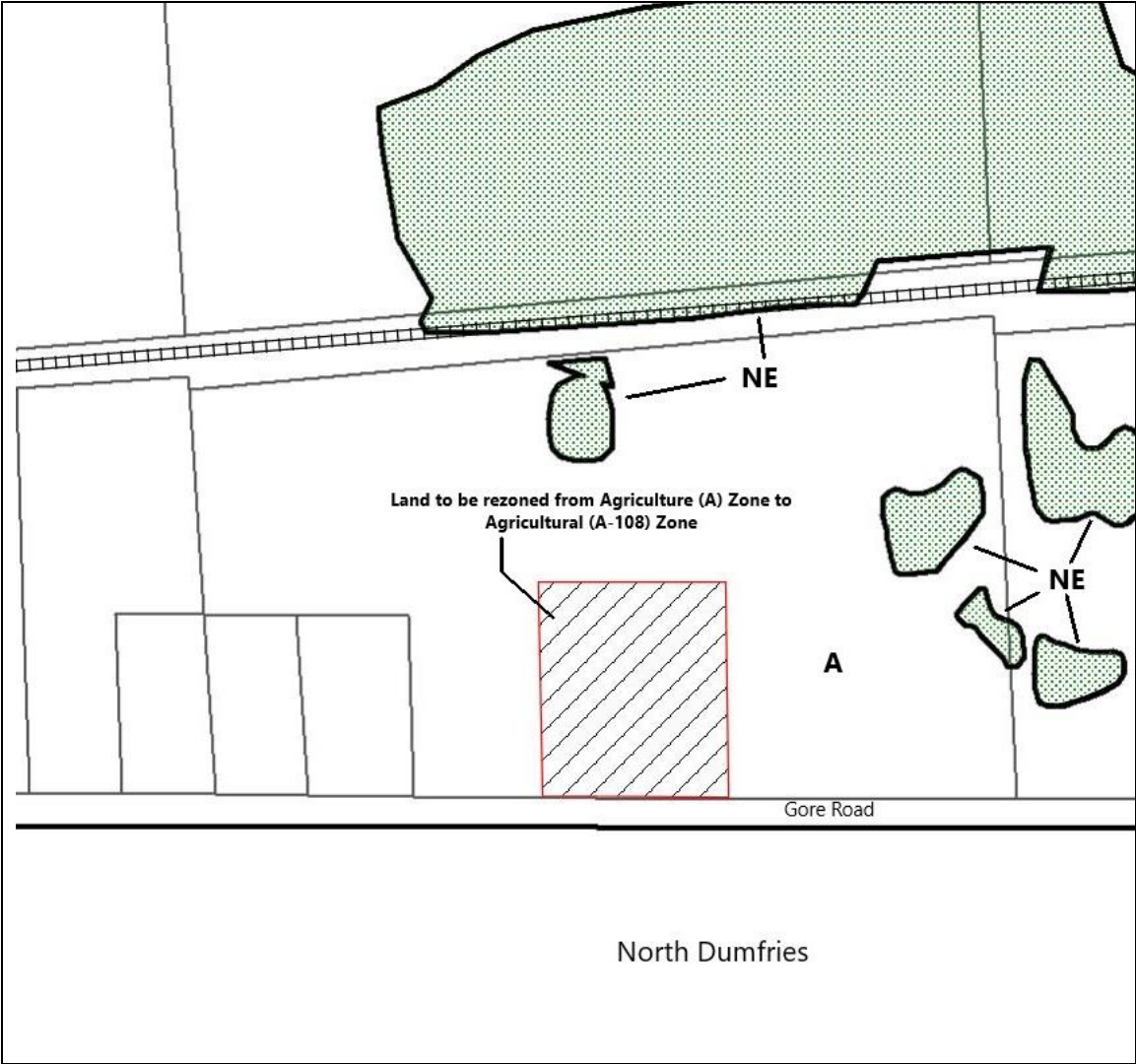
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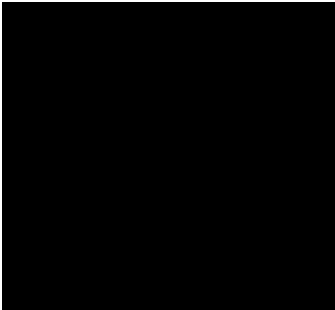
Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NUMBER 2024-047



This is Schedule “A” to the By-law No. 2024-047

Passed this 10 day of JULY, 2024



DocuSigned by:
[Redacted Signature]
9F3A0A8BD61844F ... James Seeley, Mayor

DocuSigned by:
[Redacted Signature]
85537782C92E4F3... Justine Brotherston, Interim Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2024-047

By-law Number 2024-046 amends the Township of Puslinch Zoning By-law 19/85 by rezoning Front Part of Part of Lot 9, Gore Concession, Part 2 on Plan 61R-7925 & Part 3 on Plan 61R-7925, municipally referred as 6706 Gore Road, from AGRICULTURAL (A) ZONE to an AGRICULTURAL (A-108) ZONE with a site-specific provision, to permit a kennel as shown on Schedule "A" of the By-law. A Holding provision has been proposed to require Site Plan Approval and the implementation of appropriate noise measures to mitigate impacts on Con 10, Part Lot 7 in the Township of North Dumfries.

The 7.94 ha (19.62 ac) property contains an existing dwelling with an office and associated accessory buildings. A Kennel is permitted use within the Secondary Agriculture Designation in the County Official Plan.