THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 15, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_ToxGjy1lT5yYkiB-4ZuPeQ
After registering, you will receive a confirmation email containing information about joining the webinar.
+1 647 374 4685 Canada
+1 647 558 0588 Canada
+1 778 907 2071 Canada
+1 438 809 7799 Canada
+1 587 328 1099 Canada
+1 613 209 3054 Canada
Webinar ID: 859 9027 4871
Passcode: 060230
International numbers available: https://us02web.zoom.us/u/kbdHBkPgnr

A G E N D A

DATE: July 15, 2026
REGULAR MEETING: 10:00 A.M.
CLOSED MEETING: 10:15 A.M.

≠ Denotes resolution prepared

1. **Call the Meeting to Order**

2. **Roll Call**

3. **Moment of Reflection**

4. **Confirmation of the Agenda ≠**

5. **Disclosure of Pecuniary Interest & the General Nature Thereof**

6. **Consent Agenda ≠**

Consent Agenda items are considered routine in nature and are voted on collectively. Any member of Council may request one or more items be removed from the Consent Agenda for separate action.

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

6.1.1 June 17, 2026 Council Meeting Minutes

6.1.2 April 14, 2026 Committee of Adjustment Minutes

6.1.3 April 14, 2026 Planning and Development Advisory Committee Minutes
6.1.4 March 10, 2026 Committee of Adjustment Minutes
6.2 Ministry of Public and Business Service Delivery and Procurement Bill 97 Amendments
6.3 Ministry of Municipal Affairs and Housing Development Charges Reduction Program
6.4 Ministry of the Environment, Conservation and Parks Source Water Regulatory Changes to the Clean Water Act
6.5 AMO Policy Update Bill 100 Reversal
6.6 GRCA Joint Statement on Conservation Authority Amalgamation
6.7 GRCA Board Summary of the General Membership Meeting – June 26, 2026
6.8 ERO Posting 026-0300 Proposed Planning Act, City of Toronto Act, Building Code Act and Municipal Act Changes
6.9 County of Peterborough regarding Request for Provincial Action on the Accuracy of Municipal Voters Lists
6.10 Municipality of South Huron regarding Heritage Helping Housing Building Grant
6.11 Town of Caledon regarding Support to Combat Tick Borne Diseases
6.12 Village of Burk's Falls regarding Retention of the Cancer Oncology Clinic at the Huntsville District Memorial Hospital Site
6.13 Town of Whitby regarding the Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions
6.14 Township of Centre Wellington regarding Review of Township Road Salt Management Programs
6.15 City of Hamilton Notice of Study Completion Safari Road (Kirkwall Rd to Valens Rd)
6.16 City of Guelph Notice of Complete Application for a Draft Plan of Subdivision (328 Victoria Rd S and 588 Stone Rd E)
6.17 Wellington County Ontario Provincial Police Detachment Board Report May 2026
6.18 Puslinch Profile July August 2026
6.19 Municipal Finance Officers Association Making Permanent the Doubling of the Ontario Community Infrastructure Fund

Recommendation:
That the Consent Agenda items listed for the July 15, 2026, Council meeting be received for information.

7. **Delegations ≠**
7.1 Specific Interest (Items Listed on the Meeting Agenda)
7.1.1 None

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

7.2.1 **10:05 A.M.** Delegation by Paul Roberts regarding vehicle speeds on Victoria Rd S

Recommendation:
That the delegation by Paul Roberts regarding vehicle speeds on Victoria Rd S be received for information.

8. **Public Meeting**

8.1 July 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-MCC (McCrone) 4539 Victoria Rd S

9. **Reports ≠**

9.1 **Puslinch Fire and Rescue Services**

9.1.1 **Report FIR-2026-003 Puslinch Fire and Rescue Services 2026 Q1 Report**

Recommendation:
That Report FIR-2026-003 entitled Puslinch Fire and Rescue Service 2026 Q1 Report be received for information.

9.2 **Finance Department**

9.2.1 **None**

9.3 **Office of the CAO**

9.3.1 **None**

9.4 **Corporate Services Department**

9.4.1 **11:00 A.M. Report COR-2026-035 Zoning By-law Amendment Application Recommendation Report 6676-6679 Wellington Rd 34 (D14-ONT) ≠**

Recommendation:
That Report COR-2026-035 entitled Zoning By-law Amendment Application Recommendation Report – 6676-6678 Wellington Rd 34 be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the properties municipally known as 6676-6678 Wellington Rd 34 their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Temporary Zoning By-law Amendment for the properties municipally known as 6676-6678 Wellington Rd 34; and

That Council give three readings to By-law 2026-047 as presented, being a by-law to temporarily amend By-law 2023-018, as amended, being the Zoning By-law of the Township of Puslinch for a three-year period in accordance with the Planning Act, 1990 commencing on July 15, 2026, and expiring July 15, 2029.

9.4.2 **11:10 A.M. Report COR-2026-036 Zoning By-law Amendment Application Recommendation Report 6759 Laird Rd W (D14-BAR) ≠**

Recommendation:

That Report COR-2026-036 entitled Zoning By-law Amendment Application Recommendation Report for 6759 Laird Rd W be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the property municipally known as 6759 Laird Rd W through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for the property municipally known as 6759 Laird Rd W; and

That Council give three readings to By-law 2026-048 as presented, being a by-law to amend By-law 2023-018, as amended, being the Zoning By-law of the Township of Puslinch.

9.4.3 **11:20 A.M. Report COR-2026-037 Zoning By-law Amendment Application Recommendation Report – To lift the holding provision 4 Brock Rd N (D14-HAR) ≠**

Recommendation:
That Report COR-2026-037 entitled Zoning By-law Amendment Application Recommendation Report to lift the holding provision – 4 Brock Rd N – D14/HAR be received for information; and

Whereas the Township and its expert consultants are satisfied with the application to lift the holding provision of the Rear Part Lots 20 Concession 7 through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment to lift the holding provision for the property municipally known as 4 Brock Rd N; and

That Council give three readings to By-law 2026-049 as presented, being a by-law to amend By-law no. 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

9.4.4 **Report COR-2026-038 Zoning By-law Amendment Application Progress Update (D14-KUK) ≠**

Recommendation:
That Report COR-2026-038 entitled Zoning By-law Amendment Application (D14/KUK) Progress Update – D14/KUK (PUSLINCH CON 10 PT LOTS 7 TO;9) be received for information; and,

Whereas Township staff and Township consultants have reviewed the application and have confirmed that all required studies have been provided and raised no concerns regarding moving to the next steps of presenting the application at the Township Planning & Development advisory committee meeting and holding a public information meeting; and

Whereas the Township acknowledges that moving the application forward does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal recommendation on the application to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township in accordance with the Planning Act, 1990 and Township's policies and standards;

Therefore Be It Resolved that Council approves advancing the application as recommended; and

That Council acknowledges that these steps are procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

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

9.4.5 **Report COR-2026-040 Zoning By-law Amendment Application Request for Council to Deem Complete 339 Downey Rd (D14-SNY) ≠**

Recommendation:
That Report COR-2026-040 entitled Request for Council to Deem Zoning By-law Amendment Application Complete – D14/SNY (339 Downey Rd) be received for information; and,

Whereas Township staff and Township consultants have reviewed the application and have confirmed that all required studies have been provided and raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal recommendation on the application to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township in accordance with the Planning Act, 1990 and Township's policies and standards;

Therefore Be It Resolved that Council deems the application D14/SNY to be complete in accordance with the Planning Act, 1990; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

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

9.4.6 **Report COR-2026-041 Zoning By-law Amendment Application Request for Council to Deem the Application Complete – To lift the holding provision 401 & Mclean Rd W (D14-PLL)(H) ≠**

Recommendation:
That Report COR-2026-041 entitled Zoning By-law Amendment Application to lift the holding provision D14/PPL(H) Request for Council to deem the application to be complete be received for information; and
That Council deem the zoning amendment application to lift the holding provision to be complete; and,

That staff be directed to proceed with notice in accordance with Section 8 of O. Reg. 545/06 of the Planning Act, 1990.

9.4.7 **Report COR-2026-042 Proposed Stop Up, Close and Declare Surplus a Portion of Small Road Allowance ≠**

Recommendation:
That Report COR-2026-009 entitled Proposed Stop Up, Close and Declare Surplus a Portion of Small Road Allowance be received for information; and

That Council authorize staff to proceed to stop up, close and declare surplus Parts 1, 2 and 3 of the Small Road road allowance as described in R-Plan 61R-23241; and

That Council give three readings to By-law 2026-050 being a by-law to stop up and close and declare surplus part of the Small Road road allowance; and

That Council deem the portion of the road allowance surplus to the needs of the Township with the intention to grant private non-exclusive use easement over part of the road allowance; and,

That Council give three readings to By-law 2026-051 being a by-law to authorize the entering into an easement agreement for a portion of an unopened road allowance with the Property Owner of CON 10 REAR NE PT LOT 36.

9.4.8 **Report COR-2026-043 Zoning By-law Amendment Application Request for Council to Deem the Application Complete 401 & Mclean Rd W (D14-PLL) ≠**

Recommendation:
That Report COR-2026-043 entitled Request for Council to Deem the Zoning By-law Amendment Application to be Complete – D14/PPL (401 & McLean Rd W) be received for information; and,

Whereas Township staff and Township consultants have reviewed the application and have confirmed that all required studies have been provided and raised no concerns regarding deeming the application complete; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal recommendation on the application to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township in accordance with the Planning Act, 1990 and Township's policies and standards;

9.4.9 **Report COR-2026-044 Reporting Out from Council Update ≠**

Recommendation:
That Report COR-2026-044 entitled Reporting out from Council Update be received for information.

9.5 **Building Department**

9.5.1 **None**

9.6 **Public Works Department**

9.6.1 **None**

9.7 **Community Services and Human Resources Department**

9.7.1 **None**

10. **Correspondence ≠**

10.1 **Hamilton Conservation Authority's 2025 Audited Financial Statements ≠**

Recommendation:
That Correspondence Item 10.1 regarding Hamilton's Conservation Authority's 2025 Audited Financial Statements be received for information.

10.2 **Approval of Amendment of License and Site Plan #5710 - Minor Site Plan Amendment (Cox) ≠**

Recommendation:
That Correspondence Item 10.2 regarding Approval of Amendment of License and Site Plan #5710 - Minor Site Plan Amendment be received for information.

10.3 **County of Wellington Planning Committee Geographic Information Systems Software Upgrade ≠**

Recommendation:
That Correspondence Item 10.3 entitled County of Wellington Planning Committee Geographic Information Systems Software Upgrade be received for information.

11. **Council reports**

11.1 Mayor's Updates

11.2 Council Member Reports (verbal or written updates from members who sit on boards/committees)

12. **By-laws ≠**

12.1 First, Second and Third Reading

12.1.1 BL2026-047 Temporary Use Zoning By-law Amendment - D14-ONT 6678 Wellington 34

12.1.2 BL2026-048 Zoning By-law Amendment Bardwell 6759 Laird Road West

12.1.3 BL2026-049 Zoning By-law Amendment to Lift Holding Provision 4 Brock Rd N

12.1.4 BL2026-050 Stop Up, Close and Declare a Surplus Portion of Small Road road allowance
12.1.5 BL2025-051 Authorize entering into an Easement Agreement
12.1.6 BL2025-052 Appoint a Deputy Fire Chief

Recommendation:
That the following by-laws be taken as read three times and finally passed in Open Council:

By-law 2026-047 being a by-law to amend By-law 023-18, being the Zoning By-law of the Township of Puslinch

By-law 2026-048 being a by-law to amend By-law 023-18, being the Zoning By-law of the Township of Puslinch

By-law 2026-049 being a by-law to amend By-law 023-18, being the Zoning By-law of the Township of Puslinch

By-law 2026-050 being a by-law to Stop Up, Close and Declare Surplus Parts 1, 2 and 3 of R-Plan 61R-23241 of PIN 71192-0088(LT).

By-law 2026-051 being a by-law to authorize the entering into an Easement Agreement over a portion of Township lands described as Part 2, Plan 61R-23241, Township of Puslinch (Part PIN 71192-0088(LT))

By-law 2026-052 being a by-law to appoint a deputy Fire Chief and repeal By-law 2026-016 and 2025-048

13. **Announcements**

14. **Closed Session - Pursuant to Section 239 Subsection (2) of the Municipal Act, 2001**
14.1 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter**
14.2 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with Section 3.14(c) of the Township's By-law Complaint Policy**
14.3 **Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter**

15. **Business Arising from Closed Session**

16. **Notice of Motion**

16.1 Councillor Goyda provided notice of motion at the June 17, 2026 Council Meeting to be considered by Council at the July 15, 2026 Council Meeting as follows:

Whereas the intersection of Watson Road South and Arkell Road serves as a key gateway and central gathering area within the Village of Arkell and accommodates significant vehicular, pedestrian, and cycling traffic

And Whereas residents have raised ongoing concerns regarding vehicle speeds, compliance with traffic control devices, traffic queues, and overall safety at this intersection

And Whereas residents have reported collisions, near misses, and vehicles failing to stop at the intersection, creating safety concerns for motorists, pedestrians, cyclists, and other road users

And Whereas traffic volumes during peak periods, particularly during school and commuter hours, can result in significant vehicle queues and delays on all approaches to the intersection

And Whereas sidewalks exist on portions of the intersection, however, there are no marked pedestrian crossings or other traffic control measures that clearly define crossing locations or reinforce right-of-way expectations for pedestrians and motorists

And Whereas the intersection experiences regular pedestrian activity, including children and families accessing nearby businesses and community destinations located adjacent to the intersection

And Whereas recent vandalism of traffic calming measures within the Village highlights the challenges associated with managing vehicle speeds and promoting road safety through existing measures alone

Therefore Be It Resolved That the Council of the Township of Puslinch request that the County of Wellington undertake a review of the intersection of Watson Road South and Arkell Road to assess existing traffic operations, pedestrian activity, cyclist usage, collision

history, traffic control compliance, and overall safety conditions, and identify potential measures to improve safety and intersection operations; and,

That the review consider the intersection's function as a village centre, the presence of nearby businesses and community destinations, peak-period traffic congestion, and the need to provide safe and clearly defined crossing opportunities for pedestrians and cyclists including consideration of whether enhanced pedestrian crossing measures may be warranted, and the potential for traffic diversion onto adjacent local roads, including Boreham Drive, and any associated impacts on neighbourhood safety; and

That the County report back to the Township regarding the findings of the review and any recommendations to improve safety for motorists, pedestrians, cyclists, and other road users at this intersection.

17. **New Business**

18. **Confirmatory By-law ≠**
18.1 BL2026-053 Confirm By-law – July 15, 2026

Recommendation:
That the following by-law be taken as read three times and finally passed in open Council:
By-law 2026-053 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on the 15th day of July 2026.

19. **Adjournment ≠**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 17, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

M I N U T E S

DATE: June 17, 2026
CLOSED MEETING: Directly following Item 10.1
COUNCIL MEETING: 10:00 A.M.

The June 17, 2026 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd, Puslinch.

1. **CALL THE MEETING TO ORDER**

2. **ROLL CALL**

ATTENDANCE:

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

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, CAO
2. Justine Brotherston, Director of Corporate Services / Municipal Clerk
3. Laura Emery, Manager of Corporate Services / Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer
6. Andrew Hartholt, CBO
7. Sarah Huether, Director of Community Services & Human Resources

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2026-196: Moved by Councillor Hurst and Seconded by Councillor Bailey

That Council approves the June 17, 2026 Agenda and Addendum as circulated; and

That Council approves the addition to the agenda as follows:

Consent Item 6.1.4 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the June 17, 2026 Council agenda

CARRIED

5. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**
Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.6 as I own a property adjacent to the proposed development and will refrain from discussion and any voting on this item.

6. **CONSENT AGENDA**
   - 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
     - 6.1.1 May 27, 2026 Council Meeting Minutes
     - 6.1.2 May 4, 2026 Youth Advisory Committee Minutes
     - 6.1.3 April 21, 2026 Recreation and Community Wellness Advisory Committee Minutes
     - 6.1.4 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the June 17, 2026 Council agenda
   - 6.2 Ministry of Municipal Affairs and Housing Protecting Ontario's Streets and Communities Act, 2026
   - 6.3 Ontario Provincial Agency Consolidation of Ontario's Conservation Authority

6.4 Ministry of Environment, Conservation and Parks Direction Under Section 1.14 of Conservation Authorities Act
6.5 AMO Policy Update - New Code of Conduct Bill Passes
6.6 GRCA Board Summary of the General Membership Meeting – May 22, 2026
6.7 GRCA Provincial Decision on Environmental Registry Posting 025-1257
6.8 GRCA Eastern Lake Erie Regional Conservation Authority Transition Committee Update
6.9 United Counties of Leeds & Greenville Resolution Regarding Support for Municipal Engineers Association
6.10 County of Prince Edward Support Resolution Insurance for Owners of Properties Designated under the Ontario Heritage Act
6.11 Prince Edward County Support Resolution Regarding Feasibility of a Vacant Commercial Storefront Tax
6.12 Prince Edward County Support Resolution Regarding Sustainable Funding for Public Health Units
6.13 Town of Plympton-Wyoming Support Resolution Regarding Sustainable Provincial Grant Funding for Fire Services in Ontario
6.14 South Bruce Peninsula Support Resolutions Regarding Affirming Outdoor Education as Essential Part of Public Education in Ontario
6.15 Town of Iroquois Falls Request for Support Ontario Firefighter Certification Requirements
6.16 Town of Halton Hills Resolution regarding Modernizing Ontario's Invasive Plant Rules
6.17 MECP Presentation Improving Ontario Conservation Authority System
6.18 City Of Hamilton Airport Road Conceptual Link Municipal Class Environmental Assessment
6.19 Eastern Ontario Wardens Caucus regarding A Call to Return to Property Tax Reassessment Cycle
6.20 Guelph - Wellington Public Health Advisory - Increase in Drug Poisoning Incidents
6.21 IESO South and Central Bulk Plan Municipal Update
6.22 Puslinch Profile June 2026
6.23 May 2026 Monthly Monitoring Report Mill Creek Pit #5738

Resolution No. 2026-197: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda items listed for June 17, 2026 Council meeting be received for information with the exception of 6.1.1, 6.6, 6.10, 6.13, 6.15, 6.16 and 6.11.

CARRIED

Resolution No. 2026-198: Moved by Councillor Goyda and
Seconded by Councillor Bailey

That the Consent Agenda item 6.10 be received for information; and

Whereas Council supports Prince Edward County's resolution;

That Council direct staff to send a support resolution accordingly.

CARRIED

Resolution No. 2026-199: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.1.1 be received for information; and

That Council direct staff to utilize the same funding strategy to install Heavy Truck Enforcement Cameras to Waston Rd S to address illegal truck traffic; and

That Council direct staff to develop public engagement communications regarding how Heavy Truck Enforcement occurs and that staff include information regarding the RMP and the speed mitigation process.

CARRIED

Resolution No. 2026-200: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.13 be received for information; and

Whereas Council supports the Town of Plympton-Wyoming's resolution;

That Council direct staff to send a support resolution accordingly.

CARRIED

Resolution No. 2026-201: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That the Consent Agenda item 6.15 be received for information; and

Whereas Council supports the Town of Iroquois Falls's resolution;

That Council direct staff to send a support resolution accordingly.

CARRIED

Resolution No. 2026-202: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.16 be received for information; and

Whereas Council supports the Towns of Halton Hills' resolution;

That Council direct staff to send a support resolution accordingly.

CARRIED

7. **DELEGATIONS:**

7.1 Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 None

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

7.2.1 None

8. **PUBLIC MEETINGS:**

8.1. June 17, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-COL – 6683 Ellis Rd

8.2. June 17, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-CUL – 2781-2809 Townline Rd

8.3. June 18, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-CBM – 6947 Concession 2

9. **REPORTS:**

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2026-017 – Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan

Resolution No. 2026-203: Moved by Councillor Goyda and Seconded by Councillor Sepulis

That Report FIN-2026-017 entitled Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan be received; and

That Council give three (3) readings to By-law No. 2026-042 being a by-law to adopt the Community Improvement Project Area for the Corporation of the Township of Puslinch; and

That Council give three (3) readings to By-law No. 2026-043 being a By-law to adopt the Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan for the Corporation of the Township of Puslinch; and

That Council approve the upset limit and funding strategy for the 2026 CIP grant program in accordance with the Financial Implications section of this report; and

That Council direct staff to report on any interest above the funding upset limit for consideration in the budget year.

CARRIED

9.2.2 Report FIN-2026-018 – Treasurer's Investment Report for 2025

Resolution No. 2026-204: Moved by Councillor Sepulis and Seconded by Councillor Goyda

That Report FIN-2026-018 entitled Treasurer's Investment Report for 2025 be received for information; and,

That Council accepts the Treasurer's statement that based on the information supplied by Canaccord Genuity Wealth Management, the cash and temporary investments held by the Township of Puslinch during the calendar year 2025 were all prescribed in accordance with Section 418 of the Municipal Act, 2001 and were all eligible as outlined in Ontario Regulation 438/97 and that all related transactions in 2025 comply with the investment policies and goals adopted by the Township on August 13, 2014; and

That no changes be made to the Policy at this time; and

That Council direct staff to review the feasibility of incorporating Principal Protected Notes (PPNs) into the Township's investment portfolio and report back to Council in 2026 or early 2027 with recommendations, including any proposed amendments to the Township's Investment Policy.

CARRIED

9.2.3 Report FIN-2026-019 – 2025 Development Charges and Cash in Lieu of Parkland

Resolution No. 2026-205: Moved by Councillor Goyda and Seconded by Councillor Sepulis

That Report FIN-2026-019 entitled 2025 Development Charges and Cash in Lieu of Parkland be received.

CARRIED

9.3 Office of the CAO

9.3.1 None

9.4 Corporate Services Department

9.4.1 Report COR-2026-030 Joint Compliance Audit Committee for the 2026-2030 Council Term

Resolution No. 2026-206: Moved by Councillor Sepulis and Seconded by Councillor Goyda

That Report COR-2026-030 entitled Joint Compliance Audit Committee be received; and

That Council give three readings to by-law 2026-040 being a by-law to establish a Joint Compliance Audit Committee for the 2026-2030 Term of Council; and

That Council give three readings to by-law 2026-041 being a by-law to appoint Members to the Joint Compliance Audit Committee for the 2026-2030 Term of Council.

CARRIED

9.4.2 Report COR-2026-031 Request for Council to Deem Application Complete Zoning By-law Amendment 4539 Victoria Rd S (D14-MCC)

Resolution No. 2026-207: Moved by Councillor Sepulis and Seconded by Councillor Goyda

That report COR-2026-031 entitled Request for Council to Deem Zoning By-law Amendment Application Complete – D14/MCC (4539 Victoria Rd S) be received for information; and,

Whereas the Township's subconsultants have reviewed the application and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/MCC to be complete in accordance with the Planning Act; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards; and,

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

CARRIED

9.5 Building Department

9.5.1 None

9.6 Public Works Department

9.6.1 None

9.7 Community Services and Human Resources Department

9.7.1 None

10. **CORRESPONDENCE:**

10.1 Presentation by Julia DeDecker regarding Highway 6 and 401 Improvements from Hamilton North Limits to Guelph South Limits G.W.P. 3042-14-00

Resolution No. 2026-208: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.1 regarding Highway 6 and 401 Improvements from Hamilton North Limits to Guelph South Limits be received for information; and

That Council direct staff to request a presentation from MTO regarding the final detailed design work when available.

CARRIED

10.2 Canada Ontario Development Charges Reduction Grant Program

Resolution No. 2026-209: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence Item 10.2 Canada-Ontario Development Charges Reduction Grant Program be received for information.

CARRIED

10.3 ERO 026-0501 County of Wellington Approval to Amend a Municipality's Official Plan

Resolution No. 2026-210: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence Item 10.3 County of Wellington Approval to amend a Municipality's Official Plan ERO-26-0501 be received for information.

CARRIED

10.4 Site Plan Amendment Approval for Licence #626648 under the Aggregate Resources Act

Resolution No. 2026-211: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Correspondence Item 10.4 Site Plan Amendment for Licence #626648 under the Aggregate Resources Act be received for information; and,

That Council direct staff to report back to Council regarding the questions raised by the Township as noted through Consent Agenda Item 6.1.4.

CARRIED

10.5 Proposed Planning Act Changes Schedule 7 of Bill 119, the Proposed Protecting Ontario Streets and Communities Act

Resolution No. 2026-212: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence Item 10.5 Proposed Planning Act Changes Schedule 7 of Bill 119, the Proposed Protecting Ontario Streets and Communities Act be received for information; and,

Whereas the Province of Ontario has proposed amendments to the Planning Act through Schedule 7 of Bill 119, the Protecting Ontario's Streets and Communities Act, 2026, to authorize municipalities to utilize Administrative Monetary Penalties (AMPs) for zoning by-law contraventions related to prohibited land uses; and

And Whereas the current enforcement process for zoning by-law violations requires prosecution through the Provincial Offences Court system, which can be time-consuming, costly, resource-intensive, and result in lengthy delays before compliance is achieved; and

And Whereas rural municipalities often face unique challenges in enforcing zoning by-laws due to limited staffing resources, large geographic areas, and increasing complexity of land use issues; and

And Whereas the proposed AMP framework would provide municipalities with a more efficient and responsive compliance tool while maintaining procedural fairness through administrative review and appeal mechanisms; and

And Whereas the proposed changes would reduce pressure on the Provincial Offences Court system by resolving appropriate zoning enforcement matters through an administrative process rather than requiring formal court proceedings; and

And Whereas a streamlined administrative process would provide greater certainty and timelier outcomes for both municipalities and property owners, encouraging voluntary compliance and reducing enforcement costs; and

Now Therefore Be It Resolved That the Council of the Township of Puslinch supports the Province's proposed amendments to the Planning Act under Schedule 7 of Bill 119 permitting the use of Administrative Monetary Penalties for zoning by-law contraventions relating to prohibited land uses; and,

That Council recognizes these amendments as providing municipalities, particularly rural municipalities, with a practical, efficient, and cost-effective enforcement tool that will improve compliance outcomes while reducing administrative and legal burdens; and,

That a copy of this resolution be forwarded to the Priemer, Honourable Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), MPP Joseph Racinsky, and all Ontario municipalities for consideration and support.

CARRIED

10.6 Wellington County Council Resolution Bill 98 Building Homes and Improving Transportation Infrastructure Act

Resolution No. 2026-213: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence Item 10.6 Wellington County Council Resolution Bill 98 Building Homes and Improving Transportation Infrastructure Act be received for information.

CARRIED

11. **COUNCIL REPORTS:**

11.1 Councillor and Mayor' Updates

11.1.1 Mayor Seeley remarked that the TAPMO meeting Marketing updates.

11.1.2 Mayor Seeley remarked on a recent meeting with CBM that went well regarding operations in the Township.

11.1.3 Councillor Goyda recognized the Optimist Club's 50th anniversary and requested a thank you letter be sent.

Resolution No. 2026-214: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Council receive the Mayor's updates for information; and,

That Council direct staff to prepare a recognition of the Optimist Club's 50th Anniversary and send a thank you letter for their continued support of the community.

CARRIED

12. **BY-LAWS:**

12.1.1 BL2026-039 Amend By-law 53-12 Authorizing Speed Limits
12.1.2 BL2026-040 Joint Municipal Election Compliance Audit Committee
12.1.3 BL2026-041 Appointment of Members to the Joint Municipal Election Compliance Audit Committee
12.1.4 BL2026-042 Approve Community Improvement Project Area
12.1.5 BL2026-043 Approve Community Improvement Plan
12.1.6 BL2026-044 Enter into a Purchase and Sale agreement with Grand River Conservation Authority

Resolution No. 2026-215: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

By-law 2026-039 being a by-law to amend by-law No. 53/12 being a by-law to authorize speed limits.
By-law 2026-040 being a by-law to establish a Joint Municipal Election Compliance Audit Committee.
By-law 2026-041 being a by-law to appoint Members to the Wellington County Joint Municipal Election Compliance Audit Committee.
By-law 2026-042 being a by-law to adopt the Community Improvement Project Area for the Corporation of the Township of Puslinch.
By-law 2026-043 being a by-law to adopt the Supporting Local Business in Puslinch: A Township-wide Community Improvement Plan for the Corporation of the Township of Puslinch.
By-law 2026-044 Being a by-law to authorize the entering into Purchase and Sale Agreement for the purchase of the Puslinch Tract from the Grand River Conservation Authority.
By-law 2026-046 being a By-law to Appoint a Fire Chief

CARRIED

13. **ANNOUNCEMENTS:**

Mayor Seeley announced that the final day to request a small recycling cart form Circular Materials is June 18th, 2026.

Councillor Bailey announced that the Optimist Club is hosting its annual Canada Day event on July 1st.

14. **CLOSED SESSION:**

Council was in closed session from 10:52 a.m. to 4:08 p.m.

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

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.6 as I own a property adjacent to the proposed development and left the Council Chambers during discussions on this item and did not participate in any associated vote.

Resolution No. 2026-216: Moved by Councillor Hurst and
Seconded by Councillor Bailey

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

14.1 **Education and Training regarding the Planning Act, R.S.O. 1990**
14.2 **Confidential reporting regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Potential Acquisition**
14.3 **Confidential report regarding the security of the property of the municipality or local board – Municipal Road**
14.4 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with Section 3.14(c) of the Township's By-law Complaint Policy**
14.5 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter**
14.6 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter**
14.7 **Confidential minutes from previous closed meetings:**
14.7.1 **May 27, 2026 Closed Council Meeting Minutes**
14.8 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter.**

CARRIED

Resolution No. 2026-217: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council moves into open session at 4:08 p.m.

CARRIED

Council resumed into open session at 4:08 p.m.

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.6 as I own a property adjacent to the proposed development and will refrain from discussion and any voting on this item.

Resolution No. 2026-218: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the following report for information:

14.1 **Education and Training regarding the Planning Act, R.S.O. 1990**
14.2 **Confidential reporting regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Potential Acquisition**
14.3 **Confidential report regarding the security of the property of the municipality or local board – Municipal Road**
14.4 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – In accordance with Section 3.14(c) of the Township's By-law Complaint Policy**
14.5 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter**
14.6 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter**
14.7 **Confidential minutes from previous closed meetings:**
14.7.1 **May 27, 2026 Closed Council Meeting Minutes;**

14.8 **Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter; and,**

That staff proceed as directed.

CARRIED

15. **BUSINESS ARISING FROM CLOSED SESSION:**
None

16. **NOTICE OF MOTION:**

16.1 Councillor Goyda submits the following notice of motion to be considered by Council at the July 15, 2026 Council Meeting:

WHEREAS the intersection of Watson Road South and Arkell Road serves as a key gateway and central gathering area within the Village of Arkell and accommodates significant vehicular, pedestrian, and cycling traffic

AND WHEREAS residents have raised ongoing concerns regarding vehicle speeds, compliance with traffic control devices, traffic queues, and overall safety at this intersection

AND WHEREAS residents have reported collisions, near misses, and vehicles failing to stop at the intersection, creating safety concerns for motorists, pedestrians, cyclists, and other road users

AND WHEREAS traffic volumes during peak periods, particularly during school and commuter hours, can result in significant vehicle queues and delays on all approaches to the intersection

AND WHEREAS sidewalks exist on portions of the intersection, however, there are no marked pedestrian crossings or other traffic control measures that clearly define crossing locations or reinforce right-of-way expectations for pedestrians and motorists

AND WHEREAS the intersection experiences regular pedestrian activity, including children and families accessing nearby businesses and community destinations located adjacent to the intersection

AND WHEREAS recent vandalism of traffic calming measures within the Village highlights the challenges associated with managing vehicle speeds and promoting road safety through existing measures alone

THEREFORE BE IT RESOLVED THAT the Council of the Township of Puslinch request that the County of Wellington undertake a review of the intersection of Watson Road South and Arkell Road to assess existing traffic operations, pedestrian activity, cyclist usage, collision history, traffic control compliance, and overall safety conditions, and identify potential measures to improve safety and intersection operations;

AND FURTHER THAT the review consider the intersection's function as a village centre, the presence of nearby businesses and community destinations, peak-period traffic congestion, and the need to provide safe and clearly defined crossing opportunities for pedestrians and cyclists including consideration of whether enhanced pedestrian crossing measures may be warranted, and the potential for traffic diversion onto adjacent local roads, including Boreham Drive, and any associated impacts on neighbourhood safety.

AND FURTHER THAT the County report back to the Township regarding the findings of the review and any recommendations to improve safety for motorists, pedestrians, cyclists, and other road users at this intersection.

17. **NEW BUSINESS:**
None

18. **CONFIRMATORY BY-LAW:**

18.1 By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2026-219: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

By-law 2026-045 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 17 day of June 2026.

CARRIED

19. **ADJOURNMENT:**

Resolution No. 2026-220: Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council hereby adjourns at 4:49 p.m.

CARRIED

_____
James Seeley, Mayor

_____
Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
April 14, 2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

M I N U T E S

DATE: April 14, 2026
MEETING: 7:00 p.m.

The April 14, 2026, Committee of Adjustment Meeting was held on the above date and called to order at 7:12 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:
Councilor John Sepulis, Chair
Kim McCarthy
Chris Pickard
Kiro Attia
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:
Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-013: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That the Committee approves the April 14, 2026 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. March 10, 2026 Committee of Adjustment Meeting Minutes.

Resolution No. 2026-014: Moved by Committee Member Kiro Attia and Seconded by Committee Member Chris Pickard

That the Committee of Adjustment approves the Minutes from the meeting held March 10, 2026 as circulated.

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

7.1 D13-CHA– Chartrand, Vicky & Michel – 88-90 Gilmour Rd, Township of Puslinch

Requesting relief from New Comprehensive Zoning By-law 23-2018, as amended, from Section 4.16.1(a) to permit a reduced minimum distance separation (MDS 1) from the barn at 76 Gilmour Road to the Severed Parcel to be 214 m instead of 231 m as required.

Resolution No. 2026-015: Moved by Committee Member Chris Pickard Seconded by Committee Member Kiro Attia

That Report D13-2026-007 for the Minor Variance application for lands municipally known as 88-90 Gilmour Road be received for information; and

Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 2018-023, as amended (Zoning By-law) to permit a reduced Minimum Distance Separation (MDS I) setback from an existing barn; and

Whereas the requested relief is to permit an MDS I setback of 214 metres, whereas 232 metres is required; and

Whereas the variance is associated with a previously approved consent application (B72-25); and

Whereas the subject lands are designated Secondary Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural and Natural Environment under the Township Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law and meets the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

CARRIED.

7.2 D13-CRO- Cross, Larry – Part Lot 18, Concession 9, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law 23-2018, as amended, from Section 11.3, Table 11.2 to permit a reduced lot frontage of the lands to be severed to be 57 m, instead of 120 m as required.

. **Resolution No. 2026-016:** Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That Report D13-2026-008 for the Minor Variance application D13-CRO for lands legally described as Part of Lot 18, Concession 9, Plan 61R-8242 be received for information; and

Whereas the Applicant is proposing to permit a reduced lot frontage for the retained parcel as a result of an approved severance (B37-25); and

Whereas this application is required as a condition of consent application B37-25 that was approved at the County of Wellington (Land Division Committee); the consent application

severed 0.8 hectares of land; resulting in a frontage of the retained vacant parcel being 57 metres with a lot area of 18.9 hectares; and

Whereas the variance requested would provide relief from Section 11.3 (Agricultural Zone Requirements) of the Township of Puslinch Zoning By-law 2018-023 (Zoning By-law), to permit a minimum lot frontage of 57.0 metres whereas 120.0 metres is required under table 11.3 of Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the County of Wellington Official Plan (Official Plan) and Zoning By-law and meets the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved

CARRIED.

8. NEW BUSINESS

None

9. Staff Reports

None

9. ADJOURNMENT

Resolution No. 2026-017: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment hereby adjourns at 7:23 p.m.

CARRIED.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

M I N U T E S

DATE: April 14, 2026
MEETING: 7:24 PM

The April 14, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:24 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:
Councilor John Sepulis, Chair
Chris Pickard
Kirolous Attia
Kim McCarthy
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:
Monika Farncombe, Planning & Corporate Services Coordinator
Rob Stovel, Stovel & Associates
Stan Denhoed, Harden Environmental

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-014: Moved by Committee Member Kiro Attia and Seconded by Committee Member Chris Pickard

That the Committee approves the April 14, 2026, PDAC Agenda as circulated; and

That the Committee approved the additions to the agenda as follows:

- **Consent Item 6.3 Questions received from Committee seeking additional information and the corresponding responses provided by staff regarding the April 14, 2026 Planning and Development Advisory Committee Meeting agenda.**
- **That Committee moves to do the Land Division application B6-26 before the Zoning By-law Amendment applications.**

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes March 10, 2026
6.2 2025 Council Committee Year in Review
6.3 Questions received from Committee and Staff Responses

Resolution No. 2026-015: Moved by Committee Member Kim McCarthy and Seconded by Committee Member Kiro Attia

That the Planning and Development Advisory Committee approves the Minutes from the meeting held March 10, 2026 and acknowledges receipt of Consent item 6.2. 2025 Council Committee Year in Review and Consent Item 6.3 Questions received from Committee and Staff Responses.

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)
7.1.1 Delegation by CBM regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch

Resolution No. 2025-016: Moved by Committee Member Kim McCarthy and Seconded by Committee Member Paul Sadhra

That the delegation by CBM regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch be received for information.

CARRIED

7.1.2. Delegation by John McNie regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch.

Resolution No. 2025-017: Moved by Committee Member Kiro Attia and Seconded by Committee Member Chris Pickard

That the delegation by John McNie regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch be received for information.

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

8.1 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-BAR (Bardwell) 6759 Laird Road West

8.2 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Community Improvement Plan

9. REPORTS

9.1 LAND DIVISION

9.1.1 B6-26 – McDonald, Mark – Part Lot 6, East of Blind Line, 111 Carter Rd Township of Puslinch

Proposed severance is 1.21 hectares with 13m frontage, existing and proposed rural residential use. Existing shed to be removed.

Retained parcel is 50m fr x 80m = 0.4 hectares, existing and proposed rural residential use with existing dwelling.

Resolution No. 2026-018: Moved by Committee Member Kiro Attia and Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B6-26 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.

2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstration to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.

   2.1 That the Owner obtains zoning compliance for MDS I for the barn located at the property municipally known as 83 Carter Road; and further proposed severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

   2.2 That the Owner obtains zoning compliance for reduced lot frontage for the severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants,

will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
5. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the Guelph Junction Railway located near the property, advising any potential purchaser of 24 hour and weekend railway operations, no whistle cessation in place, possible early morning maintenance and capital projects occurring pending freight train schedule.
6. The driveway for the retained parcel be relocated from the severed parcel.
7. That the driveway on the severed parcel be reviewed to the satisfaction of the Township Fire Department.
8. That a review of the septic location be done by the Chief Building Official to the satisfaction of the Township.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 PDAC-2026-006 – D14-CBM – Aberfoyle South Lake Pit, 6947 Concession 2, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to Site Specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

Resolution No. 2026-019: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That Report PDAC-2026-005 entitled Zoning By-law Amendment Application D14/CBM Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- Quality of aggregate must be determined by technical means and not by visual assessment to justify the project.
- Destination pit for the processing should address the details on the deposition of silt.
- The committee is concerned with the history of non-compliance with CBM.
- The Planning & Development Advisory Committee does not support this application being in a Natural Environment Zone and want to endorse the CAO letter dated March 16, 2026 which outlines ecological, environmental and hydrogeological concerns that have yet to be addressed.

CARRIED

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-020: Moved by Committee Member Kim McCarthy
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourned at 8:26 p.m.

CARRIED

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 10 ,2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

M I N U T E S

DATE: March 10, 2026
MEETING: 7:00 p.m.

The March 10, 2026 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:
Councilor John Sepulis, Chair
Kim McCarthy
Chris Pickard
Kiro Attia

ABSENT:
Paul Sadhra

STAFF IN ATTENDANCE:
Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-008: Moved by Committee Member Kiro Attia and Seconded by Committee Member Kim McCarthy

That the Committee approves the March 10, 2026 Agenda as circulated; and

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. January 13, 2026 Committee of Adjustment Meeting Minutes.

6.2 Acknowledgement of 2026 OACA Conference Package Information

Resolution No. 2026-009: Moved by Committee Member Chris Pickard and Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment approves the Minutes from the meeting held January 13, 2026, and acknowledges Consent item 6.2 2026 OACA Conference Package Information as circulated.

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

7.1 D13-WAN– Wang, Min - 7405 Wellington Rd 34, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.2(a)(i) to permit an attached additional residential unit that is 49% (121.46m2) of the total floor area of the principal dwelling unit instead of 45% (111.56m2) as required in the Zoning By-law

Resolution No. 2026-010: Moved by Committee Chris Pickard Member Seconded by Committee Member Kim McCarthy

That Report D13-2026-005 entitled Minor Variance Application D13-WAN be received for information; and

Whereas the Owner is requesting relief to permit the establishment of an additional residential unit within the existing single detached dwelling on the subject lands; and

Whereas the variance requested would provide relief from Section 4.2(a) (General Provisions for Additional Residential Units) of the Township of Puslinch Comprehensive Zoning By-law 2018-023 (Zoning By-law), to permit an additional residential unit that exceeds the maximum 45 percent of the total floor area of the principal dwelling unit, up to a maximum of 130 m²; and

Whereas the total floor area of the principal dwelling unit is 248 m², and the total floor area of the additional dwelling unit is 121.5 m² which equates to 49% of the total floor area; and

Whereas the subject lands are zoned Future Development 2 (FD2) per the Zoning By-law, and additional residential units are permitted within this zone, the dwelling is existing and no exterior building additions are proposed; and

Whereas the finished floor elevation of the additional residential unit is above the Regulatory Floodplain Elevation (RFE) of 315.18 m and are not within hazardous lands as identified and regulated by the Grand River Conservation Authority; and

Whereas the proposed development maintains the residential character of the property and surrounding area; and

Whereas, the minor variance application would maintain the general intent and purpose of the County of Wellington Official Plan (Official Plan) and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff consider the request to be minor and have no concerns with the application.

CARRIED.

7.2 D13-WIT- Witney, Matthew – 2 Hemlock Cres, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 14.0, Site Specific 86 to permit a maximum lot coverage of 38%, instead of 35% as required in the Zoning By-law.

. **Resolution No. 2026-011:** Moved by Committee Member Kiro Attia and
Seconded by Committee Member Kim McCarthy

That Report D13-2026-006 entitled Minor Variance Application D13-WIT be received for information; and

Whereas the Applicant is proposing to construct a deck, above 0.6 metres in height which will connect the two existing decks accessory to the single detached dwelling on the subject lands; and

Whereas the variance requested would provide relief from Section 14, Table 14.1, Site Specific Special Provisions No. 86 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow an increased lot coverage of 38% instead of 35%; and

Whereas the proposed deck is accessory in nature, represents a minor addition to the existing built form, and is not anticipated to negatively impact adjacent properties or the surrounding residential character of the Mini Lakes community; and

Whereas, the minor variance application would maintain the general intent and purpose of the County of Wellington Official Plan (Official Plan) and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff consider the request to be minor and have no concerns with the application.

CARRIED.

8. NEW BUSINESS
None

9. Staff Reports
None

9. ADJOURNMENT

Resolution No. 2026-012: Moved by Committee Member Chris Pickard and Seconded by Committee Member Kiro Attia

That the Committee of Adjustment hereby adjourns at 7:15 p.m.

CARRIED.

From: Stephen Burt
Chief Strategy, Artificial Intelligence and Data Officer
Associate Deputy Minister
Ministry of Public and Business Service Delivery and Procurement

Subject: Bill 97 Amendments to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) – Updates and Fact Sheet

---

Dear Colleagues:

I am writing to inform you that Bill 97, Plan to Protect Ontario Act (Budget Measures), 2026, received Royal Assent on April 24. The Bill made amendments to the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA).

An attached **fact sheet** provides a high-level overview of the amendments, including in-force dates and a summary of key changes. This memo is intended to highlight continuing obligations and implementation expectations for MFIPPA institutions.

Upcoming changes

Amendments include changes to access to information processes, privacy requirements and record exclusions, including:

- Updating and clarifying access request timelines and procedures.
- Introducing a staged approach for responding to certain large or complex requests.
- Removing the personal information bank framework.
- Adding new privacy requirements to align municipal institutions under MFIPPA with provincial institutions under FIPPA.
- Adding a new exclusion under MFIPPA for certain records prepared or collected under the *Enhancing Digital Security and Trust Act, 2024*.

Implementation and Next Steps

The Ministry of Public and Business Service Delivery and Procurement will provide guidance and implementation supports, aligned with the coming-into-force of various amendments. We look forward to working with you over the next months, particularly on the new requirements relating to privacy impact assessments and privacy breach reporting, to ensure that you have the support needed to enable the effective implementation of the new requirements. The attached fact sheet outlines these phases. Institutions are expected to:

- Review the amendments and assess implications for internal processes.
- Ensure staff responsible for access, privacy, and recordkeeping functions are aware of these changes.
- Continue to apply existing statutory and policy requirements pending further guidance.

If you have any questions, please contact Kathryn Watson, Director, Privacy, Access and Cyber Security Policy Branch, Ministry of Public and Business Service Delivery and Procurement at Kathryn.Watson@ontario.ca.

Thank you for your continued leadership and attention to Ontario's freedom of information, privacy and recordkeeping framework!

Stephen D. Burt (he/him)
Associate Deputy Minister
Strategy, Artificial Intelligence and Data
Ministry of Public and Business Service Delivery and Procurement | Ontario Public Service
437-241-8938 | stephen.d.burt@ontario.ca

Ontario

Taking pride in strengthening Ontario, its places, and its people

Enclosures:
Fact Sheet

Cc: Kathryn Watson, Director, Privacy, Access and Cyber Security Policy Branch Jacqueline Spencer, Archivist of Ontario and Assistant Deputy Minister, Archives and Privacy Division

---

Ministry of Public and Business Service Delivery and Procurement	**Ministère des Services au public et aux entreprises et de l'Approvisionnement**	Ontario
Strategy, Artificial Intelligence and Data	Stratégies, intelligence artificielle et données	
595 Bay Street Toronto, Ontario M5G 2C2	595, rue Bay Toronto (Ontario) M5G 2C2	

Date : Le 18 juin 2026
Destinataires : Institutions régies par la LAIMPVP
Expéditeur : Stephen Burt
Stratège en chef et directeur général de l'intelligence artificielle et des données
Sous-ministre associé
Ministère des Services au public et aux entreprises et de l'Approvisionnement

Objet: Modifications introduites par le projet de loi 97 à la *Loi sur l'accès à l'information municipale et la protection de la vie privée* (LAIMPVP) – Mises à jour et fiche d'information

Chers collègues,

Je vous écris pour vous informer que le projet de loi 97, *Loi de 2026 sur le plan pour protéger l'Ontario (mesures budgétaires)*, a reçu la sanction royale le 24 avril. Le projet de loi a apporté des modifications à la *Loi sur l'accès à l'information municipale et la protection de la vie privée* (LAIMPVP).
Une **fiche d'information** ci-jointe fournit un aperçu général des modifications, notamment les dates d'entrée en vigueur et un résumé des principaux changements. La présente note de service vise à mettre en évidence les obligations et les attentes concernant la mise en œuvre qui subsistent pour les institutions régies par la LAIMPVP.

Changements à venir

Les modifications incluent des changements aux processus d'accès à l'information, aux exigences relatives à la confidentialité et aux exclusions concernant les dossiers, notamment :

- Mise à jour et clarification des échéances et procédures pour les demandes d'accès.
- Introduction d'une approche graduelle pour répondre à certaines demandes vastes ou complexes.
- Suppression du cadre de la banque de renseignements personnels.
- Ajout de nouvelles exigences en matière de confidentialité pour harmoniser les institutions municipales assujetties à la LAIMPVP avec les institutions provinciales relevant de la LAIPVP.
- Ajout d'une nouvelle exclusion en vertu de LAIMPVP pour certains dossiers préparés ou constitués en vertu de la *Loi de 2024 visant à renforcer la sécurité et la confiance en matière numérique*.

Mise en œuvre et prochaines étapes

Le ministère des Services au public et aux entreprises et de l'Approvisionnement fournira des soutiens pour l'orientation et la mise en œuvre cadrant avec les diverses modifications devant entrer en vigueur. Nous sommes impatients de collaborer avec vous au cours des prochains mois, en particulier sur les nouvelles exigences concernant les évaluations des répercussions sur la vie privée et les signalements d'atteinte à la vie privée, afin que vous ayez le soutien voulu pour permettre la mise en œuvre efficace des nouvelles exigences. La fiche d'information ci-jointe présente ces phases. On s'attend à ce que les institutions :

- Examinent les modifications et évaluent les implications des processus internes.
- S'assurent que le personnel responsable des fonctions d'accès, de confidentialité et de tenue de dossiers soit au courant de ces changements.
- Continuent d'appliquer les exigences existantes des lois et des politiques en attendant d'autres directives.

Pour toute question, veuillez communiquer avec Kathryn Watson, directrice, Direction des politiques relatives à la protection de la vie privée, à l'accès à l'information et à la cybersécurité, ministère des Services au public et aux entreprises et de l'Approvisionnement à Kathryn.Watson@ontario.ca.
Nous vous sommes reconnaissants pour le leadership et l'attention indéfectibles dont vous faites preuve à l'égard de l'administration du cadre d'accès à l'information, de protection de la vie privée et de tenue des dossiers de l'Ontario!

Stephen D. Burt (il/lui/he/him)
Sous-ministre associé
Stratégies, intelligence artificielle et données

Ministère des Services au public et aux entreprises et de l'Approvisionnement | Fonction publique Ontario
437-241-8938 | stephen.d.burt@ontario.ca

Ontario

Être fiers de renforcer l’Ontario, ses lieux et ses gens

Pièce jointe :
Fiche d’information
Kathryn Watson, directrice, Direction des politiques relatives à la protection de la vie privée, à l’accès à l’information et à la cybersécurité
Jacqueline Spencer, archiviste de l’Ontario et sous-ministre adjointe, Division des Archives publiques et de la protection de la vie privée

Ontario

Ministry of Public and Business Service Delivery and Procurement

FACT SHEET: Amendments to FIPPA and MFIPPA

On April 24, 2026 (Royal Assent) amendments were made to the *Freedom of Information and Protection of Privacy Act* (FIPPA) and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) that make changes to Ontario's privacy and access to information frameworks.

This fact sheet provides a summary of the amendments, in-force dates, and a plan to release additional guidance and implementation supports in phases.

What has changed

Amendments include changes to access to information processes, privacy requirements and record exclusions, including:

- updating and clarifying access request timelines and procedures
- introducing a staged approach for responding to certain large or complex requests
- adding new privacy requirements to align municipal institutions under MFIPPA with provincial institutions under FIPPA
- adding a new exclusion under FIPPA relating to the records of Executive Council Members, Parliamentary Assistants and their offices, and
- adding a new exclusion under FIPPA and MFIPPA for certain records prepared or collected under the *Enhancing Digital Security and Trust Act, 2024* (EDSTA).

Summary of changes and in-force dates

Amendments to FIPPA — In Force: Royal Assent (April 24, 2026)

Area of change	Description
Exclusion of the records of Executive Council Members, Parliamentary Assistants and their offices	• Records in the custody or control of a Minister, a Minister's Office, a Parliamentary Assistant, or a Parliamentary Assistant's Office are now excluded from FIPPA, unless the record is also in the custody of an institution under FIPPA. • Section 65(18) of FIPPA (the "Exclusion") provides for this change which came into force on April 24, 2026, and applies retroactively as of 1988 (the year FIPPA came into effect). • The Exclusion can apply to records held by the Premier, a Minister, a Parliamentary assistant, and the staff in their respective offices. • The Exclusion does not apply when Ontario Public Service ("OPS") staff have possession of a record, other than in limited circumstances.

Amendments to FIPPA and MFIPPA — In Force: July 1, 2026

Area of change	Description
Increasing FOI response timelines	• 30 calendar day timeline changed to 45 business days. • Enables institutions to request a second time extension for processing voluminous or complex requests.
Codifying FOI request practices	• Institutions are required to help requesters to refine and clarify their FOI requests. • FOI response timelines are paused while awaiting fee estimate payment or an approved fee waiver. • Allows institutions to release voluminous requests in stages while processing continues.
Removal of personal information bank framework	• Removes requirements for publishing lists that index the types of personal information an institution holds. • Other transparency and accountability requirements under FIPPA and MFIPPA continue to apply.
Exclusion of certain records where there is a cyber security risk	• Excludes certain records prepared or collected under EDSTA from the scope of FIPPA and MFIPPA or other records the disclosure of which could reasonably be expected to compromise cyber security.

Amendments to FIPPA — In Force: September 15, 2026

Area of change	Description
Amendments to data integration framework and governance	• Moves authority to approve data integration standards from the Information and Privacy Commissioner (IPC) to the Chief Digital and Data Officer's (CDDO) within the Ontario Government. • Clarifies the sequencing of activities by data integration unit that linking should occur before de-identifying personal information. The CDDO is required to report annually to the IPC on the activities of Data Integration Units. • Mandatory, recurring reviews of Data Integration Unit practices by the IPC are no longer prescribed, with oversight supported through reporting, transparency, and existing regulatory powers.
Ontario Public Servant (OPS) Office 365 accounts	• Establishes authority to permit the disclosure of personal information to enable an employee to retain access to their email and associated account when moving positions between ministries.

Amendments to MFIPPA — In Force: January 1, 2027

Area of Change	Description
Mandatory Privacy Impact Assessment, Privacy Breach Reporting	• Aligns MFIPPA with Bill 194, Strengthening Cyber Security and *Building Trust in the Public Sector Act, 2024*, amendments to FIPPA requiring privacy impact assessments and privacy breach reporting.
FIPPA and MFIPPA Privacy Alignment Provisions	• Ensures both FIPPA and MFIPPA are aligned to ensure consistent access and privacy law across provincial and municipal institutions, including whistleblowing protections and IPC review of privacy practices.

Supports

- **Additional tools, guidance materials and implementation supports are being developed and will be released in phases, aligned with in-force dates.**
- MPBSDP will engage with institutions, municipalities and sector partners as appropriate as materials are developed.
- Guidance will focus on implementation requirements for institutions as amendments come into force.
- Anticipated approach (subject to change):
  - May 2026: guidance on the ministers' records exclusion
  - June 2026: guidance on the FIPPA procedural changes will be available for FIPPA institutions.
  - August 2026: further information on employee email accounts and data integration ministries where appropriate.
  - January 2027: updates to the Freedom of Information and Protection of Privacy Manual will be published.
- Please direct questions to MPBSPD's Archives and Privacy Division at access.privacy@ontario.ca.

FACT SHEET: FIPPA/MFIPPA Response Timelines Effective July 1, 2026

Bill 97, *Plan to Protect Ontario Act (Budget Measures), 2026*, made amendments to the *Freedom of Information and Protection of Privacy Act* (FIPPA) and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). FIPPA and MFIPPA provide the legal framework for access to information held by institutions and for protecting personal privacy.

Effective July 1, 2026, the response timeline for freedom of information (FOI) access requests changes from 30 calendar days to 45 business days. The longer response period is expected to support more realistic FOI processing timelines, recognizing factors such as increasingly complex requests and higher request volumes. The revised timeline applies within the existing access and privacy framework and does not alter institutions' substantive access or privacy obligations.

This fact sheet provides operational guidance for FOI coordinators and staff on applying the response timeline change. It is part of a series of implementation fact sheets on changes to FIPPA and MFIPPA.

Quick rule for FOI coordinators

- Confirm the date the complete request is received:
  - Received before July 1, 2026: apply the 30-calendar-day timeline.
  - Received on or after July 1, 2026: apply the 45-business-day timeline.
- Apply the response timeline based on when the complete request is received. Do not convert a pre-July 1 request to the new 45-business-day response period.
- Where operationally feasible FOI offices should manually verify the timeline calculation for requests received from June 25 to July 5, 2026, even where a system-generated due date is available.

What has changed

Effective July 1, 2026, the response timeline for FOI access requests changes from 30 calendar days to 45 business days.

- The new 45-business-day timeline applies to complete requests received in proper form, including payment of the required $5 application fee on or after July 1, 2026.

- A request is considered incomplete if it requires additional clarification or is missing the mandatory fee. Response timelines do not start for incomplete requests until they meet the request requirements in s. 24(1) of FIPPA and s. 17(1) of MFIPPA.
- Where a request is submitted before July 1, 2026, but the request requirements are not met until July 1, 2026, or later the 45-business-day timeline applies.
- Complete requests received before July 1, 2026, continue to follow the previous 30-calendar-day timeline, even if the due date falls after July 1, 2026.
- The new timeline applies equally to access requests for general records and to access requests for one's own personal information (Part III of FIPPA and Part II of MFIPPA).
- Effective July 1, 2026, FIPPA s. 27(1.1) and MFIPPA s. 20(1.1) also allow a head to extend the time limit one additional time in limited circumstances after a first extension has already been taken. This is a separate procedural change from the 45-business-day response timeline.
- A late decision continues to be treated as a deemed refusal, which gives the requester a right to appeal to the Information and Privacy Commissioner of Ontario (IPC).
- Plain-language legal references are provided in Appendix A for staff who need the statutory basis for the change.

Institutions should continue to maintain existing internal timelines wherever possible for steps such as record retrieval, record review, consultations, approvals, and briefings to leverage the additional time to maintain and potentially improve overall compliance rates.

What do FOI offices need to do

Area	Operational Direction
Received date	Confirm the date the request is considered received and complete, including any required clarification and any required application fee.
Complete requests received before July 1, 2026	Continue to apply the 30-calendar-day timeline. Do not convert these requests to business days. Existing extensions, pre-July 1 extensions, and clock stoppages continue to be incorporated into the 30-calendar-day timeline calculation. For extensions applied on or after July 1, 2026, see the application example below.
Fee-related clock stoppages	For complete requests received before July 1, 2026, continue to calculate any fee-related clock stoppages using calendar days. For requests received on or after July 1, 2026, calculate any fee-related clock stoppages using business days, consistent with the new response timeline. The underlying fee estimates and deposit requirements are not changed by the new timeline.

Area	Operational Direction
Requests received or completed on or after July 1, 2026	Apply the 45-business-day timeline to these requests.
Transition requests: June 25 to July 5, 2026 – recommended manual verification window	The transition period of requests received from June 25 to July 5, 2026, may require extra attention. Requests received around July 1 may fall under either the 30-calendar-day timeline or the new 45-business-day timeline, depending on the date the request is considered complete and received. Where operationally feasible, manual verification of due dates for this period can help ensure accuracy (see below).
System changes: eFOIRM (OPS ministries only)	eFOIRM is expected to calculate due dates using the 45-business-day rule for requests received on or after July 1, 2026.
Other FIPPA/MFIPPA obligations	The 45-business-day timeline change does not change the existing grounds for a first-time extension under FIPPA s.27(1) or MFIPPA s.20(1), but Bill 97 also introduces a limited second-extension mechanism under FIPPA s.27(1.1) and MFIPPA s.20(1.1), effective July 1, 2026. Further guidance may be provided, as needed, on the impact of changing other timelines from calendar days to business days.

How to manually calculate a 45-business-day due date

- Confirm the date the complete request is received. Do not count that day; the next business day starts the count as “Day 1”.
- The same rule applies if a complete request is received on a Saturday, Sunday, or statutory holiday: do not count that day. If a request is received on a weekend or statutory holiday, treat the next business day as the date of receipt. Counting begins on the following business day (Day 1).
- Count Monday to Friday business days only.
- Do not count Saturdays, Sundays or statutory holidays observed by the institution (for Ontario ministries, the Ontario Public Service holiday schedule applies).
    - For example, Canada Day and Labour Day should not be counted where they fall within the response period.
- Day 45 is the decision due date.
- Document any manual calculation, system override, or correction on the file.

Application examples

Scenario	Timeline to apply	Operational Note
Complete request received before July 1, 2026	30 calendar days	Use the existing timeline even if the calculated due date falls after July 1, 2026. • Example: a request received on June 25, 2026, has a decision due date of July 27, 2026.
Request received on or after July 1, 2026	45 business days	Use the new timeline. Start counting the day after the request is received, count weekdays only, and exclude statutory holidays observed by the institution. • Example: for a request received on July 2, 2026, day 1 is July 3, 2026. Manually verify the final due date where a holiday falls in the period.
Request received on a weekend or statutory holiday on or after July 1, 2026	45 business days	Do not count the weekend or holiday. Day 0 is the first business day after the request was received. • Example: if a request is received on a weekend or statutory holiday, the first business day after the request is received is day 0. The next business day is day 1. For example, if a request is received on Saturday, July 4, 2026, day 0 is Monday, July 6, 2026, and day 1 is Tuesday, July 7, 2026.
Incomplete request received before July 1, 2026, but completed on or after July 1, 2026	45 business days	If the request is not complete, including because any required application fee has not been received, until July 1, 2026, or later, the request is considered received on or after July 1, 2026, and the 45-business-day timeline applies.
Request received and a time extension applied before July 1, 2026	30-calendar-day base, plus the extension period in calendar days	If an extension notice has been issued under FIPPA or MFIPPA before July 1, 2026, the request remains subject to the original 30-calendar-day response period, plus the extension period stated in the notice,

Scenario	Timeline to apply	Operational Note
		calculated in calendar days. The extension should not be recalculated as business days.
Request received before July 1, 2026, and, a first-time extension under s.27(1) FIPPA or s.20(1) MFIPPA is applied on or after July 1, 2026.	The original 30-calendar-day response period continues to apply. If an extension is applied on or after July 1, 2026, institutions should clearly communicate the length of the extension and the new due date. As an operational approach, extensions applied on or after July 1, 2026, should be calculated in calendar days.	For requests received before July 1, 2026, the original 30-calendar-day response period is not converted to 45 business days. Where an extension is applied on or after July 1, 2026, the Act requires the institution to communicate the length of the extension but does not prescribe a specific unit of time for expressing the extension. Where a first extension has already been taken, institutions should consider whether the new second extension provisions under s. 27(1.1) of FIPPA or s. 20(1.1) of MFIPPA apply. A second extension may only be taken in the limited circumstances set out in those provisions and should be clearly documented on the file and in the notice to the requester. To support consistency after July 1, the recommended operational approach is to calculate and communicate the extension in calendar days, while clearly stating the new due date. • Example: If the original due date is July 13, 2026, and a 10-calendar-day extension is applied on that date, the new due date would be July 23, 2026.

Action checklist

Operational readiness

- Review current intake and due-date calculation processes.
- Update internal procedures, checklists, and template language.
- Ensure FOI staff understand the new 45-business-day timeline and the transition rule for pre-July 1 requests.

Active files

- Identify active requests received before July 1, 2026, that will continue under the 30-calendar-day timeline.
    - For these active requests, continue to calculate any existing or pre-July 1 first-extension periods using calendar days. Do not convert those periods into business days.

Identify active requests where a first extension has already been taken and consider whether any further extension, if required, would meet the new criteria under FIPPA s. 27(1.1) or MFIPPA s. 20(1.1) criteria.

Calculation and documentation

- Manually verify requests received from June 25 to July 5, 2026.
    - Document any manual calculation, system override, or correction on the file.
    - Continue to meet all other FIPPA and MFIPPA requirements, including first and second time-extensions, fee estimates, consultations, notices, and decision letters.

Supports and related materials

- Additional guidance and implementation support may be provided as required to support consistent application of the new timeline.
- This fact sheet should be read with the broader FIPPA/MFIPPA implementation fact sheet and any forthcoming fact sheet on procedural changes beyond response timelines.
- Comprehensive updates to the online Freedom of Information and Protection of Privacy Manual will be published January 2027.
- Please direct questions to MPBSDP's Archives and Privacy Division at access.privacy@ontario.ca.

Appendix A: Legal references

This fact sheet is intended to provide plain-language operational guidance. The table below identifies the main statutory provisions impacting the timeline change and related requirements. For the current consolidated wording once the amendments are in force, staff should review the consolidated versions of FIPPA and MFIPPA on e-Laws.

Statute	Reference
FIPPA	Section 26 - response notice by the head, including the 45-business-day timeline. Section 24(1) - what must be included for an access request to be in proper form, including the application fee. Section 27 - time extensions, including first extension under s. 27(1) and the additional extension under s. 27(1.1) as amended effective July 1, 2026, available in certain circumstances. Section 28 - notice to affected person. Section 29(4) - deemed refusal if a decision is late. Section 48(2) - applies the access-request process to requests for one's own personal information.
MFIPPA	Section 19 - response notice by the head, including the 45-business-day timeline. Section 17(1) - what must be included for an access request to be in proper form, including the application fee. Section 20 - time extensions, including first extension under s. 20(1) and the additional extension under s. 20(1.1) as amended effective July 1, 2026, available in certain circumstances. Section 21 - notice to affected person. Section 22(4) - deemed refusal if a decision is late. Section 37(2) - applies the access-request process to requests for one's own personal information.
Legislation Act, 2006	Section 89(5) - "A period of time described as beginning before or after a specified day excludes that day."

For the amending provisions that introduced the 45-business-day timeline, see Bill 97, Plan to Protect Ontario Act (Budget Measures), 2026.

FACT SHEET: FOI Request Procedures — Clarification, Fee Estimates and Staged Access Plan

Bill 97, *Plan to Protect Ontario Act (Budget Measures), 202*6, made amendments to the *Freedom of Information and Protection of Privacy Act* (FIPPA) and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). FIPPA and MFIPPA provide the legal framework for access to information held by institutions and for protecting personal privacy.

This fact sheet provides operational guidance for Freedom of Information (FOI) coordinators and staff on the clarification of requests, fee estimates, and staged access plan.

These changes regarding clarification of requests, fee estimates, and staged access plan come into effect on July 1, 2026. They do not apply retroactively to requests received before July 1, 2026.

What has changed?

Effective July 1, 2026, some existing FOI access request procedures will be updated, including:

- Clarifying the requirement for institutions to make reasonable efforts to assist requesters in formulating, refining and clarifying FOI requests;
- Pausing FOI response timelines at the end of the day on which the estimate is given (see: FIPPA s. 57(3.2)/MFIPPA s. 45(3.2)) and until any required fee is paid or waived; and
- Introducing a staged access plan approach for responding to certain large or complex requests where the request engages one or more statutory grounds, including operational burden, an overly broad timeframe, high-volume disclosure preparation, or other requests by the same requester.

What will FOI offices need to do?

Many FOI offices already have practices in place to assist requesters, clarify scope of requests, issue fee estimates and consider fee waiver requests. FOI offices should review those practices to ensure they are documented, applied consistently and align with the amended legislation and any updated guidance.

If an FOI office does not have an existing policy or procedure regarding clarification of requests, processing fee estimates and fee waivers, it may be helpful to develop and implement one so that processing remains consistent throughout the office. The procedure should identify who is responsible for contacting requesters, issuing fee estimates, reviewing fee waiver requests, recording key dates, and calculating when response timelines stop and resume.

Clarification of a request

As of July 1, 2026, when an FOI request does not provide sufficient detail to enable an experienced employee of the institution, upon a reasonable effort, to identify the record, the institution must inform the requester and offer assistance in reformulating the request. Through the process of clarification, FOI staff typically help the requester better understand what types of records may be responsive to a request and what may, or may not, be available in response to the request.

As both FIPPA and MFIPPA require requesters to provide sufficient detail to enable an experienced employee to identify the requested records, a request will need to be clarified when:

- It is open-ended, vague or unclear;
- The requested record(s) is not described sufficiently to allow an experienced employee to undertake a search; or
- The request is framed as a question and does not provide sufficient detail to identify the record being requested.

It is important to note that the legislated timelines for processing do not start until a request is clarified with the requester sufficiently for the institution to identify the record.

Neither FIPPA nor MFIPPA prescribe a method for clarifying a request – it can be done by phone or in writing. The institution and requester can work together to reformulate the request.

After a request has been clarified it should be clear to both the institution and the requester what records are being requested. For an institution this means that an experienced employee will be able to identify the requested records.

It is important to remember that if a requester is contacted regarding clarification or narrowing of a request, a letter or email should be sent to the requester outlining what was discussed regarding clarification or narrowing and the new clarified or narrowed request text, if applicable.

Sometimes a request will capture a significant number of records because of its wording (e.g., “access to any and all records”) or due to an extensive timeframe for the record search. A broad request can still provide sufficient detail to identify records.

Narrowing a request refers to reducing the scope of the request (e.g., reducing a request for three years of records to one year of records). Narrowing the scope of a broad request is not considered to be a clarification if the original request provided the institution with sufficient detail about the requested record and narrowing simply reduces the scope. FOI staff should consider working collaboratively with requesters to narrow the scope of a broad request. If the request is sufficiently detailed, the institution may process it as framed and consider available tools, including a time extension or staged-access plan, if the applicable criteria are met.

Fee Estimates

Fee estimates inform requesters of fees for search and processing that their request will incur. For example, if a program area has advised the FOI office that a fee will need to be charged for search time (as noted in s. 6 of R.R.O. 1990, Reg. 460 GENERAL for FIPPA and s. 6 of R.R.O. 1990, Reg. 823 GENERAL for MFIPPA) a fee estimate may be issued. In this case, the program area(s) should provide the FOI office with a detailed estimate of how much time will be needed and the reasons why that extra time will be needed. This information will be useful if the requester appeals the fee estimate that is created for the request.

If the fee estimate is over $25 and under $100, the FOI office should inform the requester that processing the request will incur a fee. The fee is payable to the FOI office before any responsive records are released.

For fees of $100 and over, fee estimates should be as detailed as possible and should:

- Provide the requester with a total estimated cost for search and/or preparation time (i.e. number of hours estimated for search and/or preparation x the $30 per hour search/preparation fee as outlined in Reg 460 (FIPPA) or Reg 823 (MFIPPA));
- A deposit of 50% of the total estimate can be requested. Once requested, processing will continue once the required amount is paid or waived (see: FIPPA Reg 460 s. 7(1)/MFIPPA Reg 823 s. 7(1)).
- Include information on how the requester can appeal the decision to charge a fee to the Information and Privacy Commissioner (IPC).

The requester will have 30 business days to either pay 50% of the fee estimate (as outlined in the fee estimate letter sent by the FOI office) or revise or clarify the request to reduce search volume and costs.

The legislated timeline for processing a request stops at the end of the day on which the estimate is given to the requester and continues while the FOI office is waiting for the 50% deposit to be paid by the requester.

When the FOI office receives payment of 50% of the fee estimate, then the legislated timeline for the processing of the request can resume. (Often this means that the program area(s) will not start their search until the fee estimate deposit is received.)

FOI offices should record the date the estimate was issued, the amount of the estimate, any requester communication, the date any required fee is paid or waived, and the date the response timeline resumes.

Fee Estimates for Staged Access Plan

As fee estimates usually apply to the processing of larger or voluminous files, any request that is a candidate for a staged access plan may also require a fee estimate.

In the case of a staged access plan for a request, an institution may request a 50% fee estimate deposit to be paid by the requester so that the requester is aware of costs and can contact the FOI office to rescope the request, if desired, to reduce estimated costs.

Any fee estimate for a request that will use a staged access plan should be done for the entire request and not for each individual stage of the request. If, once the requester has been provided all responsive records, the fee estimate is shown to be an overestimate, the FOI office should provide this information to the requester along with details on the new, final fee total. If a refund is necessary, details on how a refund to the requester will be processed should be included. This information may be added to the final staged request access decision letter, if necessary.

Staged access plan for an FOI request

A staged access plan may be appropriate where an FOI request appears to be difficult to process within standard timelines and meets one of the statutory requirements for proposing access to records in stages, including:

- The time required to search for responsive records would unreasonably interfere with the regular duties of employees;
- The scope of the request is overly broad because of the period of time it covers;
- The preparation of responsive records for disclosure would unreasonably interfere with the institution's operations due to their volume; or
- The requester has submitted multiple requests to the institution and, collectively, the requests would unreasonably interfere with the institution's operations.

Where a staged access plan is being considered, the FOI office should first assess whether the request can be clarified or narrowed through discussion with the requester. This may reduce processing time, assist with prioritizing records and limit potential fees.

A request involving a staged access plan may also require a time extension if the statutory criteria are met (for voluminous responsive records and the impacts on the resources of the institution for processing the request).

If a time extension is required, the period should be reasonable in the circumstances to cover the whole time needed to provide all the staged access plan responses to the requester and meet the criteria for extension. For example, if it is estimated that 6 staged releases of responsive records every 30 business days will be appropriate, the time extension should be for 180 days.

If a staged access plan is proposed, the plan should clearly set out:

- the categories of records to be processed;
- the program areas or offices to be searched;

- the anticipated timing for access decisions;
- the anticipated timing for disclosure or production of records; and
- any other factors that may affect the schedule agreed upon with the requester.

The written notice should provide a time frame for the requester to respond within (30 business days), advise applicable appeal rights and explain the requester's options for responding to the proposed plan, including accepting the plan, proposing amendments, or modifying the scope of the request.

Written acceptance of the proposed plan by the requester via email or formal letter is recommended. If the requester does not respond in writing within 30 business days and does not appeal where appeal rights apply, the request is deemed abandoned.

Each separate stage of the staged access plan will require the FOI office to provide the requester with an access decision letter on the responsive records that are part of that stage of the response.

FOI offices should consider how best to manage resources to ensure that the proposed staged timeline for response can be met. Missing a staged timeline or failing to communicate changes to the plan may increase the likelihood of an appeal to the IPC. Consequently, FOI offices may wish to consider:

- Contacting the requester to understand the requester's priorities and to discuss options to narrow the scope of the request;
- Establishing a proposed staged release schedule based on categories of records, priority program areas or the requester's priorities; and/or
- Allocating additional staff resources to work on the request on temporary or priority basis, where feasible.

If it becomes clear that an FOI office will not be able to meet the staged release schedule for any or all parts of the request, they should contact the requester to see if the staged access plan timeline can be amended. The FOI office may want to propose applying a second time extension on any or all stages of the staged request plan. If the FOI office needs to modify the staged access plan, the office should contact the requester as soon as possible and provide clear written notice of the amended plan and any applicable appeal rights.

All key decisions regarding the processing timeline for a staged request should be recorded in the file for reference as processing continues. This includes the reasons for proposed or accepted schedules, and any later changes to the plan. The information will be useful if the matter is appealed to the IPC or if briefing materials are required for senior decision makers.

Supports and related materials

- More detailed guidance on clarification of requests, fee estimates and waivers may be found in the FOI and Privacy Manual. Please note that comprehensive updates to the online FOI and Privacy Manual will be published around January 2027 to reflect the amendments made to FIPPA and MFIPPA.

- Please direct questions to MPBSDP's Archives and Privacy Division at access.privacy@ontario.ca

Appendix A: Detailed Legislative Changes in FIPPA and MFIPPA related to Clarification of a Request, Fee Estimates and Staged Access Plans

Section of FIPPA/MFIPPA	What it did before	What changes July 1, 2026	Practical impact
s. 24(2) (FIPPA) – Assistance with clarification of request **s. 17(2) (MFIPPA) – Assistance with request**	Required the institution, where a request did not sufficiently describe the record sought, to inform the requester of the defect and offer assistance in reformulating the request.	Now requires an institution to make reasonable efforts as soon as possible in the circumstances to inquiries about formulating a request, and to inform the person of the defect and offer assistance in reformulating the request.	This amendment creates an obligation for the FOI office to undertake reasonable efforts to assist the requester in clarification of the request.
s.24.1 (FIPPA) – Plan for Staged Access to Records **s. 17.1 (MFIPPA) – Plan for Staged Access to Records**	This amendment is net new.	Allows the head to propose a plan for providing access to records in stages where one or more statutory criteria are met. The plan must divide the request into separate categories of records, set out the areas of the institution to be searched and establish a schedule for access decisions and disclosure or production.	This amendment codifies the practice of staged responses that have previously been used in practice by FOI offices regarding staged access plans, when needed.
s.24.2 (FIPPA) – Requester's response to plan	This amendment is net new.	Requires the requester to respond in writing within 30 business days by	This amendment codifies practices that have been previously

s. 17.2 (MFIPPA) – Requester's response to plan		accepting the plan, proposing amendments, or modifying the scope of the request, or to appeal where appeal rights are available.	used by FOI offices, when needed
s. 57(3) (FIPPA) – **Estimate of costs** **s. 45(3) (MFIPPA) – Estimate of costs**	Provided for an institution to, before giving access to a record, give the requester a reasonable estimate of any amount required to be paid under the applicable Act that is over $25.	Requires the head to give a reasonable estimate where the amount is over $25, inform the person of the right to request a fee waiver, and give the estimate before the response timeline or extension expires.	The timeline stops at the end of the day the estimate is given and resumes the next business day after the fee is paid or waived.

PDF-XChange Editor
Click to BUY NOW!
www.pdf-xchange.com

Development Charge Reduction Program

Ontario Big City Mayors

June 2026

REFER TO PROGRAM GUIDELINES FOR DETAILS

Ministry of Municipal Affairs and Housing

Ontario

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

Context

Canada-Ontario Partnership to Build (COPB)

- COPB commitment requirements to unlock housing include:
  1. **Funding –** up to $8.8 billion to be prioritized for municipalities that reduce development charges (DCs).
     - Funding will also be made available for rural, small and northern municipalities, with more details to be announced at a later date.
  2. **DC Rate Reductions –** Reductions of 30%-50% or greater required for three years for municipalities to access funding.
  3. **Population Coverage –** Targeted municipalities to cover at least 80% of Ontario's population.
  4. **Housing Enabling Infrastructure Projects –** Prioritize investment in shovel-ready municipal infrastructure projects that support creation of new housing.
     - Community infrastructure projects, that support the development of complete communities, will be considered, though not prioritized, for funding.
  5. **Recognition of Retroactive Actions –** Eligibility for funding includes municipalities that took demonstrated early action (i.e., prior to the COPB announcement) to lower DCs.

Need for Expedient Action

- This year is a unique opportunity as it is the only year where the DC reductions would coincide with the enhanced HST rebate that is set to expire on March 31, 2027. This underscores the need to move expeditiously on this commitment.
- Accordingly, Ontario has established the **Canada-Ontario Development Charge Reduction Program (DCRP)**. The focus of this deck is to provide an outline of the program design and parameters.

Development Charges

- Municipalities are often **responsible for providing the local infrastructure to service new developments** (i.e., water, wastewater, roads, libraries, community centres, utilities to service growth) in Ontario.
- Under the *Development Charges Act, 1997* (DCA), municipalities have the authority to recover a ***portion of growth-related capital costs*** incurred to provide services to new residents and businesses.
  - Levying a DC is a local municipal decision.
- DCs cannot recover costs for state of good repair, capital replacement or operational expenses.

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

Purpose and Overview

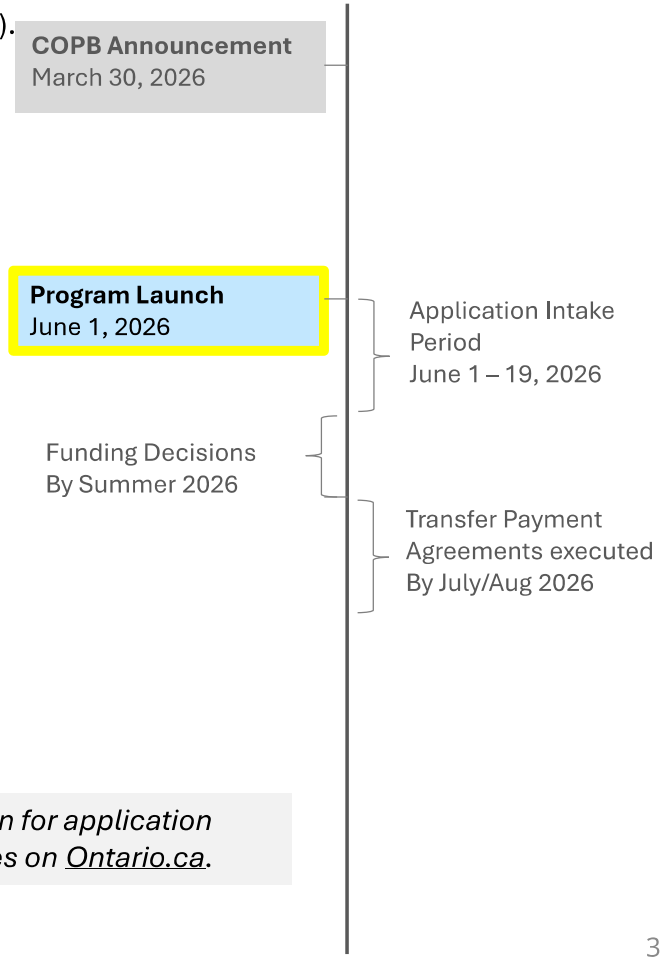
Purpose

- To outline design and parameters of the new Development Charge Reduction Program (DCRP).

Overview

- Development Charge Reduction Program:
  - provides partial relief to the homebuilder/developer community from DCs (with deeper municipal DC reductions resulting in a stronger incentive for developers to build homes); and
  - mitigates the impact of the forgone DC revenue on municipalities and enables them to continue to invest in housing-enabling infrastructure to unlock more housing supply over the next ten years.
- DCRP is an application-based program
  - *Single Intake Period [Late applications will not be accepted]*
    - All 219 DC-levying municipalities have been invited to apply via a Minister's letter.
  - Funding decisions to be made on the merits of eligible municipalities' applications.
    - Applications prioritized based on the depth of DC rate reduction and the number of housing units that would benefit from DC relief provided to builders.

Proposed Implementation Timeline



Note: this presentation is intended for informational purposes only and should not be relied upon for application purposes. Specific program details and parameters are found in the DCRP Application Guidelines on Ontario.ca.

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

DC Program Structure

DC Reduction Commitment

- Application to include a municipal:
  1. commitment to Ontario that their residential DCs rates effective March 30, 2026 would be reduced by 30% to 50% or greater, and the reductions will be maintained for 3 years.
     - Note: Municipalities are encouraged to reduce DC rates by more than 50% to access more program funding for their infrastructure projects.
  2. estimate of the amount of DC relief as a result of the committed DC rate reduction.
  3. estimate of housing units supported through the direct DC relief to developers and municipal infrastructure project.

- Retroactive Application

  Municipalities that have already reduced their DCs prior to March 30, 2026 will have case-by-case negotiated DC reduction requirements. These municipalities would need to ensure that the DC reduction is maintained for three years and results in new housing.

Eligible DC Reduction Mechanisms

- Municipalities to demonstrate immediate DC reductions through, but not limited to, the following mechanisms:
  - Providing non-statutory DC discounts and exemptions
  - Providing grants to offset DCs
  - Removing or reducing capital projects within the DC by-law term horizon from DC background study

Eligible Housing Types

- DC rate reductions to apply broadly – i.e., to all types of residential development, to encourage increased supply of a mix of housing types to provide a full range of housing options.

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

DC Program Structure

Eligible Projects – Shovel Ready

1. Construction on Project must not start prior to the Transfer Payment Agreement being fully executed.
2. Project construction start: Projects must start no later than **July 31, 2030**.
3. Project construction completion: Project construction must be complete by **October 31, 2035**. [Completion means a project can be used for the purpose for which it was intended.]
4. Development charge background study: Projects must be included in the applicant's most recent DC background study supporting the DC by-law.
    - Municipalities recognized for retroactive application would be eligible for putting forward infrastructure projects that are not included in their DC background study.

Projects will be assessed on the following potential shovel-readiness indicators:

- Environment Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

Joint Projects

- Joint applications among municipalities permitted (e.g., joint lower and upper-tier applications) in circumstances where a single infrastructure project might span multiple municipalities.

Municipal Contribution

- Municipalities to contribute at least 10 per cent toward eligible project costs to ensure "skin in the game."

Eligible Project Costs

- COPB funding to cover costs including construction costs (e.g., labour, material and equipment) and land acquisition.
- Municipalities to fund the soft costs such as design, engineering, legal fees, permitting and insurance. These latter costs would not be covered by DCRP.

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

DC Program Structure– Cont'd

Compliance Mechanism

- Ontario-Municipal Transfer Payment Agreements (TPAs) to be executed.
  - Conditions could include, where applicable, that municipalities are to use the streamlined process *(established through Bill 17, the Protect Ontario by Building Smarter and Faster Act, 2025)* to immediately reduce their DC rates in their DC by-law and post the new by-law on their website.
- The TPA will include a condition that funding amounts may be revised down if developments receiving DC relief do not proceed in a timely manner and/or do not result in the housing numbers identified in a municipality's application.
- For example, a holdback on 5% of the funding to be released upon municipal submission of final year report.

Cash Flow Timeframe

- Funds to be flowed over ten years (2026-27 to 2035-36) based on project milestones as executed in the TPAs.

Annual Reporting

- TPA would specify that a municipality would need to provide, among other data points, for the period April 1 to March 31 of the following year:
  - actual DC relief provided for each of the three-year DC reduction period,
  - the new housing units enabled as a result of the DC reduction over three years,
  - the progress to completion of the funded municipal infrastructure project,
  - the housing units enabled through the funded municipal infrastructure project.
- Municipality would also need to complete an annual reconciliation between funds spent and the funds received from Ontario.

Audit Requirements

- TPA would specify that Ontario has the right to audit the project spending, the records supporting the actual revenue forgone and housing units supported (e.g., number of developments that availed of the reduced rate and number of units created).

Confidential Advice to Government

PDF-XChange Editor
Click to BUY NOW!
www.pdf-xchange.com

Next Steps

To move expeditiously, timelines, subject to government decision-making are as follows:

1. **Application intake** (3 weeks – June 1 – 19, 2026)
2. **Application evaluation and funding decisions** (Summer 2026)
3. **TPAs to be executed, wherever possible, by August 21, 2026** (nominations close for Ontario municipal elections)

Confidential Advice to Government

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

Development Charges Reduction Program
Supplemental - Frequently Asked Questions

1. **Can non-DC eligible project costs (e.g., benefit to existing portion) count towards the 10% municipal contribution?**

   Municipal contributions of at least 10% can comprise funding for non-DC eligible project costs. For example, if a municipality has a $100M project, of which $50M was related to costs of the infrastructure that would benefit existing residents, municipal funding of this amount would be considered as part of the municipality's 10% contribution and assessed accordingly.

   Please note that post period share of a project's costs would not be counted as part of total project costs and would therefore, not be part of the municipal contribution assessment.

   Further, please note that soft costs are ineligible project costs and would not count towards the 10% municipal contribution.

2. **What amount of funding can municipalities anticipate? If there is $4M in annual DC revenue forgone for 50% DC rate reduction, which totals $12M over three years and there is $1.2M in municipal contribution (i.e., 10% towards project costs), does that mean the max provincial and federal funding a municipality could get is $10.8M?**

   For successful applications, the maximum funding that a municipality can anticipate is based on a few factors, the primary one of these being the DC relief provided to builders. The intent of the DCRP funding is to provide provincial and federal funds to mitigate the impact of the DC relief provided to builders. So, if a municipality is estimating $12M in DC relief over three years and its projects are successful, it could potentially get up to $12M towards its DC projects.

3. **Can community improvement plans be used to prevent a builder from receiving the DC relief due to the DC freeze rules in the Development Charges Act, 1997? Otherwise, the DC relief period is potentially longer than 3 years given that DC rate is locked in at site plan approval?**

   Municipalities have the authority to provide certain financial assistance (such as providing grants equivalent to development charges under certain circumstances) to an eligible property for the purpose of carrying out a local community improvement plan (CIP).

   Putting a CIP in place requires official plan policies, designation of a community improvement project area and preparation and adoption of a community improvement plan. As part of this toolbox, municipalities can make grants or loans within the CIP project areas to help pay for certain costs. The CIP, however, cannot void the existing DC freeze rules or other rules in the Development Charges Act, 1997 which are not changed by the Development Charge Reduction Program.

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

4. **Can a municipality meet its DC rate reduction by pushing projects out of the three-year horizons and reduce rates – similar to what Burlington did?**

   Eligible municipalities are required to reduce DC rates for all residential types by 30 per cent to 50 per cent or greater, regardless of unit price, and maintain the reduction for three years. The manner in which the DC rate reduction is arrived at is a municipal choice. Options available to municipalities to implement their DC reductions include:

   - Providing DC discounts and non-statutory exemptions
   - Providing grants to offset DCs
   - Removing or reducing capital projects within the DC by-law term horizon from the DC background study

5. **How does it work in upper tier and lower tier municipalities? If there are projects for whom the lower tiers are levying DCs to fund at the regional level – are two tier municipalities contributing more than single tier?**

   Applying to participate in the program is a municipal decision. Individually, the municipality – lower tier or upper tier – would need to determine their DC rate reduction commitment.

   Municipalities can submit joint applications as well. However, each municipality in the application would need to meet the program eligibility requirements – i.e., reducing DCs by 30% to 50% or greater for three years.

   If a project is shared between the lower- and upper-tier, the funding ask of the lower (or upper) tier should be reflective of its share of the project's eligible costs, as identified in each municipality's DC background study and DC by-law.

6. **How are area specific DCs to be treated in calculating overall DC reductions?**

   Municipalities are required to reduce DCs by 30% to 50% or greater and must be inclusive of area-specific DCs, where those exist. This includes area specific DCs supporting any front-ending arrangements.

   The manner in which the DC rate reduction is arrived at – i.e., reducing the DCs for certain services or for all services by the same percentage is a municipal choice. In other words, as long as residential DCs for all residential developments are reduced by at least 30 per cent on an aggregate level across all services and maintained for three years, that would satisfy the DC reduction requirement envisioned under the program.

Maureen Barlow

From: protection, source (MECP) <source.protection@ontario.ca>
Sent: June 30, 2026 12:15 PM
Subject: Regulatory changes to the Clean Water Act to accelerate and improve protection for Ontario's drinking water sources

Caution! This message was sent from outside your organization.

Allow sender | Block sender | Report

Hello,

We are writing to share important updates about recent regulatory changes under the *Clean Water Act, 2006* (CWA) and the *Safe Drinking Water Act, 2002* that will come into effect on July 1, 2026 and on January 1, 2027. These regulatory changes implement legislative amendments to the Clean Water Act that were passed in fall 2025.

These amendments support timely approvals and process improvements while continuing to ensure safeguards remain in place to protect drinking water sources.

Regulatory amendments will:

- Accelerate protection of drinking water sources by streamlining the source protection plan amendment process. These regulatory changes will come into effect on July 1, 2026. This will include:
  - Expanding the types of minor amendments that can proceed without approval or consultation.
  - Specifying the types of plan amendments where source protection authorities (i.e., generally conservation authorities) approve certain amendments.
  - Specifying the process for how a source protection authority approves plan amendments, including that the source protection authority must first obtain the Director's approval of the assessment report.
  - Simplifying and speeding up consultation requirements by combining the two phases of public consultation into one, while maintaining meaningful opportunities for public and Indigenous community input.
  - Modernizing consultation requirements, including by removing the requirements to publish newspaper notices and to make source protection plan documents available for inspection at locations that are sufficiently accessible, and instead maintaining the requirement to publish documents on the Internet and requiring publication of notices in a manner that will bring the notice to the attention of the public.
  - Specifying documents and information that comprise a "complete submission" of a proposed source protection plan amendment that requires Minister's approval. The Act provides that upon a "complete submission" of the proposed amendment to the Minister, the Minister has 120 days to exercise an option to approve the amendment or require revisions and re-submission, otherwise the amendment is deemed to be approved.

- Enable the use of new municipal drinking water sources (such as wells and intakes) faster, where protections are already in place, including by providing an exception to when the prohibition on supplying drinking water must be imposed in a municipal drinking water system licence or permit, if the source protection authority is of the opinion that such a condition is not necessary. This regulatory change will come into effect on July 1, 2026.
- Improve and streamline how policies affecting “prescribed instruments” (such as permits and licences issued by MECP and other ministries) can be used to manage risks to municipal drinking water, including increasing transparency regarding how significant threats are managed. This regulatory change will come into effect on January 1, 2027.

Additional details are included in the regulatory decision notice titled “Regulatory changes for accelerating and improving protections for Ontario’s drinking water sources” (ERO #025-1104).

Thank you for your ongoing efforts to protect Ontario’s drinking water sources. We appreciate your partnership.

Sincerely,

Leo Luong, Director, Great Lakes and Inland Waters Branch
Ministry of the Environment, Conservation and Parks

This sender is trusted.

AMO Policy Update – AMO Calls for Bill 100 Reversal; Build Communities Strong: New Stream Launches; New IESO Process for Major Projects; and Various ERO Submissions

---

Top Insights

• AMO calls for the province to restore local voice and keep local governance accountable to the communities they serve by reversing the appointment of Regional Chairs through Bill 100, *Better Regional Governance Act*

• Federal government launches new Local Impact Stream providing up to $1 million for community infrastructure projects

• IESO launches a new process to identify major projects and facilitate collaboration between stakeholders, including municipalities, to plan for future factual energy demand

• AMO welcomes the province's proposed new framework for e-bike classification, which will help address public safety and municipal liability challenges

• The province has proposed changes to landfill requirements that reflect AMO advocacy calling for a balance between approvals speed and protections

• AMO has made recommendations to the province on its proposed regulatory framework for municipal consent of communal water and wastewater systems

---

AMO Opposes Appointment of Regional Chairs, Calls for Reversal of Bill 100

Bill 100, the *Better Regional Governance Act, 2026* was passed on May 7. AMO has sent a letter to the province opposing the government's decision to move forward with the appointment of regional chairs, the Warden of Simcoe County, and the Chair of Muskoka District. Municipal leaders should be elected by, and accountable to local voters – not Queen's Park. AMO calls on the province to restore the balance of local governance by reversing Bill 100 and maintaining the democratic election of heads of council.

The appointment of regional chairs with "strong chair" powers is fundamentally undemocratic. It erodes accountability to voters, undermines the ability of councils to represent the interests of their residents, move forward on local priorities, and deliver effective services. The selection of heads of council should be kept local. This is key to ensuring:

- Regional chairs have a strong, local mandate to deliver local priorities and drive growth
- Residents can hold elected officials to account and elect people who care about their priorities
- Unelected appointees cannot overturn decisions made by democratically-elected council members
- Regional chairs have a deep understanding of how municipal government works, and are able to build consensus, trust and buy-in at Council and in the community to advance shared local goals

Local Impact Stream of the Build Communities Strong Fund

The federal government has announced a new $1 billion national Local Impact Stream allocating funding from the Build Communities Strong Fund towards community infrastructure. Municipalities can apply for up to $1 million to build or improve community infrastructure that is primarily for public use and/or

benefit. This includes community buildings, recreation and sport facilities, parks, and cultural infrastructure.

The Local Impact Stream will be administered by Canada's regional development agencies – FedDev Ontario for Southern Ontario, and FedNor for Northern Ontario. Applications are now open for the first intake with an initial deadline of July 8 for Northern Ontario, and July 9 in Southern Ontario.

AMO is hosting a joint webinar with FedDev Ontario on June 24 explaining the eligibility criteria, funding details, and how to prepare a strong application. **Register now over Zoom.**

IESO Launches new Major Project Identification Committee Process

The Independent Electricity System Operator (IESO) has established a new Major Projects Identification Committee (MPIC) process intended to serve as an early warning system for identifying large projects that could drive significant new demand for electricity (e.g. manufacturing facilities, mines, housing developments, data centres). MPICs will not replace existing energy planning, grid connection or local development processes, but are intended to help identify major projects earlier, and facilitate planning between the IESO, municipalities, Indigenous communities, and stakeholders.

When projects are identified, municipalities will be invited to participate in a voluntary process along with relevant partners and authorities. The intent is to provide all stakeholders with a structured approach to coordinating growth and electricity demand planning. For more information about MPICs, please contact majorprojects@ieso.ca.

AMO Comments on Proposed E-Bike Framework

AMO submitted comments on the Ministry of Transportation's proposal to modernize Ontario's framework for power-assisted bicycles (e-bikes). AMO supports the province's proposed approach as a way to introduce more standardized safety and usage requirements for e-bikes across the province. AMO's submission emphasized that any new framework should preserve municipal authority to determine where different e-bike classes are permitted

based on local infrastructure, transportation networks, and community safety needs.

The submission also highlighted the need for province-wide direction on enforcement roles, lithium-ion battery safety, public education, and compliance, including clear guidance for local police services, municipalities, manufacturers, retailers, and users. AMO welcomes the proposed 12-month education and awareness period included as part of the proposed framework and looks forward to working with the province to implement a framework that balances innovation with public safety, municipal liability considerations, and local decision-making.

AMO Comments on Proposal to Streamline Landfill Requirements

AMO submitted comments to the Ministry of the Environment, Conservation and Parks on the province's proposal to streamline approval requirements for changes to waste disposal site service areas and fill rates. AMO and the municipal sector are broadly supportive of the proposed changes that would reduce duplicative processes and increase site flexibility, while still ensuring that appropriate environmental controls and oversight remain in place. In the past, AMO has advocated for a balanced approach that would empower municipalities and the province to protect the environment and community well-being while taking decisive action to expand landfill capacity in Ontario. We are pleased to see the province has incorporated these recommendations into this proposal.

AMO Comments on a Regulatory Framework for Communal Water and Wastewater Systems

AMO has submitted comments to the Ministry of Municipal Affairs and Housing on its proposal to establish a regulatory framework for municipal consent of communal water and wastewater systems. To be successful, AMO advised advancing clear regulations and governance requirements that do not undermine municipal fiscal health or the integrity of Official and capital plans. AMO's recommendations included:

- Establishing clear definitions for the types of systems subject to the framework

- Maintaining a level regulatory playing field between private communal and municipally-owned systems
- Ensuring the development of communal systems is aligned with long-term settlement patterns, servicing strategies, and infrastructure capacity
- Clearly defining the roles and responsibilities of municipalities and the province in the event of system failure, and adopting a one-window model for provincial approvals and oversight

We will monitor next steps and share feedback with the province to help ensure any future regulations deliver a clear, consistent, and fiscally sustainable framework.

An online version of this Policy Update is also available on the AMO Website.

---

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

Association of Municipalities of Ontario

To unsubscribe, please| Opt Out

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

Joint Statement on Conservation Authority Amalgamation

In accordance with recent changes to the *Conservation Authorities Act*, Ontario's 36 conservation authorities will amalgamate into 9 regional conservation authorities on February 1, 2027. Locally, Grand River Conservation Authority (GRCA), Long Point Region Conservation Authority (LPRCA), Catfish Creek Conservation Authority (CCCA) and Kettle Creek Conservation Authority (KCCA) are preparing to merge into what will be known as the Eastern Lake Erie Regional Conservation Authority.

By June 30, 2026, each respective Board of Directors is required to appoint two representatives, the General Manager/CAO and one elected board member, to a Transition Committee. The Ontario Provincial Conservation Agency will oversee the transition and appoint a project executive to chair the transition committee. The committee is expected to convene in late summer.

As leaders of four separate conservation authorities, we value the local connections with landowners, community groups and member municipalities that have shaped our history and defined our individual successes.

As we prepare for a future together, we are committed to navigating this moment with as much openness and transparency as possible.

Navigating change always brings a certain level of uncertainty. However, as leaders we recognize a responsibility to look ahead to a future that can build upon our shared achievements. Therefore, the Chairs, Vice Chairs and General Managers of our four organizations have already begun to meet to share information and identify what must not change.

All four CAs have now approved the attached "Guiding Principles for Transition".
The document outlines seven high-level principles intended to guide the transition:

- Accountable and Transparent Governance
- Fiscal Responsibility
- Commitment to Workforce Stability and Talent Retention
- Service Excellence
- Risk Management and Business Continuity
- Watershed-Based Science Informed Management
- Transparency, Trust and Clear Communication

The principles are not listed in order of priority. Rather all are seen as essential components of a successful transition. We are committed to shaping the identity of the new Eastern Lake Erie Regional Conservation Authority based on the same commitment to science, local knowledge and strong partnerships that have defined conservation authorities for over 80 years.

There is no doubt that this is a pivotal moment in our individual and collective histories. Our goal as leaders is to work with the province, staff, the public and our member municipalities to ensure that the new Eastern Lake Erie Regional Conservation Authority is established on a path of continuous improvement.

[redacted]

Morgaine Griffin
CCCA Chair

[redacted]

John Challinor II
GRCA Chair

[redacted]

Todd Noble
KCCA Chair

[redacted]

Doug Brunton
LPRCA Chair

Eastern Lake Erie Regional Conservation Authority

Guiding Principles for Transition

Over the past 80 years, Conservation Authorities have balanced fiscal responsibility with high-quality, locally responsive services. That success is rooted in a deep local knowledge and upheld by local connections with landowners, community groups and member municipalities.

The consolidated authority should continue to be guided by science, local knowledge, and strong partnerships to protect people, property, and the natural environment. Throughout this process, protecting staff and supporting a transition that respects municipal contributions and maintains public trust for all communities served should be a top priority.

Successful consolidation will need to respect the past, while building upon shared achievements to create a unified region capable of delivering enhanced programs and services, advancing integrated watershed management and strengthening community partnerships across the region.

The principles are not listed in order of priority. Each principle is essential and collectively provide a framework for the future.

1. ## Accountable and Transparent Governance

   Establish a governance model that is effective, accountable, transparent, and inclusive of all participating municipalities and compliant with provincial legislation.

2. ## Fiscal Responsibility

   Develop a transition plan that is fiscally responsible that protects short-term stability and long-term sustainability.

3. ## Commitment to Workforce Stability and Talent Retention

   Prioritize the well being, retention, and fair treatment of all staff throughout the consolidation process.

4. ## Service Excellence

   Ensure that communities continue to receive high-quality, locally responsive programs and services.

5. ## Risk Management and Business Continuity

   Ensure uninterrupted delivery of critical services while carefully managing risks associated with organizational change.

6. ## Watershed-Based Science Informed Management

   Ensure consolidation does not dilute the watershed-based approach that defines Conservation Authorities.

7. ## Transparency, Trust and Clear Communication

   Transparent communication is critical for maintaining confidence among staff, municipalities and the public.

Catfish Creek Conservation Authority · Grand River Conservation Authority · Kettle Creek Conservation Authority · Long Point Region Conservation Authority

Grand River Conservation Authority

Summary of the General Membership Meeting – June 26, 2026

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

Notice of Special Meeting of the General Membership to consider declaring the 8-hectare agricultural parcel south of Niska Road surplus at a special board meeting on July 27, 2026 at 9:30 a.m. Read more about the GRCA's Niska Landholdings on our website: https://www.grandriver.ca/who-we-are/grca-properties/property-management/niska-landholdings/

Action Items

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

- GM-06-26-62 - Administrative Bylaw Update
- GM-06-26-63 - Amendments to the Grand River Conservation Authority Hearing Guidelines and Procedures Update
- GM-06-26-57 - Reserves Policy & Guidelines Update
- GM-06-26-58 - Financial Summary for the Period Ending May 31, 2026
- GM-06-26-65 - Foundation Member Appointments and New Executive Director
- GM-06-26-61 - Wellington Street Dam Bank Repair Tender Award
- GM-06-26-C14 - Report of the Labour Relations Steering Committee - Collective Agreement Ratification (closed agenda)
- GM-06-26-C16 - Termination of License Agreement - Township of Centre-Wellington (closed agenda)
- GM-06-26-C15 - Disposition of Property - Town of Erin (closed agenda)

Information Items

The Board received the following reports as information:

- GM-06-6460 – Chair's Report
- GM-06-26-60 - Eastern Lake Erie Region Conservation Authority Transition Committee Update
- GM-06-26-56 - Cash & Investment Status
- GM-06-26-66 - Environmental Registry of Ontario Posting 026-0531 Permit to Take Water Application
- GM-06-26-59 – Current Watershed Conditions

Source Protection Authority Correspondence & Action Items

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

- SPA-06-26-04 – Source Protection Committee Member Appointment

For full agendas and reports, and past minutes, please refer to our Board meeting calendar. The minutes of this meeting will be posted on following approval at the next meeting of the General Membership.

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

Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026)

ERO (Environmental Registry of Ontario) number	026-0300
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Decision
Decision posted	June 9, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Closed
Last updated	June 9, 2026

This consultation was open from:

March 30, 2026

to May 14, 2026

Decision summary

The government has made legislative changes to the *Planning Act*, *City of Toronto Act, 2006*, *Building Code Act, 1992* and *Municipal Act, 2001* through Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026.*

Decision details

The Building Homes and Improving Transportation Infrastructure Act, 2026 (Bill 98) was introduced on March 30, 2026 and received Royal Assent on June 2, 2026.

Schedules 1, 2 and 7 of Bill 98 made various amendments to the *Planning Act*, the *City of Toronto Act, 2006,* the *Building Code Act,1992* and the *Municipal Act, 2001*. The changes are set out below:

Streamlining and Standardizing Official Plans

- Changes were made to the *Planning Act* to streamline and standardize municipal official plans by:
  - Setting out the details of a standardized structure for official plans of local municipalities and planning boards through a table of contents and schedules as follows:
    - Introduction and How to Use this Plan
    - Strategic Planning Framework
    - Indigenous Engagement
    - Settlement Area Structure and Growth Needs and Management
    - Residential and Mixed Uses
    - Economy and Employment Areas
    - Rural Areas and Agricultural System
    - Infrastructure, Facilities and Community Services
    - Local Landscape and Resource Management
    - Implementation and Interpretation
    - Schedules
      - A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
      - A2 Strategic Growth Areas and Intensification Areas
      - A3 Land Use Designations
      - B1 Transportation and Corridors
      - B2 Infrastructure
      - B3 Public Service Facilities, Parks and Open Space
      - C1 Natural Environment
      - C2 Water Resources
      - C3 Resource Potential
- C4 Natural and Human-made Hazards
  - Setting out the details of a standardized set of land use designations to be used in official plans of lower- and single-tier municipalities and planning boards as follows:
    - **Neighbourhoods**, permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed

    - **Mixed-Use Areas**, permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed
    - **Mixed-Use Commercial Areas**, permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses
    - **Employment Areas**, permitting the uses permitted in areas of employment, as defined in the *Planning Act*
    - **Major Facilities**, permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed
    - **Parks and Open Spaces**, permitting recreational uses, cemetery uses, and other uses as prescribed
    - **Natural Environment and Water Resource Areas**, permitting conservation uses and other uses as prescribed
    - **Resource Areas**, permitting resource extraction uses
    - **Rural Lands**, permitting residential uses, small-scale commercial uses, small-scale industrial uses, agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed
    - **Prime Agricultural Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed
    - **Specialty Crop Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed
    - **Shoreline Areas**, permitting marina uses, recreational uses, residential uses, and other uses as prescribed
- The Minister may also provide written direction on implementing any of the above-described structure or designations, including using two or more sub-designations
- Providing for the changes to come into force January 1, 2028 for the 29 large and fast-growing municipalities, and January 1, 2029 for all other municipalities and for all planning boards
- The government intends to bring these changes into force once additional consultation on secondary plans and upper-tier official plan

content is complete, and any final refinements are made to the framework.

Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans

- Changes were made to the *Planning Act* to support implementation of the new official plan framework, including:
    - Removing redundant requirement for municipalities to include climate change policies in their official plans
    - Providing that for an already approved protected major transit station area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval
    - Providing the Minister with authority to exempt lower-tier municipalities from the requirement to conform with the upper-tier official plan to facilitate implementation of testing for the proposed official plan framework

- **Site Plan: Changes to Prohibit Mandatory Municipal Enhanced Development Standards**
- Changes were made to the *Planning Act, Municipal Act, 2001, Building Code Act, 1992,* and *City of Toronto Act, 2006* that have the effect of:
    - removing municipal authority to require certain mandatory Enhanced Development Standards (EDS) at the lot level, outside of buildings, that are not specifically required for health, safety, accessibility or the protection of adjoining lands (e.g., stormwater management)
    - providing even greater clarity that enhanced building/construction standards are voluntary and cannot be imposed by municipalities.
    - Specifically, the changes:
        - remove references to "sustainable design" from site plan control
        - clarify zoning and site plan control cannot be used to require electric vehicle charging infrastructure,
        - expressly provide that mandatory enhanced building/construction standards are not permitted, including as part of site plan control
        - remove provisions that would have authorized municipalities to require enhanced building standards, if the government had made enabling regulatory amendments (i.e., a green pick list)

- Changes were also made that create regulation-making authority under the *Planning Act* and the *City of Toronto Act, 2006* which could be used to explicitly prohibit municipalities from requiring specific EDS elements as part of a site plan approval, if required.

Minimum Lot Sizes

- Changes were made to the *Planning Act* to create a regulation-making authority to allow the Minister of Municipal Affairs and Housing to set a cap on minimum lot sizes on parcels of urban residential land, outside the Greenbelt Area
  - A parcel of urban residential land is defined in the *Planning Act* as a parcel within the settlement area of a municipality that is zoned for residential use (other than ancillary residential use) and is fully serviced by public sewage and water
  - Any municipal zoning requirement for minimum frontage and/or minimum depth that would require a parcel to be larger than the prescribed minimum lot size standard to be met would be inapplicable
  - A regulation under this authority would not apply directly to the subdivision or consent process, but could be relevant to such applications
- Consequential changes were also made to the *City of Toronto Act, 2006* to ensure a regulation establishing minimum residential lot area requirements under the *Planning Act* would apply in the City of Toronto

Minister's Zoning Orders

Changes were made to the *Planning Act* that remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs)

Upper-tier Planning Responsibilities in Simcoe County

- The *More Homes Built Faster Act, 2022* (Bill 23) and the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) made changes to the *Planning Act* that, once brought into force, remove planning responsibilities under the *Planning Act* from 7 upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York. Planning responsibilities have been removed from all the identified municipalities except for Simcoe

- Changes were made to the *Planning Act* to provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness:
  - The Town of Innisfil, the Town of Bradford West Gwillimbury, and the Town of New Tecumseth,
  - Specific prescribed lower-tier municipalities within Simcoe, and
  - All other municipalities in Simcoe

**** Encumbered Parkland and Privately Owned Public Spaces (POPS)**

- Bill 23, the *More Homes Built Faster Act, 2022*, added subsections 42 (4.30) to (4.39) to the *Planning Act*, which, once brought into force, would provide for:
  - developer-identified lands, including those with encumbrances and privately owned public spaces (POPS), to count towards any municipal parkland dedication requirement,
  - the landowner to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT (Ontario Land Tribunal) required to order the land to be conveyed to the municipality if it meets prescribed criteria.
- Changes were made to the *Planning Act* to facilitate easements for POPS, authorize municipalities to require agreements for encumbered land (i.e., strata lands) that can be registered on title, provide for a credit system whereby encumbered land and POPS arrangements required to be accepted by municipalities would receive a minimum credit of 70%, and establish a timeframe of 90 days for municipal decisions after which a developer could appeal a non-decision to the OLT. The government intends to bring these changes into force once a related Minister's regulation is finalized.

Comments received	Through the registry	By email	By mail
	272	36	0

View comments submitted through the registry (/notice/026-0300/comments)

Effects of consultation

The Ministry reviewed all comments submitted in response to the proposal notice.

There were no changes made to the proposals.

Summary of Comments

A wide range of stakeholders submitted feedback, including municipalities and professional associations, development and business groups, environmental and resource groups, school boards, citizens' groups and the general public. The majority of feedback received was from municipalities and the general public.

Many stakeholders recognized the need to build more housing and improve infrastructure and expressed general support in principle for the government's ongoing efforts to streamline and standardize processes, expedite approvals, increase consistency and clarity, and reduce red tape. However, various concerns were expressed that these goals should not undermine or come at the expense of long-term economic and environmental sustainability, environmental protection and climate resilience.

Overall, feedback was mixed across the various proposals set out in the posting with a wide range of views expressed, from supportive to non-supportive. Many submissions focused on specific parts of Bill 98 only and did not comment on the full range of proposals described in the posting. As several of the proposals are related to other consultation postings on the ERO (such as the consultation on upper-tier planning or secondary plans), various groups also submitted comments to these various postings.

Further details of key themes in the feedback are set out below.

Simplifying and Standardizing Official Plans

Stakeholder feedback on the proposed standardization of official plans broadly supported the Province's goal of improving clarity, consistency, and efficiency in the planning system, particularly where it could help streamline development approvals and support housing supply. However, overall feedback was mixed, noting that standardization should be applied in a flexible, collaborative, and well-supported manner to ensure it strengthens, rather than constrains, local planning outcomes.

Many submissions emphasized that official plans must remain flexible enough to reflect the diversity of municipalities in Ontario and noted that a uniform, "one-size-fits-all" framework may limit the ability of municipalities to address local priorities and community character.

Concerns were raised about implementation and long-term outcomes. Municipalities highlighted the significant time, cost, and staffing required to revise existing official plans. Submissions also noted the need for clear guidance, realistic timelines, and financial support to implement the new framework successfully. In addition, many submissions emphasized that standardizing the structure of official plans should not restrict the way policies are written and should continue to allow official plans to address topics such as climate change, infrastructure planning, and environmental protection, and well-coordinated, sustainable communities.

Complementary Changes (climate change, Protected Major Transit Station Areas or PMTSAs)

Submissions raised consistent concern about the treatment of climate change policies within official plans, emphasizing that these policies are fundamental to effective, long-term land use planning. There was strong concern that removing the redundant requirements for climate-related policies could reduce municipalities' ability to plan for resilience, integrate environmental considerations into growth decisions, and protect public health and safety. Respondents also highlighted that climate policies help align land use planning with broader provincial objectives and infrastructure investment decisions, and are particularly important in areas facing environmental constraints or rapid growth pressures.

There were no comments received in relation to PMTSAs.

Minister's Zoning Orders (MZOs)

Most of the feedback received was from municipalities and individuals and was overall mixed. General concerns were noted related to the use and impacts of MZOs (e.g., alignment between local planning frameworks and infrastructure capacity, impacts on transparency and opportunities for community input) and requests to enhance transparency in their use. Some municipalities and other groups requested that *Planning Act* requirements for notification and consultation be maintained. Some concerns were noted with potential impacts on Indigenous communities and their treaty rights.

Upper-tier Planning Responsibilities in Simcoe County

Limited feedback was received on this topic. Most feedback received related to broader concerns associated with realigning upper-tier planning responsibilities not specific related to the proposed changes. Some of the municipalities in Simcoe County noted the importance of maintaining the upper-tier planning and coordination role for the services and interests that span the region (e.g., regional scale growth, transportation, infrastructure, solid waste and other systems) and were concerned of negative impacts from the proposed changes.

Minimum Lot Sizes

Most of the feedback received was from municipalities and individuals, with some from the development sector and education sector. Feedback was mixed.

The development sector was generally supportive but raised concerns about the proposed regulation-making authority being too prescriptive to allow innovation in compact urban housing typologies.

Municipalities were generally not supportive of the changes although they acknowledged the concept that reduced minimum residential lot sizes can encourage broader, innovative and more affordable housing options and support gentle density. Specifically, municipalities were not supportive about the regulation-making authority applying Province-wide, because it would not recognize the diversity of smaller and more rural municipalities with respect to growth patterns, infrastructure and transportation systems. Some municipalities raised concerns about snow removal and storage.

All municipalities raised concerns about limiting municipal control to regulate lot size and frontage through zoning, which they perceived as potentially impacting the character of established neighbourhoods that have larger lots sizes and frontages. Concerns also included constraints on servicing capacity, transit services, on-street parking, as well as the loss of green space to absorb stormwater run-off. A few municipalities indicated that the change could impact the number of lots large enough to permit accessory dwelling units.

The education sector raised concerns that a lack of on-street parking would result in increased use of school parking lots, with implications for the overall maintenance of school sites.

Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards and Green Building Standards (changes to *Planning Act*, *Municipal Act, 2001, Building Code Act, 1992*, and *City of Toronto Act, 2006*)

Overall, reactions ranged from supportive to mixed and non-supportive.

Municipalities were not supportive. While some supported streamlining overall, they generally did not support removal of municipal authority to require Enhanced Development Standards (EDS) and sought clarification and provincial guidance on which EDS are not required for health and safety.

The building and development sector were strongly supportive. Some noted their support for EDS but with a standard provincial definition. Some requested a stronger prohibition and/or confirmation from the province regarding the voluntary nature of any EDS frameworks.

Environmental stakeholders, Indigenous communities and individuals were strongly non-supportive and expressed concerns regarding the future and climate change impacts, the erosion of long-established sustainability best practices and environmental stewardship, and risk of unintended consequences.

Finally, some comments requested that the province define EDS and create a provincial standard.

Encumbered Parkland and Privately Owned Public Spaces (POPS)

A broad range of feedback was received from municipalities, developers, organizations, and individuals. Overall, while some feedback was supportive of the proposals and their goals, particularly the recognition of encumbered lands

and POPS, most comments received were either mixed or unsupportive of the proposals, with many comments related to potential negative impacts on parkland quality and functionality, municipal discretion, and long-term park planning. Across submissions, there was a consistent recommendation for increased flexibility, greater clarity, and more detailed implementation guidance.

Municipalities, in particular, raised concerns that the proposals would limit their ability to refuse unsuitable parkland (e.g., small and fragmented parcels), as well as limit their ability to secure strategic parkland and cash-in-lieu. They also noted that being forced to accept unsuitable lands may increase legal costs and administrative burden. Municipalities also suggested a lower or more flexible credit (i.e., 50%). Some comments received from health, environmental, and individual stakeholders raised concerns related to potential impacts on climate resilience and harm to the Natural Heritage System.

Supporting materials

Related links

- Planning Act (https://www.ontario.ca/laws/statute/90p13)
- City of Toronto Act, 2006 (https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current
- Municipal Act, 2001 (https://www.ontario.ca/laws/statute/01m25)
- Building Code Act, 1992 (https://www.ontario.ca/laws/statute/92b23)
- Bill 98, The Building Homes and Improving Transportation Infrastructure Act 2026 (https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Planning and Housing Policy Branch

13th Flr, 777 Bay St
Toronto, ON
M7A 2J3
Canada

Connect with us

Contact

PlanningConsultation@ontario.ca

PlanningConsultation@ontario.ca

Original proposal

ERO (Environmental Registry of Ontario) number	026-0300
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days)

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

We welcome your thoughts on the following changes proposed under Bill 98, the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026.*

Proposed *Planning Act, City of Toronto Act, 2006, Building Code Act, 1992* and *Municipal Act, 2001* changes

Schedules 1, 2 and 7 of Bill 98 propose a number of amendments to the *Planning Act* and *City of Toronto Act, 2006*. If passed, proposed changes would:

Streamlining and Standardizing Official Plans

- Changes are proposed to the *Planning Act* to streamline and standardize municipal official plans by:
  - Including the details of a standardized structure for local (lower- and single-tier municipality and planning board) official plans through a table of contents and schedules as follows:
    - Introduction and How to Use this Plan
    - Strategic Planning Framework
    - Indigenous Engagement
    - Settlement Area Structure and Growth Needs and Management
    - Residential and Mixed Uses
    - Economy and Employment Areas
    - Rural Areas and Agricultural System
    - Infrastructure, Facilities and Community Services
    - Local Landscape and Resource Management
    - Implementation and Interpretation
    - Schedules;
      - A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
      - A2 Strategic Growth Areas and Intensification Areas
      - A3 Land Use Designations
      - B1 Transportation and Corridors
      - B2 Infrastructure
      - B3 Public Service Facilities, Parks and Open Space
      - C1 Natural Environment
      - C2 Water Resources
      - C3 Resource Potential
      - C4 Natural and Human-made Hazards

- Including the details of a standardized set of land use designations to be used in local official plans (lower- and single-tier municipality and planning board) as follows:
  - **Neighbourhoods,** permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed.
  - **Mixed-Use Areas,** permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed.
  - **Mixed-Use Commercial Areas,** permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses.
  - **Employment Areas**, permitting the uses permitted in areas of employment, as defined in the *Planning Act*.
  - **Major Facilities,** permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed.
  - **Parks and Open Spaces,** permitting recreational uses, cemetery uses, and other uses as prescribed.
  - **Natural Environment and Water Resource Areas**, permitting conservation uses and other uses as prescribed.
  - **Resource Areas**, permitting resource extraction uses.
  - **Rural Lands**, permitting residential uses, small-scale commercial uses, small-scale industrial uses, agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed.
  - **Prime Agricultural Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
  - **Specialty Crop Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
  - **Shoreline Areas,** permitting marina uses, recreational uses, residential uses, and other uses as prescribed.

        - The Minister may also set out further direction on implementing any of these designations, including using two or more sub-designations.
    - Providing for proposed changes coming into force January 1, 2028 for the 29 large and fast-growing municipalities, and January 1, 2029 for all other municipalities.
- The government intends to bring these changes into force once additional consultation on secondary plans and upper-tier official plan content is complete, and any final refinements are made to the framework.

Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans

- Changes are proposed to the *Planning Act* to support implementation of the proposed new official plan framework, including:
    - Removing redundant requirement for municipalities to include climate change policies in their official plans,
    - Providing that for an already approved protected major transit station area (PMTSA), only official plan amendments changing the boundaries of the PMTSA (protected major transit station area) or the planned population and jobs for the area would require the Minister's approval, and
    - Providing the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate implementation of testing for the proposed official plan framework.

Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards and Green Building Standards

- Changes are proposed to the *Planning Act, Municipal Act, 2001, Building Code Act, 1992,* and *City of Toronto Act,2006* that would have the effect of:
    - removing municipal authority to require certain mandatory Enhanced Development Standards (EDS) at the lot level, outside of buildings (e.g. (example), green development standards), that are not specifically required for health or safety (e.g. (example), stormwater management)

    - providing even greater clarity that green building/construction standards are voluntary and cannot be imposed by municipalities.
- Specifically, the proposed changes would:
    - remove references to “sustainable design” from site plan control
    - clarify zoning cannot be used to require sustainable elements,
    - expressly provide that mandatory green building/construction standards are not permitted, including as part of site plan control, and
    - remove provisions that would have authorized municipalities to require green building standards, if the government had made enabling regulatory amendments (i.e. (that is), a green pick list).
- Changes are also proposed that would create regulation-making authority under the *Planning Act* and the *City of Toronto Act, 2006* which could be used to explicitly prohibit municipalities from requiring specific Enhanced Development Standard elements as part of a site plan approval, if required.

Additional changes related to Enhanced Development Standards are proposed under **ERO (Environmental Registry of Ontario) #026-0309 (https://ero.ontario.ca/index.php/notice/026-0309)**. The proposed regulation would prohibit mandatory enhanced development standards as a condition of land division approvals

Minimum Lot Sizes

- Changes are proposed to the *Planning Act* to create a regulation-making authority to allow the Minister of Municipal Affairs and Housing to set a minimum lot size on parcels of urban residential land, outside the Greenbelt Area.
    - A parcel of urban residential land is defined in the *Planning Act* as a parcel within the settlement area of a municipality that is zoned for residential use (other than ancillary residential use) and is fully serviced by public sewage and water.
    - Any municipal zoning requirement for minimum frontage and/or minimum depth that would not allow for the minimum lot size standard to be met would be inapplicable.
    - A regulation under this authority would not apply directly to the subdivision or consent process, but could be relevant to such applications

- Consequential changes are proposed to the *City of Toronto Act, 2006* to ensure a regulation establishing minimum residential lot area requirements under the *Planning Act* would apply in the City of Toronto.

ERO (Environmental Registry of Ontario) 025-1100 Consultation on Minimum Lot Sizes (https://ero.ontario.ca/index.php/notice/025-1100)

Minister's Zoning Orders

- Changes are proposed to the *Planning Act* that would remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs).

Upper-tier Planning Responsibilities in Simcoe County

- The *More Homes Built Faster Act, 2022* (Bill 23) and the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) made changes to the *Planning Act* that, once brought into force, remove planning responsibilities under the *Planning Act* from 7 upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York. Planning responsibilities have been removed from all the identified municipalities except for Simcoe.
- Changes are proposed to the *Planning Act* to provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness:
  - The Town of Innisfil, the Town of Bradford West Gwillimbury, and the Town of New Tecumseth,
  - Specific prescribed lower-tier municipalities within Simcoe, and
  - All other municipalities in Simcoe

Encumbered Parkland and Privately Owned Public Spaces (POPS)

- Bill 23, the *More Homes Built Faster Act, 2022*, added subsections 42 (4.30) to (4.39) to the *Planning Act*, which, once brought into force, would provide for:
  - developer-identified lands, including those with encumbrances and privately owned public spaces (POPS), to count towards any municipal parkland dedication requirement,
  - the landowner to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT

(Ontario Land Tribunal) required to order the land to be conveyed to the municipality if it meets prescribed criteria.

- Changes are proposed to the *Planning Act* to facilitate easements for POPS (privately owned public spaces), authorize municipalities to require agreements for encumbered land (i.e. (that is), strata lands) that can be registered on title, provide for a credit system whereby encumbered land and POPS (privately owned public spaces) arrangements would receive a minimum credit of 70%, and establish a timeframe of 90 days for municipal decisions after which a developer could appeal a non-decision to the OLT (Ontario Land Tribunal).

Impact on the Environment

The proposed legislative changes which standardize and streamline the structure of official plans and establish a standardized set of land use designations are anticipated to have a neutral impact on the environment as municipal decisions must still be consistent with the Provincial Planning Statement and conform or not conflict with provincial plans. Proposed changes that would remove legislative provisions regarding including climate change policies in official plans would not change the requirement in the Provincial Planning Statement for municipalities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through a variety of approaches.

The proposed changes related to encumbered parkland and POPS (privately owned public spaces) could increase the conveyance of suitable parkland, especially in urban areas. The ministry will monitor implementation to ensure residents continue to benefit from high-quality local parks.

Analysis of Regulatory Impact

Building on previous legislative and regulatory changes, the initiatives are anticipated to further support streamlining land use planning processes; building more homes faster; and creating more certainty in the development approvals processes.

Costs

Any costs incurred by municipalities in updating their official plan at the time of their required review and update are considered part of normal business and assumed to be included in the municipal budget. The proposed legislative

changes would result in additional costs related to municipal staff learning about the changes and transitioning their official plan to a new standard format.

The proposed legislative changes for enhanced development standards and minimum lot size would result in additional costs related to municipal staff learning about the changes.

The proposed legislative changes for encumbered parkland and POPS (privately owned public spaces) are expected to result in additional costs related to municipal staff learning about the changes. There could also be additional costs to municipalities related to legal costs associated with entering into agreements with landowners in respect of encumbered lands and POPS (privately owned public spaces) arrangements as part of municipal parkland dedication requirements. These legal costs are expected to increase because developers could meet all parkland requirements using encumbered lands or POPS (privately owned public spaces) arrangements, which municipalities would likely seek to secure through agreements.

There are no direct compliance cost implications to other parties because of these proposed legislative changes, including consumers, businesses, and the government.

Benefits

The changes would benefit Ontarians broadly, as they are intended to simplify and streamline official plans and land use designations, making them more predictable and consistent for approvers and applicants. This could result in time and cost savings on a project-by-project basis for applicants, homeowners and others. Municipalities would benefit in the long term from simpler official plan updates and fewer site-specific amendments, while applicants gain clarity and consistency that could result in reduced application needs and therefore related costs.

The proposed legislative changes for developer-identified parkland, including encumbered parkland and POPS (privately owned public spaces), would make land use more efficient, standardize parkland requirements, and reduce costs for homebuilders, especially in urban areas.

Supporting materials

Related ERO (Environmental Registry of Ontario) notices

- Consultation on upper-tier official plans, secondary plans, and site and area-specific policies (/notice/026-0315)
- Proposed Changes to Various Regulations Under the Planning Act to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province (/notice/026-0305)
- Proposed Changes to Various Regulations Under the Planning Act and the City of Toronto Act, 2006 to Specify Additional "Prescribed Professions" for the Purposes of a Complete Application (/notice/026-0314)
- Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas (/notice/026-0311)
- Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals (/notice/026-0309)
- Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act (/notice/026-0312)

Related links

- Planning Act (https://www.ontario.ca/laws/statute/90p13)
- City of Toronto Act, 2006 (https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current
- Municipal Act, 2001 (https://www.ontario.ca/laws/statute/01m25)
- Building Code Act, 1992 (https://www.ontario.ca/laws/statute/92b23)
- Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 (https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Planning and Housing Policy Branch
13th Flr, 777 Bay St
Toronto, ON
M7A 2J3
Canada

Comment

Commenting is now closed.

This consultation was open from March 30, 2026 to May 14, 2026

Connect with us

Contact

PlanningConsultation@ontario.ca

PlanningConsultation@ontario.ca

Peterborough County
Our History - Your Future

June 25, 2026

Re: Request for Provincial Action on the Accuracy of Municipal Voters Lists

Please be advised that at its regular County Council meeting held Wednesday, June 24, 2026, the Council of the County of Peterborough passed the following Resolution:

Resolution No. 129-2026

Moved by Councillor Carolyn Amyotte

Seconded by Councillor Carol Armstrong

Whereas the Province of Ontario shifted responsibility of the municipal election voters list from MPAC to Elections Ontario by amending the Municipal Elections Act, 1996, through the Helping Tenants and Small Businesses Act, 2020, effective after the 2022 municipal election; and

Whereas many of the eight lower-tier Township elector lists presented by Elections Ontario have discrepancies in voter counts from the 2022 municipal election, specifically in the number of eligible non-resident property owners which are significantly lower than the 2022 numbers; and

Whereas Elections Ontario has acknowledged the discrepancies and is planning to address them;

Now therefore be it resolved that the Corporation of the County of Peterborough urges the Province of Ontario to immediately encourage prioritization of the review of data specifically related to non-resident property owners to ensure voter lists are as accurate as possible prior to August 14, 2026; and

That this resolution be forwarded to the Premier, the Minister of Municipal Affairs and Housing, the local MPPs, AMO, ROMA, AMCTO, EOWC, FOCA, all Ontario municipalities and the eight lower-tier Township Clerks for support.

Sincerely,

[redacted]

Kari Stevenson

Director of Legislative Services/Clerk

705-743-0380
1-800-710-9586

ptbocounty.ca

County Courthouse
470 Water Street
Peterborough, ON, K9H 3M3

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
322 Main Street South P.O. Box 759
Exeter Ontario
N0M 1S6
Phone: 519-235-0310 Fax: 519-235-3304
Toll Free: 1-877-204-0747
www.southhuron.ca

June 9, 2026

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford

Re: Heritage Helping Housing Building Grant

Please be advised that South Huron Council passed the following resolution at their June 1, 2026, Regular Council Meeting:

257-2026
Moved By: Aaron Neeb
Seconded by: Marissa Vaughan

That South Huron Council supports the May 21, 2026 correspondence of the City of Kitchener regarding the Heritage Helping Housing Building Grant; and

That this supporting resolution and the originating correspondence be circulated to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Minister of Finance, the Minister of Citizenship and Multiculturalism, the Ontario Heritage Trust, AMO and all Ontario municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

- cc: Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; Minister of Finance, Hon. Peter Bethlenfalvy, peter.bethlenfalvy@pc.ola.org, Minister of Citizenship and Multiculturalism, Hon. Graham McGregor, graham.mcgregor@pc.ola.org, Ontario Heritage Trust, john.ecker@heritagetrust.on.ca; AMO, resolutions@amo.on.ca; and all municipalities in Ontario.

AMANDA FUSCO
Director of Legislated Services & City Clerk
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.904.1402 Fax: 519.741.2705
amanda.fusco@kitchener.ca
TTY: 519-741-2385

SENT VIA EMAIL

May 21, 2026

Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford:

This is to advise that City Council, at a meeting held on April 13, 2026, passed the following resolution regarding the Heritage Helping Housing Building Grant:

> "That the City of Kitchener call on the Province of Ontario to implement a new housing-focused Heritage Helping Housing Building Grant of $10 million per year to encourage the creation of additional housing units within heritage buildings; and further,
>
> That staff be directed to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, The Honourable Rob Flack, the Minister of Finance, the Honourable Peter Bethlenfalvy, the Minister of Citizenship and Multiculturalism, the Honourable Graham McGregor and John Ecker, Chair, Ontario Heritage Trust, AMO, all Ontario MPPs and to all municipalities across the province."

Yours truly,

[redacted]

A. Fusco
Director of Legislated Services & City Clerk

Cc: Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Graham McGregor, Minister of Citizenship and Multiculturalism
John Ecker, Chair, Ontario Heritage Trust, AMO
Ontario MPP's
Ontario municipalities
Sloane Sweazey, Senior Policy Advisor, City of Kitchener

TOWN OF CALEDON

Annette Groves
Mayor

July 2, 2026 Sent via E-Mail: sylvia.jones@pc.ola.org

Honourable Sylvia Jones, Deputy Premier
Constituency Office
Suite A, 3rd Floor
180 Broadway Ave.
Orangeville, ON L9W 1K3

Dear Deputy Premier Jones,

RE: Motion for Provincial Support, Funding and Coordinated Plans to Combat Tick Borne Diseases

I am writing to advise that at the Town Council meeting held on June 23, 2026, Council adopted a motion regarding requesting support to combat tick borne diseases.

The resolution reads as follows:

> *Whereas the prevalence of ticks, including those known to carry Lyme disease, and other Vector borne diseases have increased across Ontario;*
>
> *Whereas Lyme disease diagnoses have increased by 27% in 2024 to 2369 (Public Health Agency of Canada, PHAC);*
>
> *Whereas residents across Caledon have registered growing concerns about public health risks associated with tick exposure in parks, trails and residential areas;*
>
> *Whereas municipalities have limited jurisdiction and resources to effectively manage tick populations on a broad ecological scale;*
>
> *Whereas the Government of Ontario is responsible for public health policy, environmental management and vector-borne disease prevention and detection;*
>
> *Therefore, be it resolved that:*
>
> *Caledon Town Council formally requests that the Government of Ontario investigate and implement measures to reduce burgeoning tick populations and to mitigate their associated public health risks; and*

That such measures may include safe and effective tick control methods, public education campaigns and coordinated regional strategies; and

That the Province consider increased funding and support for local public health units to address tick-borne disease prevention; and

That a copy of this motion be sent to Minister of Health, Sylvia Jones, Chief Medical Officer of Health, Kiernan Moore, Minister of the Environment, Conservation and Parks, Todd McCarthy, Peel Public Health, the Toronto and Region Conservation Authority (TRCA), the Credit Valley Conservation (CVC), the Association of Municipalities of Ontario (AMO) and all 444 municipalities across Ontario.

For more information regarding this request, please contact the undersigned by email to mayor@caledon.ca or by phone at 905.584.2272 ext. 4155.

Thank you for your attention to this matter.

Sincerely,

[redacted]

Mayor Annette Groves

CC:

Chief Medical Officer of Health Kieran.Moore@ontario.ca

Minister of the Environment, Conservation and Parks minister.mecp@ontario.ca

Peel Public Health info@peelregion.ca

Toronto and Region Conservation Authority (TRCA) info@trca.ca

Credit Valley Conservation (CVC) foundation@cvc.ca

Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca

444 municipalities across Ontario

THE CORPORATION OF THE TOWN OF CALEDON

6311 Old Church Road, Caledon East, Caledon, ON, Canada L7C 1J6
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.1444 | www.caledon.ca | annette.groves@caledon.ca

The Municipality of the

VILLAGE OF BURK'S FALLS

Moved By: A-B Date: June 16, 2026

Seconded By: N.K Resolution # 2026-168

Be it resolved;

THAT the Council of The Village of Burk's Falls receives the presentation from Austin Toth;

AND FURTHER THAT Council supports the retention of the Cancer/Oncology Clinic at the Huntsville Memorial Hospital site;

AND FURTHER THAT Council directs staff to allow the collection of signatures via a copy of the available petition to the public at the municipal office.

AND FURTHER THAT Council directs staff to distribute this resolution to all municipalities.

Recorded Vote requested by: _____

Ryan Baptiste	*for / opposed*
Ashley Brandt	*for / opposed*
Sean Cotton	*for / opposed*
Chris Hope	*for / opposed*
Nancy Kyte	*for / opposed*

Carried *Defeated* *Deferred*

Pecuniary Interest declared by:

_____

_____

[redacted]

Mayor

AGENDA

Cancer Clinic Petition Huntsville

Petition Mission Statement - We the undersigned would like to ensure the Cancer Clinic remains in the Huntsville District Memorial Site. We affirm the strategic and equitable treatment option of the Huntsville cancer clinic and its continuing operation".

A person diagnosed with cancer is assessed at a major cancer treatment centre located in Barrie or Sudbury, and provided certain criteria are met can be referred for ongoing treatment at home or if required, to an oncology treatment centre staffed by registered nurses such as is in Huntsville Memorial Hospital Site. For the Almaguin Area, most patients attend Royal Vicotria Hospital – Hutson Regional Cancer Centre in Barrie, Ontario, which has an association with Huntsville Memorial Hospital. The type of cancer, treatment required , available resources and individual patient needs as it relates to the need for treatment closer to home to maximize results are the criteria for admission into the satellite programs.

The East Parry Sound Area (including Almaguin Highlands) is in a unique position depending on your address. People diagnosed with cancer are typically referred to Royal Victoria Hospital in Barrie, located 146 to 187 km away, for assessment and initial treatment. If the patient is fortunate they can receive treatment at an Oncology treatment centre like the one located in Huntsville. These centres require specialized staff, and resources to meet the treatment needs of Cancer patients. Huntsville Memorial Site has that kind of specialize, dedicated medical staff and services which Cancer Patients consider as excellent.

For those residing in the Almaguin Area, attending the Huntsville Oncology Clinic can be from 26 km to 80 km from their residence.

We have heard with concern of the possibility of the Cancer Clinic being moved to Bracebridge. For those residing in the Almaguin Area this would be a significant increase driving for treatment. The extra distance would have more impact during winter months.

It should be noted that the Cancer Clinic was originally located in the Bracebridge Hospital location many years ago. At that time, it was decided to move it Huntsville due to location being one of the rationales.

A further obstacle for many Cancer patients is that they should not drive right after treatment, and someone needs to attend with them.

Cancer Patients in Bracebridge have access to both the Orillia Cancer Clinic (56 km) and the Huntsville Clinic (37km).

While there is apparent discussion of providing "public transportation" from Huntsville to Bracebridge, there are concerns which include but are not limited to:

1) Having compromised immunity system(Cancer patients) being on public transportation is risky
2) The side effects of treatment include nausea and Gastrointestinal issues, which would put patients at further risk on public transportation, not to mention the embarrassment for the patients involved.
3) Having to wait around for public transport would be difficult for the same reasons listed above.

In Summary, the current situation is working well *and equitably for cancer patients. It would be unfortunate to change that.*

Town of Whitby
575 Rossland Road East,
Whitby, ON L1N 2M8
905.430.4300
whitby.ca

June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

> Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;
>
> Whereas municipalities rely on extensive public consultation, professional planning advice, engineering studies, and technical reports when making land-use decisions;
>
> Whereas the Ontario Land Tribunal (OLT) has the authority to overturn municipal planning decisions, often requiring municipalities to spend significant taxpayer dollars defending decisions that have already undergone a thorough local review process;
>
> Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,
>
> Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.
>
> Now Therefore be it Resolved:
>
> 1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;

3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;

4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,

5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.

[redacted]

Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario - amopresident@amo.on.ca
All Ontario Municipalities

Centre Wellington

Reply to: Tyler Sager
519-846-9691 x 243
tsager@centrewellington.ca

June 24, 2026

Association of Municipalities of Ontario (AMO)
155 University Ave | Suite 800
Toronto, ON M5H 3B7

Delivered by email: resolutions@amo.on.ca

RE: Review of Township Road Salt Management Programs

Please be advised that the Council of the Township of Centre Wellington, at their meeting held June 15, 2026, passed the following resolution with respect to the above noted matter:

THAT the Council of the Township of Centre Wellington receive the 2026 Township of Centre Wellington Salt Management Plan for information AND;

Whereas road salt is a known toxic substance designated under the Canadian Environmental Protection Act because of tangible threats of serious or irreversible environmental and health damage from road salt; and

Whereas salt levels in Ontario's groundwater aquifers, creeks, rivers, and lakes have increasingly worsened since the 1970s, seriously affecting municipal drinking water sources and aquatic life; and

Whereas the Township of Centre Wellington takes actions to minimize salt impacts, local salt concerns and economic damages from salt, etc., and

Whereas the Ontario and Canadian governments have taken many actions over the past 25 years including setting water quality guidelines, developing voluntary codes of practice, signing the Canada-Ontario Great Lakes Agreement, and holding workshops, yet still the salt problem continues to grow; and

Whereas numerous situation analyses have recommended salt solutions liability protection, contractor certification, government-approved Best Management Practices (BMPs) and salt management plans; and

Whereas increased numbers of slips and falls claims, and other injury/collision claims related to snow and ice, are resulting in salt applicators overusing salt beyond levels considered best practices; and

Whereas unlimited contractor liability is making it difficult or expensive for snow and ice management contractors to obtain insurance coverage, resulting in contractors leaving the business, thereby making it difficult for municipalities and private owners to find contractors; and

Whereas the Snow and Ice Management Sector (SMS) of Landscape Ontario is working with the Ontario government to institute a limited liability regime for snow and ice management, including enforceable contractor training/certification and government-approved BMPs for salt application; and

Whereas many Ontario municipalities have Salt Management Plans, but these often require updating in light of improved science and better salt management practices now available; and

Whereas environmentally friendly and pet friendly alternatives to road salt and sidewalk have been widely available for decades and are used successfully world wide;

Therefore Be It Resolved That:

1. The Township of Centre Wellington urges the Province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially-endorsed standard Best Management Practices (BMPs) for snow and ice management including incorporating the enforcement and BMPs into Risk Management Plans and Source Protection Plans pursuant to the Clean Water Act where applicable; and

2. The Township of Centre Wellington urges the province of Ontario to create and fund an expert stakeholder advisory committee to advise the province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of salt pollution; and

3. The Township of Centre Wellington investigate and implement, where feasible and cost-effective, measures to reduce the use and impacts of winter maintenance materials on the environment, infrastructure, pets, and the community, while maintaining safe and accessible roads, sidewalks, and parking lots; and

4. This resolution be sent to all municipalities within the County of Wellington, the City of Guelph, the Regional Municipality of Waterloo, the Association of Municipalities of Ontario (AMO), local MPPs, Conservation Ontario, Minister Todd McCarthy (MECP), Attorney General Doug Downey, and Premier Doug Ford.

Should you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

[redacted]

Tyler Sager
Managing Director of Corporate & Legislative Services / Municipal Clerk

Cc

Premier Doug Ford
Minister Todd McCarthy (MECP)
Attorney General Doug Downey
Regional Municipality of Waterloo
City of Guelph
County of Wellington
Township of Wellington North, Director of Legislative Services/Clerk
Township of Puslinch, Director of Corporate Services/Municipal Clerk
Township of Mapleton, Clerk
Township of Guelph/Eramosa, Clerk/Director of Legislative Services
Town of Minto, Clerk
Town of Erin, Clerk
The Honourable Michael D. Chong, Member of Parliament
Joseph Racinsky, MPP Wellington-Halton Hills

NOTICE OF STUDY COMPLETION AND PUBLIC REVIEW PERIOD

Safari Road (Kirkwall Road to Valens Road)
Municipal Class Environmental Assessment

THE STUDY AND PROCESS

The City of Hamilton has completed a Municipal Class Environmental Assessment (EA) to address the flooding / drainage challenges, and other concerns raised by the local community, along the stretch of Safari Road from Kirkwall Road to Valens Road.

The road improvements have been planned as a Schedule C Project under Municipal Engineers Association Class Environmental Assessment, (2000, last amended February 2024). Phases 1 through 4 of the process have been completed

The preferred solution for Safari Road is to raise the roadway to improve flood resiliency and operational safety for all road users. This solution addresses flooding concerns while maintaining access, minimizing impacts to adjacent properties and natural features, and providing a safe and reliable transportation corridor.

PUBLIC REVIEW PERIOD

The Class EA Environmental Study Report documenting the planning process undertaken will be available for public and agency review for a 30-day calendar period from June 15th, 2026, to July 15th, 2026. The Environmental Study Report is available for public review online at www.hamilton.ca/safariRdEA as well as at the following locations:

1. Hamilton Public Library – Waterdown Branch at 163 Dundas St E, Dundas, ON L9H 7H7, Tel: 905-546-3200
2. Hamilton Public Library – Freelton Branch at 1803 Brock Rd, Freelton, ON L8B 0Z4, Tel: 289-779-7588
3. Municipal Clerk's Office, City Hall, 1st Floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Subject to the comments received as a result of this notice, the City of Hamilton subject to the approval of Council, may proceed with the implementation of the recommendations included in the Environmental Study Report. If, after reading the Environmental Study Report, you have any questions or concerns, please contact:

John Kukalis
Project Manager
City of Hamilton
Phone: 905-546-2424 ext. 6134
Email: john.kukalis@hamilton.ca

Andrew McGregor
Consultant Project Manager
R.V. Anderson Associates
Phone: 905-685-5049 ext. 4211
Email: AMcGregor@rvanderson.com

If you have any accessibility requirements in order to be able to comment on the above report, please contact the Project Manager as soon as possible.

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks (MECP) for an order requiring a higher level of study (i.e., requiring an individual/comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g., require further studies), only on the grounds that the requested order may prevent, mitigate, or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered. Requests should include the requester contact information and full name for the ministry.

Requests should specify what kind of order is being requested (request for additional conditions or a request for an individual/comprehensive environmental assessment), how an order may prevent, mitigate, or remedy those potential adverse impacts on Aboriginal and treaty rights, and any information in support of the statements in the request. This will ensure that the ministry is able to efficiently begin reviewing the request. The request should be sent in writing or by email to:

Minister of the Environment, Conservation and Parks
Ministry of Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto, ON, M7A 2J3
Minister.mecp@ontario.ca

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and Parks
135 St. Clair Ave. W, 1st Floor.
Toronto, ON, M4V 1P5
EABDirector@ontario.ca

Requests must be received by the Minister of the Environment, Conservation and Parks by **July 15th, 2026.** A copy of the request must also be sent to the City of Hamilton by email (please see above for contact) or by mail, to the attention of the City's Project Manager at 100 King St W, Hamilton, ON L8P 1A2. If there is no request received by **July 15th, 2026,** Safari Road (Kirkwall Road to Valens Road) subject to Council approval, may proceed to design and construction as presented in the planning documentation.

Please visit https://www.ontario.ca/page/class-environmental-assessments-section-16-order for more information on requests for orders under section 16 of the Environmental Assessment Act.

All personal information included in your request to MECP such as name, address, telephone number and property location is collected under the authority of section 30 of the Environmental Assessment Act, R.S.O. 1990, c. E.18, and will be used to create a record that is available to the public unless you request that your personal information remain confidential.

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record

This Notice issued June 19 and June 26, 2026, in the Hamilton Spectator.

NOTICE OF COMPLETE APPLICATION FOR A DRAFT PLAN OF SUBDIVISION

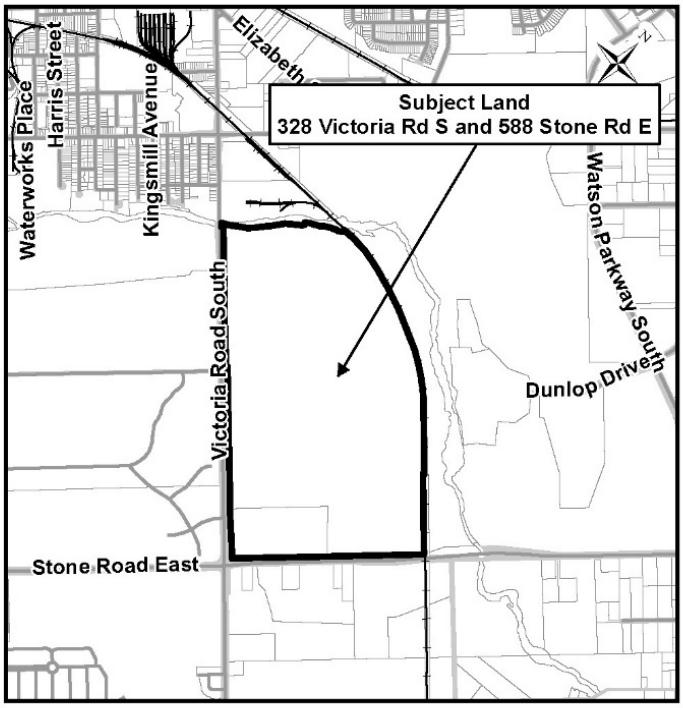
Subject Lands:

328 Victoria Road South and 588 Stone Road East

File No.: OZS26-002 (Draft Plan of Subdivision file: 23T-26501)

Legal Description: Part of Broken Front Lots 10, 11 and 12, Concession 1, Division 'G', Geographic Township of Guelph, in the City of Guelph.

Key Map:



Application Details:

A complete application for a Draft Plan of Subdivision has been received for the subject lands from MHBC Planning Limited, on behalf of the owner, Fusion Homes.

The subject lands are designated Block Plan Areas 1 and 2 in the Guelph Innovation District (GID) Secondary Plan. The Block 1 and 2 lands are approximately 116 hectares and are located at the north-east corner of Victoria Road South and Stone Road East. City Council approved the applicant-submitted Block Plan subject to revisions on September 10, 2025, and directed the City's General Manager of Planning and Building Services to issue final Block Plan endorsement once required revisions were made to the Block Plan.

The applicant is proposing a mixed-use subdivision on the lands. The proposed Draft Plan of Subdivision has a total of seventy four (74) blocks as shown on the Draft Plan, consisting of: Low-Density Residential uses on blocks 1 to 34, providing for a total of 457 units; Multiple Residential uses on blocks 35 to 44, providing for a total of 1,003 units; Mixed-uses on blocks 45 to 50, providing for a total of 3,084 units; School/Mixed Uses on block 51; Employment uses on blocks 52 to 55; Stormwater Management lands on blocks 56 to 58; Natural Heritage System lands on block 59; Park lands on blocks 60 to 65; Open Space lands on blocks 66 to 69; and Walkways on blocks 70 to 74. New public roads are also proposed with access to Victoria Road South and Stone Road East.

The applicant has also applied for Official Plan and Zoning By-law Amendments for the subject lands to facilitate the proposed subdivision. A combined Notice of Complete

Application and Public Meeting for the Official Plan and Zoning By-law Amendment applications was previously circulated on January 30, 2026. Revised submission materials have also been received for the associated Official Plan and Zoning By-law Amendment applications.

Further details regarding the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications can be found in the supporting documents submitted with these applications that are posted on the City's website.

The proposed Draft Plan of Subdivision is included in Schedule 1.

Additional Information

Documents relating to this planning application are available online at guelph.ca/development. Alternate document formats are available upon request.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications:

The subject lands are also subject to Official Plan and Zoning By-law Amendment applications being processed under municipal file number OZS26-002.

How to Get Involved:

Any person may provide written comments on this application in any of the following ways:

- By Email to clerks@guelph.ca and to lindsay.sulatycki@guelph.ca
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

How to Stay Informed:

If you wish to be notified of the Council decision, when one is made on this application, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

Appeals Information:

Only the applicant, specified persons and public bodies as defined in the Planning Act, and registered owners of lands can appeal the decision of the City of Guelph regarding the draft plan of subdivision. If a specified person or public body would otherwise have the ability to appeal the decision of the City of Guelph but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Guelph in respect of the proposed plan of subdivision before the City of Guelph gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Guelph in respect of the proposed draft plan of subdivision before the City of Guelph gives or refuses to give approval to the

draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

Personal information is being collected to gather feedback and communicate with interested parties regarding this development proposal. Comments provided on this application form part of the public record and may be posted on the City's website or made public upon request.

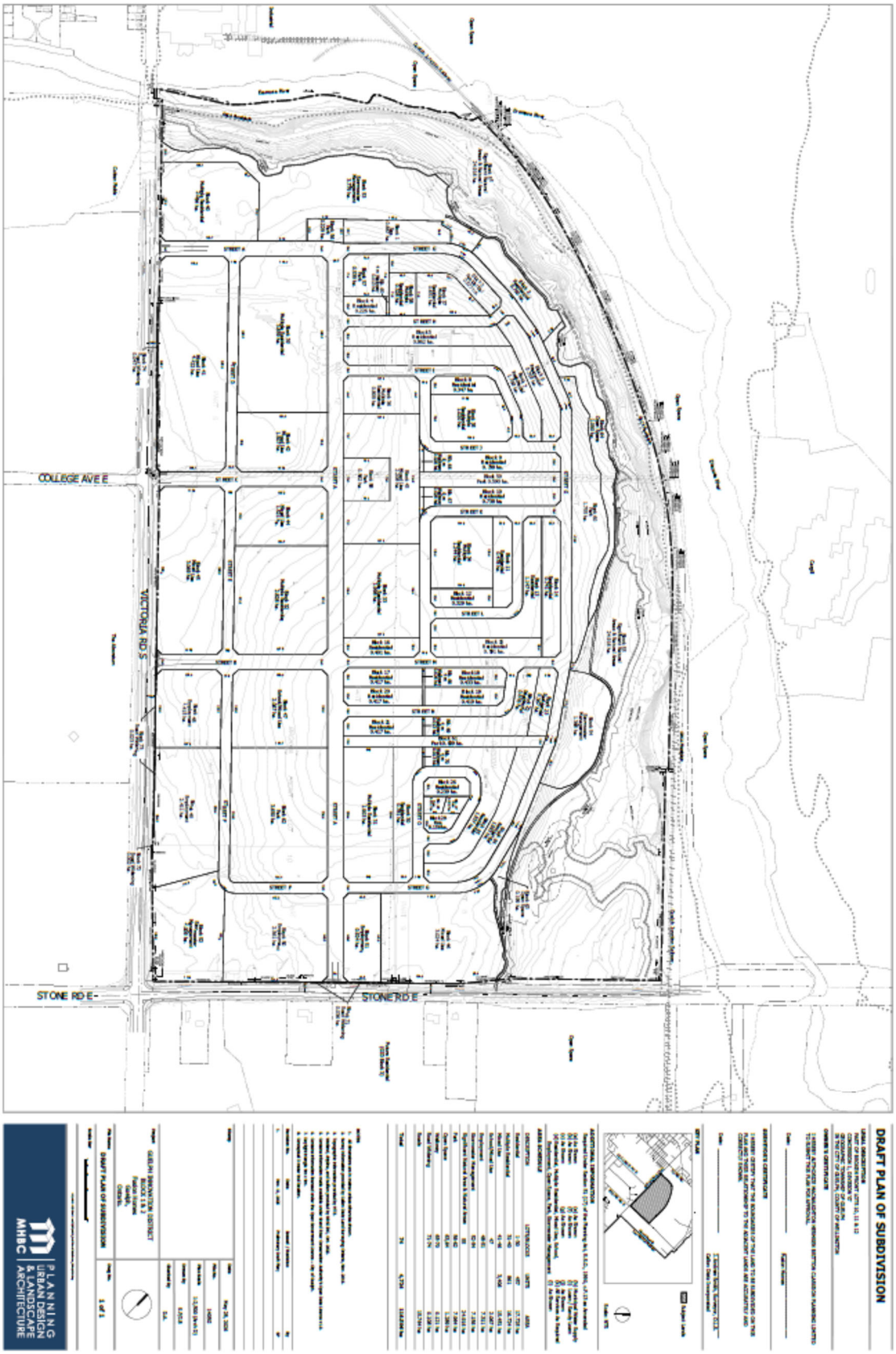
This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

June 24, 2026

Schedule 1 – Proposed Draft Plan of Subdivision



Notice of Complete Application
File: OZS26-002 (Draft Plan of Subdivision file: 23T-26501)

To: Agencies and Departments

The City of Guelph is currently reviewing the application for a Draft Plan of Subdivision for the lands municipally known as 328 Victoria Road South and 588 Stone Road East from MHBC Planning Limited, on behalf of the owner, Fusion Homes.

Please submit your comments and any draft plan conditions by Wednesday July 29, 2026. If you have any questions or require further information, please email Lindsay Sulatycki at lindsay.sulatycki@guelph.ca.

If you have no comments or concerns regarding this application, please sign and submit this form to:

Lindsay Sulatycki, Senior Planner
Planning Services
Infrastructure, Development and Environment
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1
Email: lindsay.sulatycki@guelph.ca

Agency:

Representative (Please Print):

Representative (Signature):

Date:

June 24, 2026

Wellington O.P.P.
Detachment Board Report

May 2026

Detachment Commander:
Inspector Karen Medeiros

From the Detachment Commander

As the weather warms and community events start to ramp up, more residents and visitors are out walking, biking, and driving. With the influx of visitors to our area in the upcoming months, please stay alert and patient on our roadways to ensure everyone can enjoy the season safely.

With Canada Day fast approaching, we encourage all residents to celebrate responsibly. Plan ahead and ensure you have a sober ride home. As always, our members will be out on proactive patrols across the community, supporting a safe and enjoyable holiday for everyone.

Wishing everyone a wonderful, relaxing, and safe start to the summer. May the season bring you plenty of sunshine, opportunities to unwind, and quality time with family and friends.

Inspector Karen Medeiros
519-846-5930

Index	
Crime	3
Traffic	3
Community Response	4
Auxiliary	7
Safe Communities	7
Contacts	9
Statistical Summary	10

Crime

Crime Unit
Supervisor: Detective Sergeant, Mezie Huggins

The Wellington County OPP Crime Unit is currently assisting frontline officers with a fail-to-remain motor vehicle collision out of Fergus, in which a pedestrian sustained life-threatening injuries.

Community Street Crime Unit

The Wellington County OPP Community Street Crime Unit (CSCU) remains actively engaged in multiple ongoing local investigations and continues to collaborate closely with neighbouring police services.

The Wellington County OPP CSCU remains committed to addressing emerging local crime trends, the ongoing opioid crisis, and individuals involved in property-related offences. The team continues to pursue training opportunities as operational demands allow and has developed local training and mentoring initiatives for frontline officers. These efforts are aimed at enhancing officer safety and increasing awareness of current drug- and property-crime trends within the area.

Traffic

Traffic Management Unit
Supervisor: Sergeant Kevin Driscoll

In May, the Wellington County OPP Traffic Management Unit (TMU) engaged in several traffic and road safety initiatives aimed at promoting safer travel across our communities. Throughout the month, members focused on education, visibility and proactive enforcement as part of several national safety campaigns.

May marked Motorcycle Safety Month, highlighting the importance of sharing the road and increasing awareness around vulnerable road users. From May 12th-18th officers participated in Canada Road Safety Week, a national campaign dedicated to reducing collisions through targeted enforcement and public education. Followed by Safe Boating Awareness Week from May 16th-22nd, where the TMU supported efforts to promote safe and responsible boating practices as residents prepared for the summer season.

These initiatives reflect our ongoing commitment to keeping Wellington County's roads and waterways safe for everyone.

Community Response

Community Response Unit
Supervisor: Sergeant Adam McGough

Community Engagement:

In April, members of the Wellington County OPP Community Response Unit (CRU) attended a variety of community events, including McHappy Day in Elora, a career day at a local school, a Community Open House hosted by Guelph Eramosa Fire Services, a bike safety event in Mount Forest, Special Olympics in Guelph, the Fergus Home Show and Safe Kids Day in Arthur, among others. These events provide valuable opportunities to support and strengthen connections within our community.

The Wellington County OPP CRU was also invited back to the Emergency Preparedness Day in Guelph. The event also included a visit from Jill Dunlop, Minister of Emergency Preparedness & Response, as well as Deputy Minister Matt Pegg, Commissioner of Emergency Management and Mayor of Guelph, Cam Guthrie, among other dignitaries. The event was a great success, drawing approximately 1,900 visitors, providing the Wellington County OPP CRU with an excellent opportunity to engage with many local students about emergency preparedness.

Events, Local Communication and Education:

On May 5th, the 2026 Wellington County OPP Citizen's Police Academy concluded with a graduation ceremony. The Wellington County OPP was pleased to host 32 participants at this year's Academy. Participant feedback overwhelmingly highlighted the program as a resounding success. Perhaps there are some inspired future police officers in the group!

Ontario Provincial Police - West Region
Published by Derek Rogers · Just now ·

#WellingtonOPP is proud to support our local Special Olympics athletes & partner with our community to help make opportunities like this possible.

County of Wellington Special Olympics Ontario #WROPP ^mrb See less

Ontario Provincial Police - West Region
Published by Derek Rogers · 3m ·

#WellingtonOPP is happy to partner with our community and take part in this year's #McHappyDay. Visit your local McDonalds to support a good cause. County of Wellington McDonald's Canada ^mrb

Ontario Provincial Police - West Region
Published by Derek Rogers · May 8 at 4:11 PM ·

#WellingtonOPP had a fantastic time today at Emergency Preparedness Day in Guelph, connecting with local students and sharing valuable tips on staying safe, being prepared, and responding confidently in emergency situations.

#EmergencyPreparednessWeek

County of Wellington ^cm See less

Ontario Provincial Police - West Region
Published by Derek Rogers · 6m ·

#WellingtonOPP is fortunate to often be visited by Kris and her pups, Ema and Georgie, from #companionpawscanada. Your visits never fail to brighten our day!

Fun fact: Kris has a meaningful connection to the OPP. Her father, Provincial Constable Ab Boley, was among the three original OPP Canine officers when the program began in 1965, serving alongside his dog, Kanaka, in Mount Forest. PC Boley went on to become a Staff Sergeant and Detachment Commander at the Mount Forest Detachment.

I guess you can say working with dogs runs in the family! Thank you Kris, Ema and Georgie for all you do.

County of Wellington ^cm See less

Auxiliary Unit
Unit Commander: Acting Auxiliary Staff Sergeant Steven Moniz
Liaison: Provincial Constable Stephen Gilfillan

Throughout May, the Wellington County OPP Auxiliary Unit continued to support regular force members on patrols.

In May, the Auxiliary Unit attended several community Events. Alongside regular force members, the Auxiliary Unit attended Family Day at Stewart's Equipment, where members discussed ATV safety and rules of the road. The Wellington County OPP Auxiliary Unit also attended the Fergus Home Show and Meadows Music Festival in Fergus.

The Wellington County OPP Auxiliary Unit recently hosted the first of three Auxiliary recruitment information sessions at the Rockwood OPP Detachment in an attempt to boost membership. It was a very positive and informative session with a great turnout. The unit will be hosting two more local information sessions throughout the summer, one at the Fergus OPP Detachment on June 19th from 7:00PM-9:00PM and a third at the Teviotdale OPP Detachment on an undetermined date in July.

The Wellington County OPP Auxiliary Unit had representation at the Auxiliary Leadership Conference held at the OPP General Headquarters in Orillia. The conference featured discussion and planning for development of the program. It was a great weekend with a great wealth of information and discussion shared between units from throughout the province.

Crime Stoppers Guelph Wellington

May is Mulch Month for Crime Stoppers Guelph Wellington (CSGW). The annual fundraising campaign took place May 2nd at Young's Home Hardware in Mount Forest and at all three locations of JL's Home Hardware for the entire month. A portion of sales are donated to CSGW. Total funds raised will be announced in June.

Fraud Talk presentations for Immigration Services Guelph Wellington were well received. There is planning in place for more fraud presentations and Cyber Safety/Human Trafficking awareness presentations in June.

Safe Communities Wellington County

Throughout May, social media platforms were actively utilized to promote key public safety messages, with a focus on:

- Impaired Driving Prevention
- Distracted Driving Awareness
- Mental Health Awareness
- General Injury Prevention

These campaigns aimed to increase public awareness, encourage responsible decision-making, and support safer communities across Wellington County.

The Program Coordinator visited several secondary schools, including John F. Ross Collegiate Institute, Wellington Heights Secondary School, Erin District High School, Our Lady of Lourdes Catholic High

School, Bishop MacDonell Catholic High School, promoting Students Against Impaired Driving (SAID) initiatives and starting clubs in their schools. There were also meaningful discussions with graduating students regarding, safe after-prom planning, the importance of communicating plans with parents/guardians and making safe transportation choices. These conversations were well-received and demonstrated strong student engagement and awareness.

Safe Communities attended the Rockwood Safety Day, which turned out to be a success, with strong community participation. The Program Coordinator engaged with families about cyber safety for tweens and the importance of the buddy system for younger children. The event provided an excellent opportunity to connect directly with residents and reinforce practical safety strategies. Planning and coordination are underway for several other upcoming events.

Contacts

In an emergency DIAL 911

You can also call
1 888 310 1122
1 888 310 1133 (TTY)
Anywhere in Ontario, 24-hour toll free

Non-emergency calls

Please call
1 888 310 1122
1 888 310 1133 (TTY)
Anywhere in Ontario, 24-hour toll free

County of Wellington OPP Detachments

Centre Wellington Operations Centre
371 Charles Allan Way,
Fergus, ON N1M 2W3
Non-Emergency 519-846-5930
Fax 519-846-5460

South Wellington Operations Centre
5145 Wellington Road 27,
Rockwood, ON N0B 2K0
Non-Emergency 519-856-1506
Fax 519-846-2327

North Wellington Operations Centre
6725 Wellington Road 109,
Palmerston, ON N0G 2P0
Non-Emergency 519-343-5770
Fax 519-343-5780

OPP General Headquarters

Ontario Provincial Police
General Headquarters
Lincoln M. Alexander Building
777 Memorial Avenue
Orillia, ON
L3V 7V3

General inquiries: 705 329-6111
8:00 am to 4:00 pm, Monday to Friday

www.opp.ca

Report a Crime Online

News releases

Upcoming events

Social media

© 2026 Ontario Provincial Police – All rights reserved

OPP Detachment Board Report
Collision Reporting System
May 2026

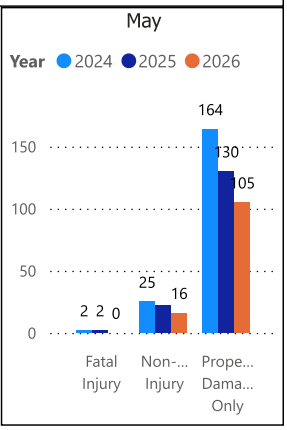
Motor Vehicle Collisions by Type

May

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	2	0.0%	2	0.0%	0	-100.0%
Non-Fatal Injury	25	8.7%	22	-12.0%	16	-27.3%
Property Damage Only	164	26.2%	130	-20.7%	105	-19.2%
Total	**191**	**23.2%**	**154**	**-19.4%**	**121**	**-21.4%**

YTD

Year	2024		2025		2026	
CollisionType	Incidents	% Change	Incidents	% Change	Incidents	% Change
Fatal Injury	5	-28.6%	4	-20.0%	0	-100.0%
Non-Fatal Injury	101	3.1%	95	-5.9%	101	6.3%
Property Damage Only	750	18.1%	726	-3.2%	719	-1.0%
Total	**856**	**15.7%**	**825**	**-3.6%**	**820**	**-0.6%**



Data source (Collision Reporting System) date:
02-Jun-2026

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Collision Reporting System
May 2026

Fatalities in Detachment Area - Incidents

May

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	1	-50.0%	0	0	--	0	1	--
2025	0	2	100.0%	0	0	--	0	0	-100.0%
2026	0	0	-100.0%	0	0	--	0	0	--

YTD

Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	4	-42.9%	0	0	--	0	1	--
2025	0	4	0.0%	0	0	--	0	0	-100.0%
2026	0	0	-100.0%	0	0	--	0	0	--

Fatalities in Detachment Area - Persons Killed

May

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	1	-50.0%	0	--	1	--
2025	2	100.0%	0	--	0	-100.0%
2026	0	-100.0%	0	--	0	--

YTD

Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle	
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change
2024	5	-28.6%	0	--	1	--
2025	4	-20.0%	0	--	0	-100.0%
2026	0	-100.0%	0	--	0	--

Primary Causal Factors in Fatal Motor Vehicle Collisions

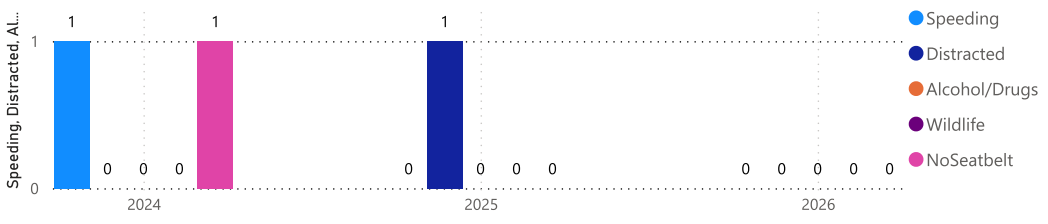
May

	2024	2025	2026
Speeding	1	0	0
Speeding % Change	--	-100.0%	--
Distracted	0	1	0
Distracted % Change	-100.0%	--	-100.0%
Alcohol/Drugs	0	0	0
Alcohol/Drugs % Change	--	--	--
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbelt	1	0	0
NoSeatbelt YoY%	--	-100.0%	--

YTD

	2024	2025	2026
Speeding	1	1	0
Speeding % Change	0.0%	0.0%	-100.0%
Distracted	2	1	0
Distracted % Change	0.0%	-50.0%	-100.0%
AlcoholDrugs	0	0	0
AlcoholDrugs % Change	-100.0%	--	--
Wildlife	0	0	0
Wildlife % Change	--	--	--
NoSeatbeltYTD	1	1	0
NoSeatbeltYTD YoY%	0.0%	0.0%	-100.0%

May



Data source (Collision Reporting System) date:

02-Jun-2026

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:

02-Jun-2026

Report Generated on:

02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

Criminal Code and Provincial Statute Charges Laid

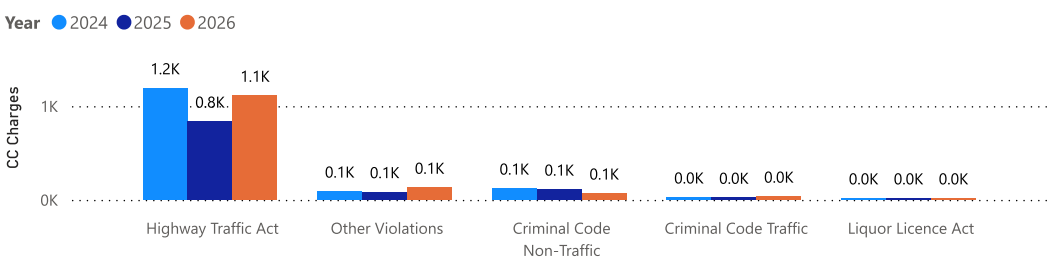
May

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	120	-7.0%	109	-9.2%	67	-38.5%
Criminal Code Traffic	25	-34.2%	22	-12.0%	34	54.5%
Highway Traffic Act	1,190	78.7%	834	-29.9%	1,110	33.1%
Liquor Licence Act	14	55.6%	10	-28.6%	10	0.0%
Other Violations	88	33.3%	82	-6.8%	129	57.3%
Total	**1,437**	**58.3%**	**1,057**	**-26.4%**	**1,350**	**27.7%**

YTD

Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	638	13.3%	547	-14.3%	488	-10.8%
Criminal Code Traffic	160	22.1%	151	-5.6%	167	10.6%
Highway Traffic Act	4,504	32.4%	3,205	-28.8%	4,205	31.2%
Liquor Licence Act	39	-15.2%	29	-25.6%	36	24.1%
Other Violations	340	19.3%	368	8.2%	442	20.1%
Total	**5,681**	**28.3%**	**4,300**	**-24.3%**	**5,338**	**24.1%**

May



Traffic Related Charges

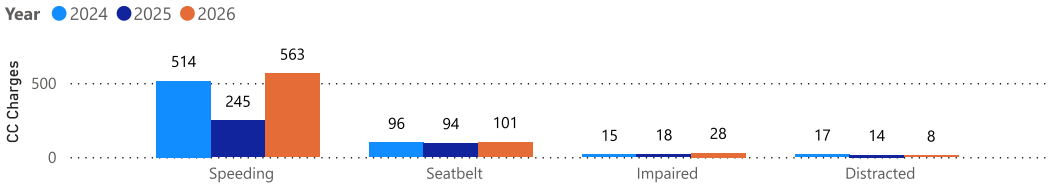
May

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	514	101.6%	245	-52.3%	563	129.8%
Seatbelt	96	159.5%	94	-2.1%	101	7.4%
Impaired	15	-44.4%	18	20.0%	28	55.6%
Distracted	17	112.5%	14	-17.6%	8	-42.9%

YTD

Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	2,345	60.1%	820	-65.0%	1,814	121.2%
Seatbelt	234	36.8%	296	26.5%	367	24.0%
Impaired	100	14.9%	109	9.0%	114	4.6%
Distracted	47	11.9%	97	106.4%	98	1.0%

May



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
2-Jun-26

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

eTicketing Warnings

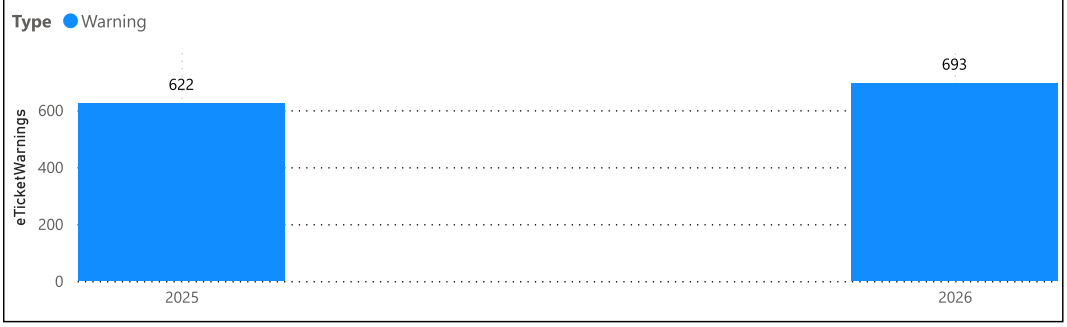
May

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	622	-41.7%	693	11.4%

YTD

Year	2025		2026	
Type	Total	% Change	Total	% Change
Warning	2,194	-38.2%	2,877	31.1%

May



Note: The eTicketing system was not fully implemented until the end of 2022, therefore data is only available beginning in 2023. % Change in 2023 may appear higher in this report due to the incomplete 2022 data.

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
2-Jun-26

Report Generated on:
02-Jun-2026 10:17:34 AM

OPP Detachment Board Report
Records Management System
May 2026

Violent Crime

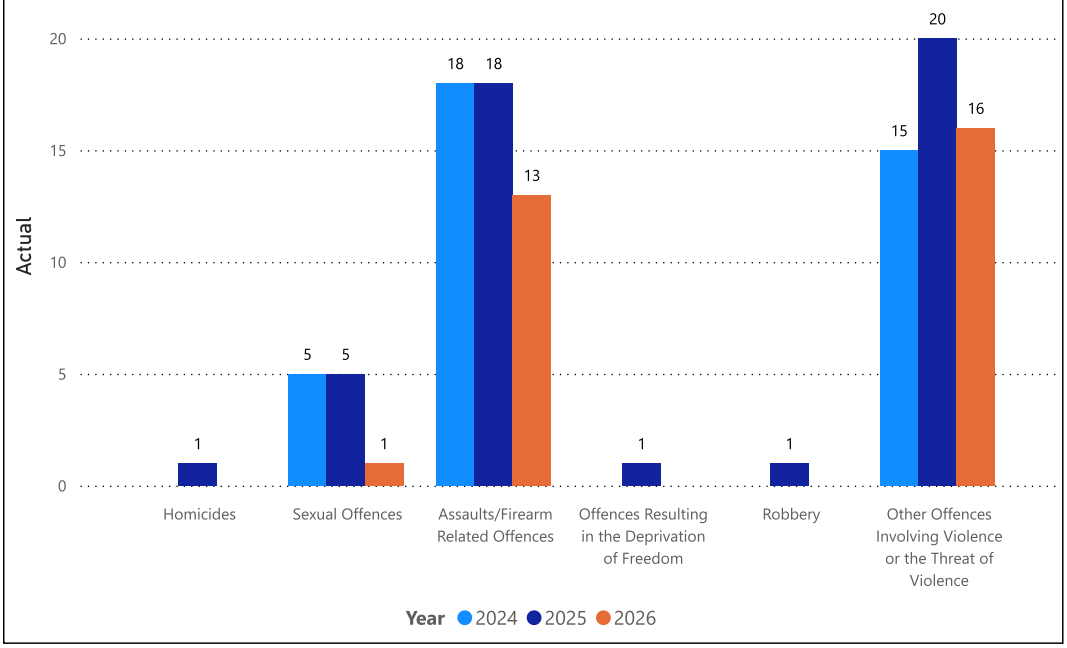
May

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	--	1	--	0	-100.0%
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	5	150.0%	5	0.0%	1	-80.0%
Assaults/Firearm Related Offences	18	-21.7%	18	0.0%	13	-27.8%
Offences Resulting in the Deprivation of Freedom	0	-100.0%	1	--	0	-100.0%
Robbery	0	--	1	--	0	-100.0%
Other Offences Involving Violence or the Threat of Violence	15	0.0%	20	33.3%	16	-20.0%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**38**	**-7.3%**	**46**	**21.1%**	**30**	**-34.8%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Homicides	0	-100.0%	1	--	0	-100.0%
Other Offences Causing Death	0	--	0	--	0	--
Attempted Murder	0	--	0	--	0	--
Sexual Offences	26	0.0%	37	42.3%	25	-32.4%
Assaults/Firearm Related Offences	90	7.1%	113	25.6%	87	-23.0%
Offences Resulting in the Deprivation of Freedom	1	-66.7%	1	0.0%	1	0.0%
Robbery	1	-66.7%	1	0.0%	3	200.0%
Other Offences Involving Violence or the Threat of Violence	57	0.0%	85	49.1%	70	-17.6%
Offences in Relation to Sexual Services	0	--	0	--	0	--
Total	**175**	**0.6%**	**238**	**36.0%**	**186**	**-21.8%**

May



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

Property Crime

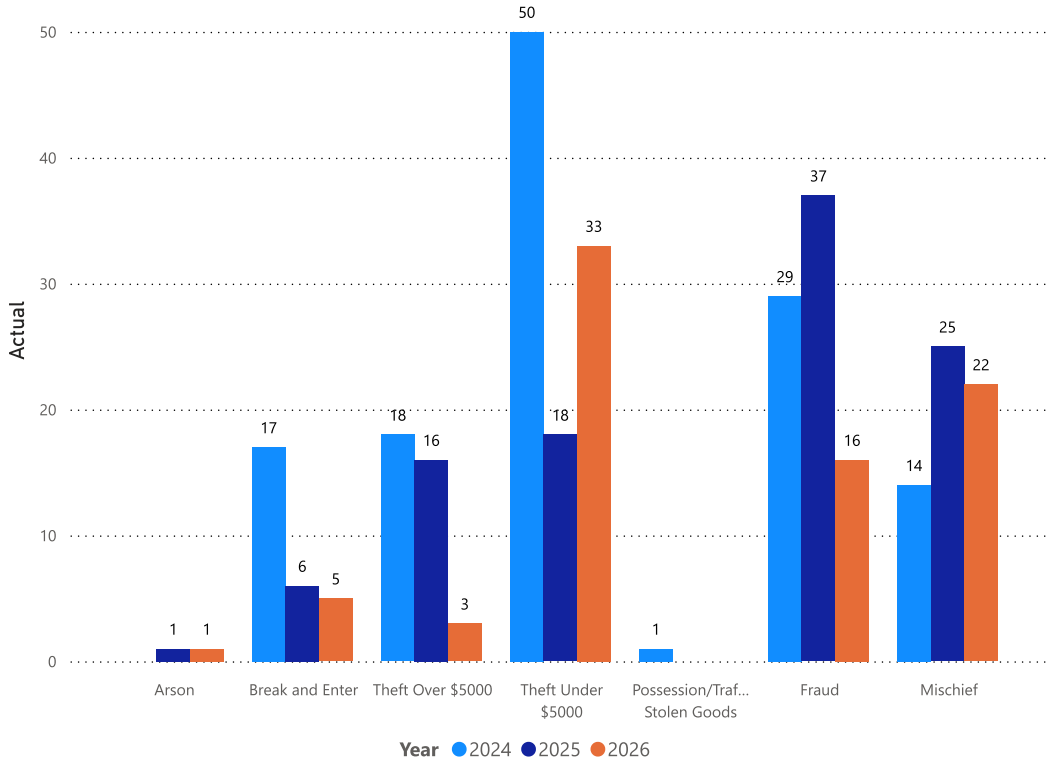
May

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	0	-100.0%	1	--	1	0.0%
Break and Enter	17	70.0%	6	-64.7%	5	-16.7%
Theft Over $5000	18	28.6%	16	-11.1%	3	-81.3%
Theft Under $5000	50	47.1%	18	-64.0%	33	83.3%
Possession/Trafficking Stolen Goods	1	0.0%	0	-100.0%	0	--
Fraud	29	-3.3%	37	27.6%	16	-56.8%
Mischief	14	-17.6%	25	78.6%	22	-12.0%
Total	**129**	**20.6%**	**103**	**-20.2%**	**80**	**-22.3%**

YTD

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	1	-83.3%	1	0.0%	3	200.0%
Break and Enter	54	-1.8%	47	-13.0%	30	-36.2%
Theft Over $5000	89	27.1%	68	-23.6%	35	-48.5%
Theft Under $5000	188	25.3%	135	-28.2%	131	-3.0%
Possession/Trafficking Stolen Goods	5	-58.3%	9	80.0%	1	-88.9%
Fraud	188	4.4%	204	8.5%	94	-53.9%
Mischief	70	-13.6%	102	45.7%	75	-26.5%
Total	**595**	**7.4%**	**566**	**-4.9%**	**369**	**-34.8%**

May



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

Drug Crime

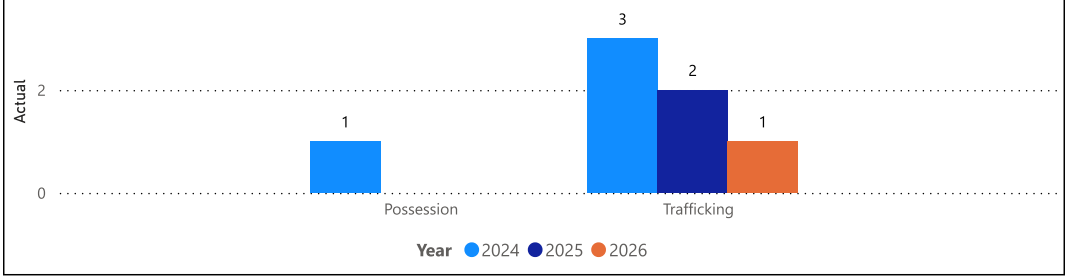
May

Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	1	-66.7%	0	-100.0%	0	--
Trafficking	3	--	2	-33.3%	1	-50.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	--	0	--	0	--
Other Cannabis Violations	0	--	0	--	0	--
Total	**4**	**33.3%**	**2**	**-50.0%**	**1**	**-50.0%**

YTD

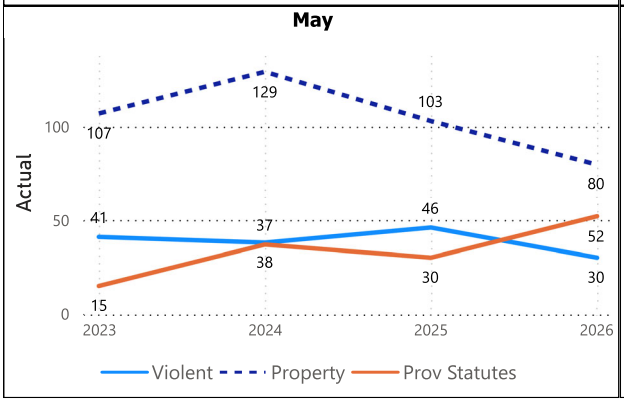
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	11	0.0%	2	-81.8%	2	0.0%
Trafficking	6	500.0%	5	-16.7%	3	-40.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	-100.0%	0	--	0	--
Other Cannabis Violations	0	--	1	--	0	-100.0%
Total	**17**	**30.8%**	**8**	**-52.9%**	**5**	**-37.5%**

May



Top 3 Violation Types

May



Top 5 Violation Groups

May

ViolationGrp	2023	2024	2025	2026	Total
Theft Under $5000	34	50	18	33	**135**
Provincial Statutes	15	37	30	52	**134**
Fraud	30	29	37	16	**112**
Failure to Comply	21	29	23	10	**83**
Mischief	17	14	25	22	**78**

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

Other Crime Occurrences

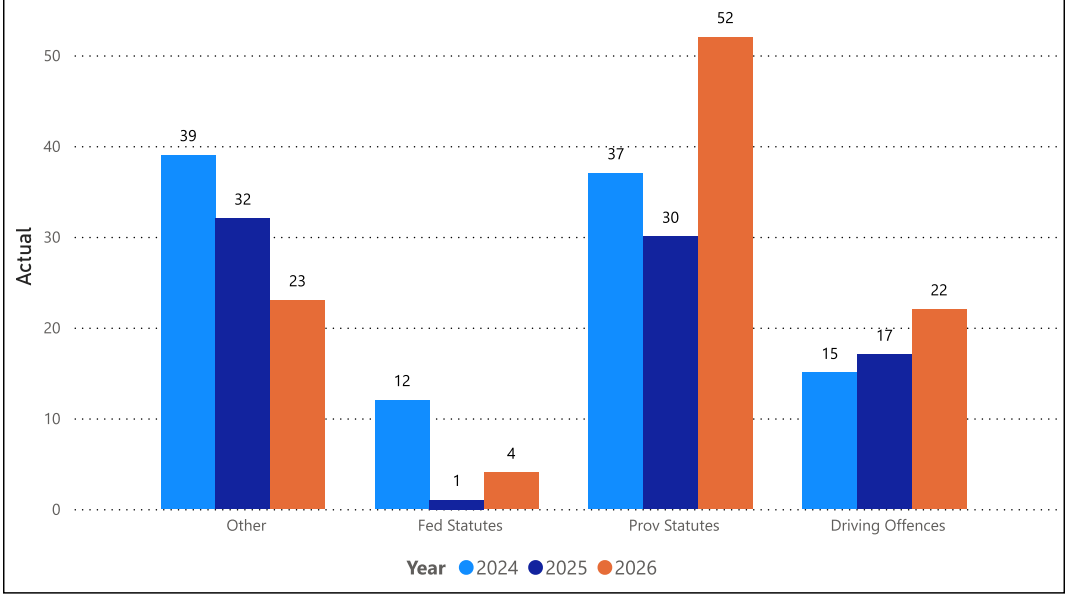
May

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	39	21.9%	32	-17.9%	23	-28.1%
Fed Statutes	12	200.0%	1	-91.7%	4	300.0%
Prov Statutes	37	146.7%	30	-18.9%	52	73.3%
Driving Offences	15	7.1%	17	13.3%	22	29.4%
Total	**103**	**58.5%**	**80**	**-22.3%**	**101**	**26.3%**

YTD

Year	2024		2025		2026	
Violation_rollup	Actual	% Change	Actual	% Change	Actual	% Change
Other	132	0.8%	144	9.1%	126	-12.5%
Fed Statutes	13	116.7%	2	-84.6%	4	100.0%
Prov Statutes	128	43.8%	112	-12.5%	206	83.9%
Driving Offences	83	16.9%	83	0.0%	81	-2.4%
Total	**356**	**19.9%**	**341**	**-4.2%**	**417**	**22.3%**

May



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

Clearance Rate

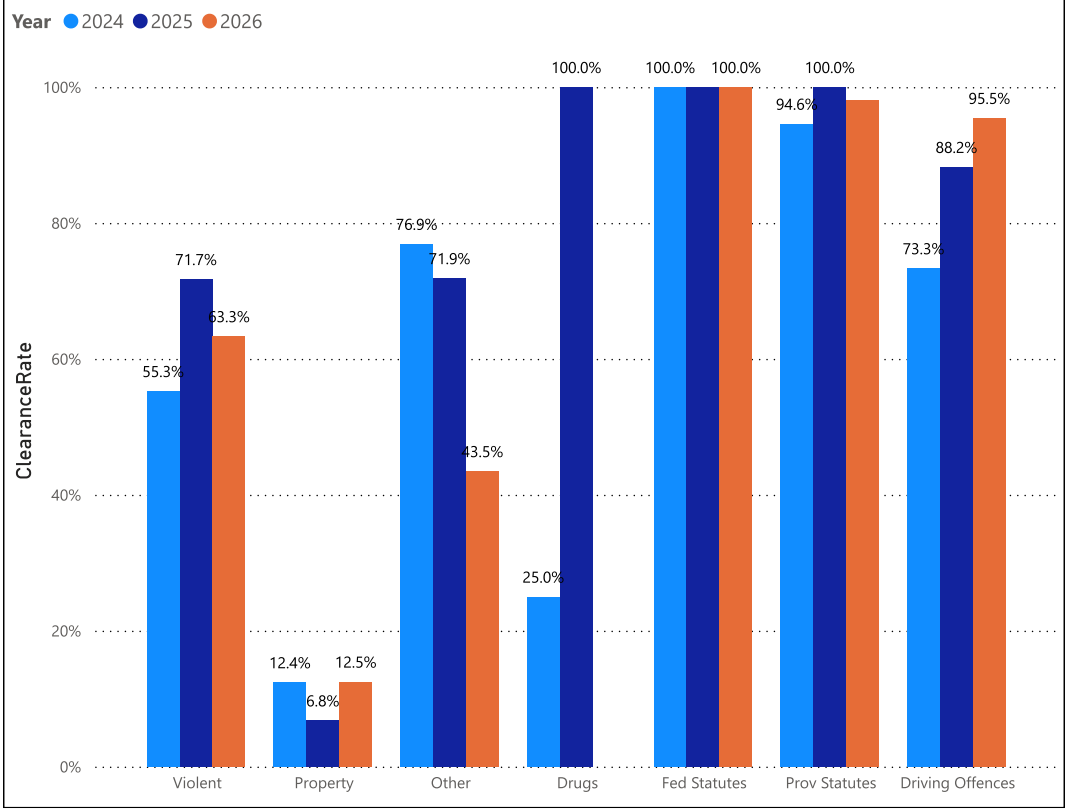
May

Year	2024		2025		2026	
	%	% Change	%	% Change	%	% Change
Violent	55.3%	-16.1%	71.7%	29.8%	63.3%	-11.7%
Property	12.4%	-21.9%	6.8%	-45.2%	12.5%	83.9%
Other	76.9%	17.2%	71.9%	-6.6%	43.5%	-39.5%
Drugs	25.0%	-75.0%	100.0%	300.0%	0.0%	-100.0%
Fed Statutes	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
Prov Statutes	94.6%	1.4%	100.0%	5.7%	98.1%	-1.9%
Driving Offences	73.3%	-21.0%	88.2%	20.3%	95.5%	8.2%

YTD

Year	2024		2025		2026	
Violation_rollup	%	% Change	%	% Change	%	% Change
Violent	64.0%	-0.6%	70.2%	9.6%	65.6%	-6.5%
Property	14.5%	-20.7%	11.1%	-23.0%	16.3%	46.1%
Other	69.7%	4.9%	68.8%	-1.4%	65.1%	-5.3%
Drugs	58.8%	-30.5%	50.0%	-15.0%	80.0%	60.0%
Fed Statutes	100.0%	20.0%	50.0%	-50.0%	100.0%	100.0%
Prov Statutes	95.3%	-1.4%	98.2%	3.0%	99.0%	0.8%
Driving Offences	78.3%	-11.7%	85.5%	9.2%	97.5%	14.0%

May



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

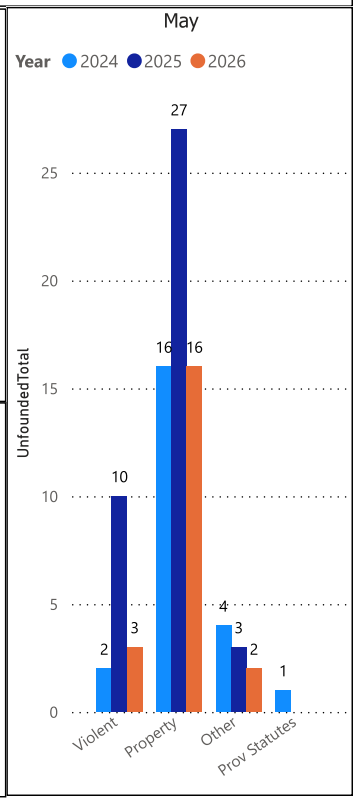
Unfounded

May

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	2	-71.4%	10	400.0%	3	-70.0%
Property	16	-36.0%	27	68.8%	16	-40.7%
Other	4	-20.0%	3	-25.0%	2	-33.3%
Drugs	0	--	0	--	0	--
Fed Statutes	0	--	0	--	0	--
Prov Statutes	1	0.0%	0	-100.0%	0	--
Driving Offences	0	--	0	--	0	--
Total	**23**	**-39.5%**	**40**	**73.9%**	**21**	**-47.5%**

YTD

Year	2024		2025		2026	
Violation_rollup	Count	% Change	Count	% Change	Count	% Change
Violent	20	-20.0%	36	80.0%	22	-38.9%
Property	73	-6.4%	89	21.9%	70	-21.3%
Other	14	7.7%	14	0.0%	16	14.3%
Drugs	0	--	2	--	1	-50.0%
Fed Statutes	0	--	0	--	0	--
Prov Statutes	1	-50.0%	1	0.0%	0	-100.0%
Driving Offences	0	--	0	--	0	--
Total	**108**	**-8.5%**	**142**	**31.5%**	**109**	**-23.2%**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

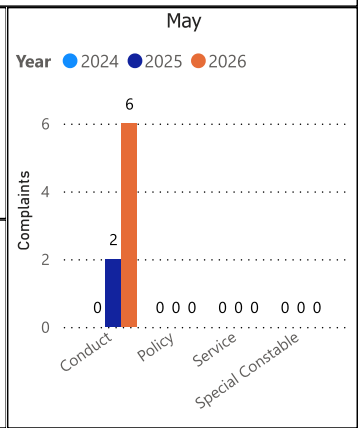
Public Complaints (Detachment Level Only)

May

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	0	-100.0%	2	--	6	200.0%
Policy	0	--	0	--	0	--
Service	0	--	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**0**	**-100.0%**	**2**	**--**	**6**	**200.0%**

YTD

Year	2024		2025		2026	
INCIDENT_TYPE	Count	% Change	Count	% Change	Count	% Change
Conduct	2	0.0%	7	250.0%	9	28.6%
Policy	0	--	0	--	0	--
Service	0	--	0	--	0	--
Special Constable	0	--	0	--	0	--
Total	**2**	**0.0%**	**7**	**250.0%**	**9**	**28.6%**



Data source: RMS Data Feed
Ontario Provincial Police, Professional Standards Bureau Commander Reports - File Manager System

Data source date:

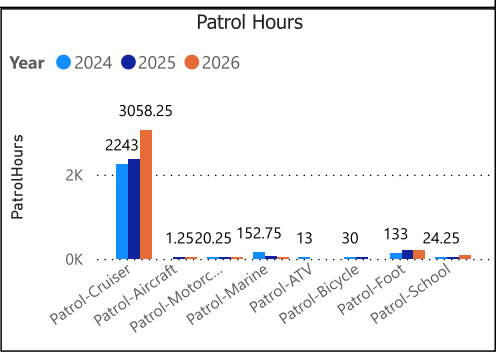
03-Jun-2026

Daily Activity Reporting

Daily Activity Reporting Patrol Hours

May

ODCdescr	2024	2025	2026
Patrol-Cruiser	2,243.00	2,361.00	3,058.25
Patrol-Aircraft	0.00	1.25	0.75
Patrol-Motorcycle	20.25	16.75	5.75
Patrol-Marine	152.75	61.00	38.00
Patrol-ATV	13.00	0.00	0.00
Patrol-Snowmobile	0.00	0.00	0.00
Patrol-Bicycle	30.00	6.50	0.00
Patrol-Foot	133.00	204.50	211.50
Patrol-School	24.25	23.50	77.50
Total	**2,616.25**	**2,674.50**	**3,391.75**



Data source (Daily Activity Reporting System) date:

03-Jun-2026

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Data source date:

03-Jun-2026

Report Generated on:

03-Jun-2026 8:17:16 AM

OPP Detachment Board Report
Records Management System
May 2026

Youth Charges by Disposition Type

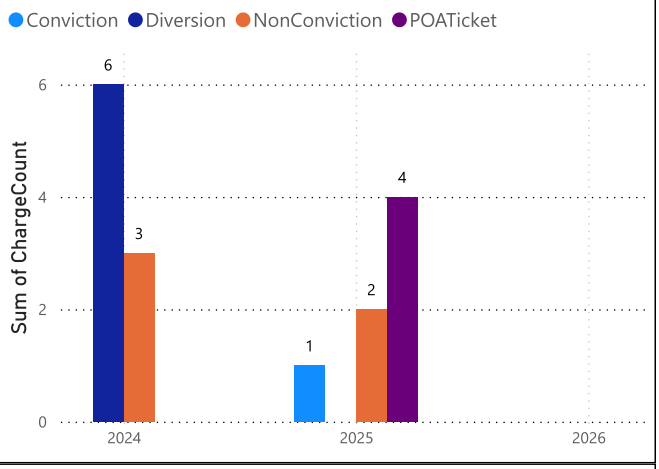
May

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	0	1	0
Diversion	6	0	0
NonConviction	3	2	0
NotAccepted	0	0	0
Total	**9**	**7**	**0**

YTD

Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	5	3	2
Diversion	13	3	3
NonConviction	17	16	0
NotAccepted	0	0	0
Total	**36**	**27**	**13**

May



Youth Charges by Disposition and Occurrence Type

May

Year	2026	**Total**
OccType		
Total		**0**

YTD

Year	2026					**Total**
OccType	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Arson	0	1	0			**1**
eTicket - Vehicle	0	0	0	0	8	**8**
Impaired/over 80	1		0	0		**1**
Stolen vehicle	1	0	0	0	0	**1**
Threats	0	2	0	0		**2**
Total	**2**	**3**	**0**	**0**	**8**	**13**

The tables and chart on this page present summarized youth charges by disposition and occurrence type that have been recorded in the OPP Niche RMS application. Of note... the Niche data sourced for this report page only lists youth charges that have had a disposition type entered against them. Therefore, please be aware that the counts of youth charges entries on this report page are under stating the potential sum of youth charges that are in OPP Niche RMS.

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

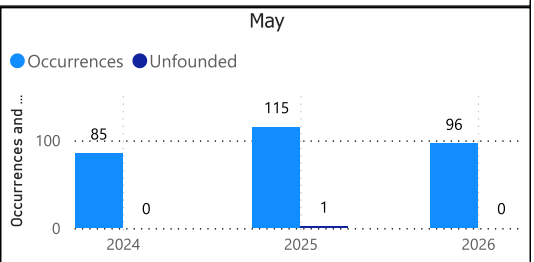
Report Generated on:
02-Jun-2026 10:19:39 AM

OPP Detachment Board Report
Records Management System
May 2026

Mental Health Act Occurrences

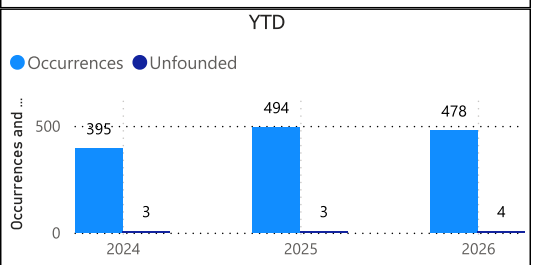
May

Year	Occurrences	Unfounded
2024	85	0
2025	115	1
2026	96	0



YTD

Year	Occurrences	Unfounded
2024	395	3
2025	494	3
2026	478	4



Mental Health Act Occurrences by Occurrence Type

May

Year	2026	
OccurrenceType	Occurrences	Unfounded
Ambulance Assistance	3	0
Attempt or threat of suicide	10	0
Bail violations	1	0
Child Pornography	1	0
Cyber Enabled Crime - Identity Theft/Sim Swapping	1	0
Family dispute	7	0
Harassment	1	0
Impaired/over 80	1	0
Intimate Partner Violence	9	0
Mental health act	48	0
Mischief	1	0
Motor vehicle collision	1	0
Municipal by law	1	0
Neighbour dispute	1	0
Person Well-Being Check	2	0
Sexual assault	1	0
Suspicious person	1	0
Suspicious vehicle	1	0
Threats	2	0
Trouble with youth	3	0
Total	**96**	**0**

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

Overdose Occurrences

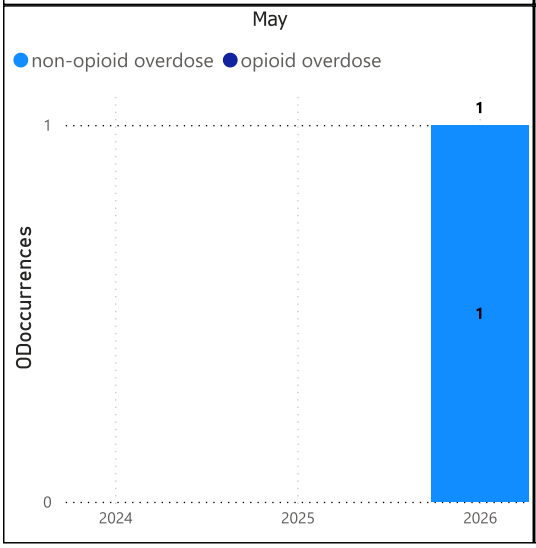
May

Fatal	2024	2025	2026
Fatal	**0**	**0**	**1**
non-opioid overdose	0	0	1
opioid overdose	0	0	0
non-Fatal	**0**	**1**	**0**
non-opioid overdose	0	0	0
opioid overdose	0	1	0
Total	**0**	**1**	**1**

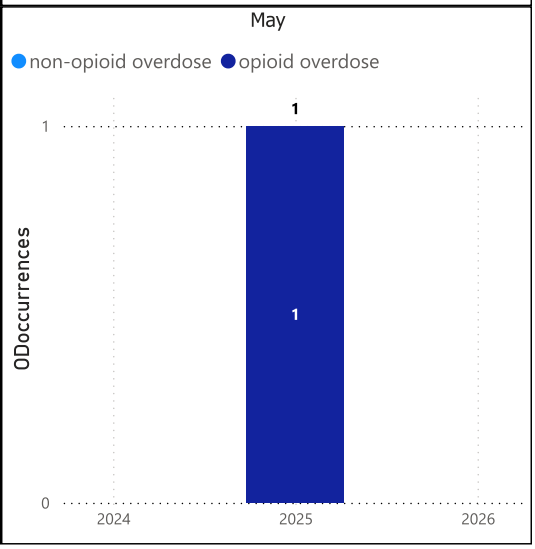
YTD

Fatal	2024	2025	2026
Fatal	**1**	**0**	**3**
non-opioid overdose	1	0	2
opioid overdose	0	0	1
non-Fatal	**2**	**2**	**0**
non-opioid overdose	1	0	0
opioid overdose	1	2	0
Total	**3**	**2**	**3**

Fatal Overdose Occurrences



Non-Fatal Overdose Occurrences



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

OPP Detachment Board Report
Records Management System
May 2026

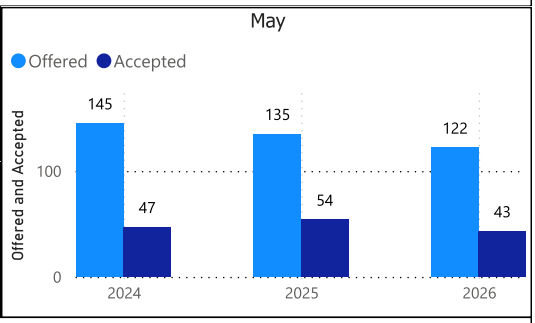
Referrals to Victim Service Agencies by Year

May

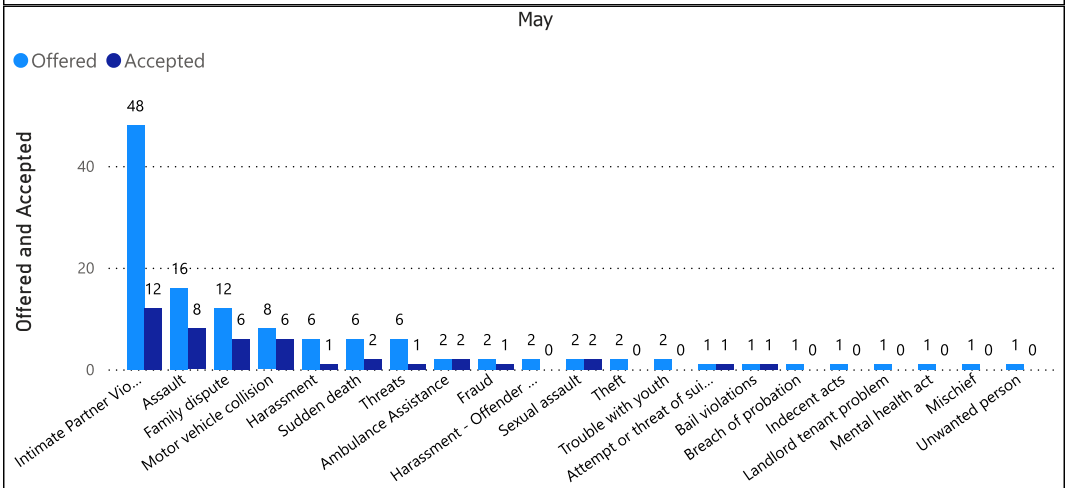
Year	Offered	Accepted	% Accepted
2024	145	47	31.8%
2025	135	54	38.8%
2026	122	43	35.0%

YTD

Year	Offered	Accepted	% Accepted
2024	605	192	31.0%
2025	761	261	33.8%
2026	658	205	30.9%



Referrals to Victim Service Agencies by Occurrence Type



Referrals Accepted (%) by Age Group

May

PersonAgeRange	2024	2025	2026
11 - 16	41.7%	55.6%	66.7%
17 - 25	38.9%	26.3%	33.3%
26 - 45	23.4%	35.6%	27.1%
46 - 65	41.0%	45.5%	28.6%
6 - 10		33.3%	
Over 65	36.4%	54.5%	64.7%
Under 6	0.0%	50.0%	16.7%

YTD

PersonAgeRange	2024	2025	2026
	7.9%		
11 - 16	44.4%	45.2%	36.7%
17 - 25	60.5%	26.9%	34.6%
26 - 45	51.4%	32.7%	26.4%
46 - 65	59.1%	31.8%	34.8%
6 - 10	0.0%	35.7%	0.0%
Over 65	45.5%	47.1%	40.3%
Under 6	20.0%	36.4%	7.1%

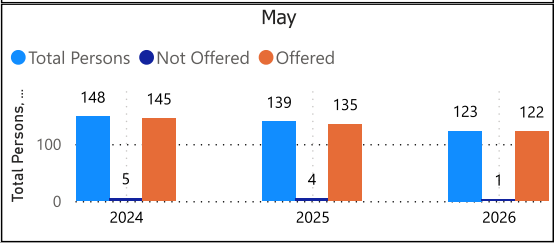
Referrals Not Offered

May

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	0	0
Victim deceased or unable to respond	5	4	1
Victim resides outside Ontario	0	0	0

YTD

ServicesNotOfferedReason	2024	2025	2026
	0	0	0
	0	1	0
Victim deceased or unable to respond	17	10	4
Victim resides outside Ontario	0	1	2



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:
02-Jun-2026

Report Generated on:
02-Jun-2026 10:16:36 AM

THE

PUSLINCH PROFILE FEATURES:

Angie's At-Home EarPiercing

With over 37 years of experience and more than 900 five-star reviews, Angie's At-Home Ear Piercing has become one of the area's most trusted providers of professional ear piercing services. Fully licensed, insured, inspected, and certified, Angie is known for delivering a safe, sterile, and stress-free experience for clients of all ages.

Specializing in infant and children's ear piercing, Angie offers services for babies as young as 10 to 12 weeks old, as well as children, teens, and adults seeking first, second, or third lobe piercings. As a twin mom herself, she has a natural ability to put children and parents at ease, making what can be a nerve wracking experience smooth and comfortable. She also has extensive experience working with children and individuals with special needs and offers the convenience of in-home appointments. Clients can choose from more than 130 high-quality earring options to suit every style and budget.

angiesearpiercing.com

519-588-6902

angiedeleo99@gmail.com

7262 Gore Rd, Puslinch

Small businesses like Angie's At-Home Ear Piercing play an important role in keeping specialized services available close to home. By supporting local businesses, residents help strengthen the community while benefiting from personalized care, exceptional customer service, and trusted expertise that families have relied on for generations.

MFOA | MUNICIPAL FINANCE OFFICERS' ASSOCIATION OF ONTARIO

Hon. Todd McCarthy
Acting Minister of Infrastructure
5th Floor
777 Bay St.
Toronto, ON M7A 2J3

June 25, 2026

Dear Minister McCarthy,

RE: Making permanent the doubling of the Ontario Community Infrastructure Fund (OCIF) that is scheduled to end after the 2026 allocation

I am writing on behalf of the Municipal Finance Officers' Association of Ontario, and the municipalities it serves, to request that the Government of Ontario make permanent the five-year doubling of the Ontario Community Infrastructure Fund (OCIF) from $200 million/year to $400 million/year in advance of the 2027 OCIF allocation calculations.

The Municipal Finance Officers' Association of Ontario (MFOA) is the professional association of municipal finance officers with more than 2,300 individual members. We represent individuals who are responsible for handling the financial affairs of municipalities and who are key advisors to councils. MFOA is a strong advocate for best practices that encourage long-term fiscal sustainability, including long-term financial planning and asset management planning.

In recent years, governments at all levels have reoriented their priorities to address the ongoing housing crisis, with heightened attention on growth-related infrastructure and increasing housing production. Application-based or incentive-based funding programs for municipalities have placed greater emphasis on growth-related or housing-enabling capital projects (e.g., Development Charge Reduction Program, Building Communities Strong Fund – Community Stream, Municipal Housing Infrastructure Program, Building Faster Fund). OCIF remains one of the few federal or provincial funding programs where the focus remains primarily on the preservation and renewal of existing infrastructure to maintain or improve municipal service levels.

With support from the Government of Ontario and MFOA, municipalities have made significant improvements to their municipal asset management plans and programs. The Government of Ontario introduced O. Reg 588/17 (Asset Management Planning for Municipal Infrastructure) in late 2017, which provided a standard framework for infrastructure planning. To support the transition to O. Reg. 588/17, MFOA has partnered with the Government of Ontario on many asset management initiatives, including guides, workshops, direct consulting support and other resources. As a result of these and significant municipal efforts, most municipalities in Ontario have an asset management inventory that identifies their infrastructure assets, including conditions, replacement costs and renewal schedules of those assets.

By leveraging municipal asset management plans in 2020, the Financial Accountability Office of Ontario estimated the state-of-good-repair backlog to be $52.1 billion for core municipal infrastructure. That is an estimated cost of restoring such infrastructure to a 'good' condition. The report notably focused primarily on core assets and thus likely understated the full extent of the backlog. Addressing this should not be a priority that falls by the wayside due to an increased focus on growth-related capital projects by other funding programs. OCIF's flexible design provides municipalities with the opportunity to fund asset management staff, which can improve data and analysis quality, and it provides a critical means by which municipalities address the infrastructure funding challenges identified in their asset management plans.

In 2021, the Government of Ontario doubled OCIF for a five-year period. Minister Surma, in announcing that initiative, commented that the Government of Ontario was "providing stability and predictability to small, rural and northern communities as they repair, upgrade and modernize their critical infrastructure so that they are safer, healthier and more reliable for all." And Minister Bethlenfalvy said that "by nearly doubling our investment in the Ontario Community Infrastructure Fund, our government is supporting public safety, job creation and economic growth." In the current climate of geopolitical uncertainty, tariffs and the resulting economic shocks and instability, the need to provide municipalities predictability and to preserve and enhance the economic activity and benefits provided by well-supported and well-maintained municipal infrastructure is as imperative as it was in 2021.

We have also heard from our members on this matter. Municipalities outside of high-growth regions have expressed concern about the diminishing level of grant funding opportunities for municipalities trying to preserve the economic value of their existing infrastructure. Additionally, while growing municipalities have made significant efforts to emplace new, housing-enabling infrastructure, which has been rewarded through the Building Faster Fund, many of their state-of-good-repair capital plans remain underfunded. To maximize the economic potential of federal and provincial investment in infrastructure, all orders of government must work together to preserve service levels and the public value of existing infrastructure, and permanently doubling OCIF to $400 million/year will especially help small and rural municipalities preserve that economic foundation throughout Ontario.

By adopting a Team Ontario approach during recent and ongoing economic challenges, we have seen how significant progress can be made when municipalities and the provincial government work together to achieve a common goal. Should you wish to follow up on this letter, please contact MFOA Executive Director, Donna Herridge (donna@mfoa.on.ca).

Sincerely,

Dr. Adam Found, Ph.D., PLE
President and Chair

cc. Hon. Rob Flack, Minister of Municipal Affairs and Housing
cc. Hon. Peter Bethlenfalvy, Minister of Finance

MFOA Request for the Permanent Doubling of the Ontario Community Infrastructure Fund (OCIF) Beyond 2026

WHEREAS recent municipal infrastructure funding programs by the Government of Canada and Province of Ontario have tended to prioritize growth-related or housing-enabling infrastructure projects over infrastructure renewal needs;

AND WHEREAS the Government of Ontario has regulated municipal infrastructure asset management through O. Reg 588/17 (Asset Management Planning for Municipal Infrastructure) under the *Infrastructure for Jobs and Prosperity Act, 2015*;

AND WHEREAS municipal asset management plans and the Financial Accountability Office of Ontario have identified that municipalities have significant state-of-good-repair backlogs and renewal needs for infrastructure;

AND WHEREAS the Government of Ontario doubled the Ontario Community Infrastructure Fund (OCIF) from $200M/year to $400M/year for 2021-2026 but has not publicly committed to maintaining this level of funding beyond 2026;

AND WHEREAS the OCIF has become a vital and indispensable resource for municipalities, assisting them with improving their asset management programs and meeting community-preserving infrastructure renewal needs;

AND WHEREAS increased geopolitical uncertainty is threatening the economic prosperity of Canada, Ontario, and every municipality;

AND WHEREAS municipal infrastructure is a key enabler and preserver of economic prosperity;

AND WHEREAS the Municipal Finance Officers' Association of Ontario (MFOA) has heard from its members and their municipalities concerns regarding the potential erosion of existing municipal infrastructure and thus service levels in light of the ongoing focus on housing-enabling infrastructure by grant funding programs;

NOW THEREFORE BE IT RESOLVED that **THE MUNICIPALITY OF** _____ supports MFOA's letter to the Ministry of Infrastructure requesting that the doubling of the Ontario Community Infrastructure Fund be made permanent in advance of the allocations for the 2027 calendar year, helping municipalities to continue building housing-enabling infrastructure while preserving the economic value provided by existing infrastructure.

Justine Brotherston

From: Township of Puslinch <services@puslinch.ca>
Sent: July 5, 2026 5:10 PM
To: Justine Brotherston
Subject: New Entry: Delegate Request

Follow Up Flag: Follow up
Flag Status: Flagged

Warning! This message was sent from outside your organization and we were unable to verify the sender.

Block sender | Report

Type of Meeting

Council

Meeting Date

July 15, 2026

How many delegates are requesting to make this presentation?

One (1)

Type of Delegation

This is a request to delegate on a general topic

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

Paul Roberts

Mailing Address of Delegate

[redacted]

Phone Number of Delegate

[redacted]

Email Address of Delegate

[redacted]

Purpose of delegation (please describe the conern/position taken on issue, if applicable)

Concern for excessive vehicle speeds on Victoriria Rd S

A formal presentation is being submitted to accompany the delegation

No

File Upload

Delegate-Request1.pdf

The delegation will require the use of audio-visual equipment (power point presentation)

No

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

Sent from Township of Puslinch

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

Delegate Request

Meeting Date: July 15, 2026

Applicant Information

Applicant Name: Paul Roberts

Mailing Address: [redacted]

Email Address: [redacted]

Telephone Number: [redacted]

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

Concern for excessive vehicle speeds on Victoria Rd S

In May of 2022, there was a Black Cat study performed for 10 days on Victoria Rd S. between Wellington Rd 34 and Gilmour Rd. The study was done over 10 days, saw 23,747 vehicles and the 85th percentile was travelling at over 75km/hr . This should indicate a situation that justifies increased speed enforcement. It's been 4 years since this study was performed with no improvement in speed enforcement and the situation certainly hasn't improved. The current proposal to reduce the speed limit on Victoria Rd S from Wellington Rd 34 TO Maltby Rd E from an unposted 80 kph to a poste 60 kph is something that won't make any difference if there is no enforcement. What can be done to improve the speed enforcement on Victoria Rd S.

I am submitting a formal presentation to accompany my delegation:

Yes: ___ No: _X_

I will require the following audio-visual equipment:

PowerPoint: ___

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

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

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

REPORT FIR-2026-003

TO: Mayor and Members of Council

PREPARED BY: Michael Chant, Fire Chief

PRESENTED BY: Michael Chant, Fire Chief

MEETING DATE: July 15, 2026

SUBJECT: Puslinch Fire and Rescue Service 2026 Q1 Report

RECOMMENDATION

That Report FIR-2026-001 entitled Puslinch Fire and Rescue Service 2026 Q1 Report be received for information.

Purpose

To formally inform Council of the 2026 Q1 Emergency Responses, Public Education Events, and other significant events attended by Puslinch Fire and Rescue Services.

Background

The continued practice of reporting to Council is vital for maintaining transparency and ensuring that Council is informed about the operations and constraints of the Fire Department. As directed by Council, reporting will take place quarterly rather than annually going forward.

Training:

- Focus for training is based on the July 1st, 2026, deadline for mandatory certification in the province of Ontario for specific certifications. In Q1 2026 staff completed a total of 797 hours of weekly training that takes place every Wednesday nights from 7:00pm-9:00pm (with the occasional weekend).
- Additionally, eight auxiliary recruits completed 360 hours of county recruit training, working alongside other departments in Wellington County.
- Staff completed 50 hours of Ontario fire College Courses and 175 hours of Peer Support Team training.

Public Education:

- In Q1 of 2026 staff attended 3 public events ranging from station tours, camp day, and many other community events. 74 hours of public engagement by staff resulted in Puslinch Fire Rescue Service speaking to approximately 600 members of the public about fire safety.

Fire Prevention:

Fire prevention staff has been concentrating on the recommendations outlined in the Community Risk Assessment report. Fire Prevention also completed 15 inspections, 2 Fire Safety Plan reviews, 12 fire investigations and 1 inspection of a vulnerable occupancy.

Social media:

- 547 followers, an increase of 15% year to date.

Emergency Incidents:

- Puslinch Fire Rescue Services responded to a total of 68 Incidents in Q1, this is a 62% decrease year over year. The highest call for service was Motor Vehicle Accidents with 29 calls. 543 staff responded with 271 staff making the first truck to the emergency responses in Q1. YTD fire losses total $4,675,000.00.
- As Council is aware, the Township partnered with Fire Marque to recover certain costs through private insurance plans. $3500.00 was recovered in Q1 with another 6 incidents being submitted for reimbursement.

Financial Implications

None

Strategic Plan Alignment and Implications

Strategic Priority #3: Connected, Safe, and Accessible Communities

This initiative directly supports Strategic Priority #3 by fostering connected, safe, and accessible communities by providing transparency, strengthening public awareness, and demonstrating the Township's ongoing commitment to community safety and engagement. Regular reporting also highlights opportunities for volunteerism, civic participation, and collaboration between residents, Council, and emergency services to help ensure all members of the community feel informed, supported, and connected.

Objective 3.1 Enhance Community Participation

The report enhances community participation by keeping residents informed, promoting fire prevention and emergency preparedness, encouraging volunteerism, and fostering a shared responsibility for community safety and well-being.

Action 3.1(b & d): Township consideration of Zoning By-law Amendments

This initiative aligns with Actions 3.1(b & d) by increasing awareness of fire prevention initiatives, public education efforts, and emergency preparedness activities, while strengthening engagement and collaboration between the Township, emergency services, and the community.

Applicable Legislation and Requirements

Municipal Act, 2001
Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4

Engagement Opportunities

None

Attachments

Schedule "A" Puslinch Fire Rescue Service OFM Incident Reports, Q1 2026

Respectfully submitted,

Michael Chant,
Fire Chief

Reviewed by:

Courtenay Hoytfox,
CAO

Puslinch Fire & Rescue Service

Puslinch, ON

This report was generated on 4/29/2026 8:44:44 AM

OFM Incident Report for Date Range for Incident Type

Incident Type(s): All Incident Types | Start Date: 01/01/2026 | End Date: 03/31/2026

INCIDENT Date/Time	PROPERTY CLASS	ALARM SOURCE	TIME ON SCENE	RESPONSE TYPE	EST. LOSS	Pt	Pe	Re	In	Fa	CIn	CFa
Jan 02 2026 14:28:44		911	00:10:48	Vehicle Collision	$0	9	4	0	0	0	0	0
Jan 03 2026 09:13:32		From Ambulance	00:10:03	Other Medical/Resuscitator Call	$0	9	4	0	0	0	0	0
Jan 03 2026 12:38:53		911	00:02:33	Incident not found	$0	11	5	0	0	0	0	0
Jan 03 2026 19:05:46		911	00:07:40	Alarm System Equipment - Malfunction	$0	4	4	0	0	0	0	0
Jan 04 2026 17:50:06		From Ambulance	01:03:26	Vehicle Collision	$0	11	6	0	0	0	0	0
Jan 05 2026 07:07:09		From Ambulance	00:18:41	Vehicle Collision	$0	8	4	0	0	0	0	0
Jan 06 2026 12:36:57		From Ambulance	00:03:40	Vehicle Collision	$0	9	4	0	0	0	0	0
Jan 07 2026 17:05:15		911	00:01:17	Call cancelled on route	$0	15	5	0	0	0	0	0
Jan 08 2026 14:50:41		From Ambulance	00:43:10	Vehicle Collision	$0	4	4	0	0	0	0	0
Jan 09 2026 18:42:59		911	00:06:50	NO LOSS OUTDOOR fire (see exclusions)	None	6	4	0	0	0	0	0
Jan 16 2026 04:17:46		911	00:08:58	Vehicle Collision	$0	9	4	0	0	0	0	0
Jan 19 2026 23:23:45		From Ambulance	00:11:53	Vehicle Collision	$0	11	6	0	0	0	0	0

Reviewed Incidents only. Pt = Total Personnel, Pe = Personnel on 1st Unit, Re = Rescued, In = Firefighter Injuries, Fa = Firefighter Fatalities, CIn = Civilian Injuries, CFa = Civilian Fatalities.

Jan 21 2026 13:29:52		911	00:03:36	Alarm System Equipment - Accidental activation (exc. code 35)	$0	4	4	0	0	0	0	0
Jan 23 2026 07:29:06		From Ambulance	00:02:32	Vehicle Collision	$0	3	3	0	0	0	0	0
Jan 26 2026 10:03:25		From Ambulance	00:09:17	Call cancelled on route	$0	2	2	0	0	0	0	0
Jan 26 2026 11:00:27		From Ambulance	00:09:05	Vehicle Collision	$0	6	3	0	0	0	0	0
Jan 26 2026 11:28:53		911	00:18:36	Vehicle Collision	$0	5	2	0	0	0	0	0
Jan 30 2026 08:52:20		From Ambulance	00:22:57	Other Medical/Resuscitator Call	$0	5	5	0	0	0	0	0
Jan 30 2026 18:28:02		From Ambulance	00:10:03	Other Medical/Resuscitator Call	$0	5	5	0	0	0	0	0
Jan 31 2026 04:40:26		From Ambulance	00:00:05	Incident not found	$0	10	5	0	0	0	0	0
Feb 02 2026 02:28:56		911	01:08:04	Alarm System Equipment - Malfunction	$0	9	5	0	0	0	0	0
Feb 02 2026 23:20:47	Vehicles or Vehicle Parts	911	00:39:59	Fire	$25,000	7	5	0	0	0	0	0
Feb 04 2026 05:42:39		From Ambulance	00:30:31	Vital signs absent, DOA	$0	5	5	0	0	0	0	0
Feb 05 2026 17:51:42		911	00:14:37	Alarm System Equipment - Accidental activation (exc. code 35)	$0	5	5	0	0	0	0	0
Feb 06 2026 07:33:06		911	00:37:27	Vehicle Collision	$0	7	3	0	0	0	0	0
Feb 07 2026 00:48:45		Telephone from Civilian (other than 911)	00:00:00	Call cancelled on route	$0	7	2	0	0	0	0	0

Feb 07 2026 00:48:45		Telephone from Civilian (other than 911)	00:00:00	Call cancelled on route	$0	7	5	0	0	0	0	0
Feb 07 2026 15:12:04		From Ambulance	00:03:37	Vehicle Collision	$0	5	5	0	0	0	0	0
Feb 08 2026 17:04:58		911	00:21:09	Vehicle Collision	$0	11	6	0	0	0	0	0
Feb 10 2026 12:41:22		911	00:06:24	Vehicle Collision	$0	8	4	0	0	0	0	0
Feb 11 2026 13:51:45		From Ambulance	00:21:01	Vehicle Collision	$0	9	3	0	0	0	0	0
Feb 11 2026 21:01:08		911	00:01:57	Alarm System Equipment - Accidental activation (exc. code 35)	$0	5	5	0	0	0	0	0
Feb 13 2026 20:47:58		From Ambulance	02:39:49	Vehicle Collision	$0	5	4	0	0	0	0	0
Feb 13 2026 20:52:15		911	01:04:54	Vehicle Collision	$0	5	5	0	0	0	0	0
Feb 15 2026 08:33:37		911	00:03:50	Overheat (no fire, e.g. engines, mechanical devices)	$0	15	2	0	0	0	0	0
Feb 18 2026 13:49:36		911	00:19:28	Power Lines Down, Arcing	$0	9	3	0	0	0	0	0
Feb 18 2026 15:21:21		911	00:39:08	Vehicle Collision	$0	7	4	0	0	0	0	0
Feb 22 2026 21:15:33		911	00:20:26	Vehicle Collision	$0	11	6	0	0	0	0	0
Feb 25 2026 22:28:19		911	00:01:33	Incident not found	$0	14	3	0	0	0	0	0
Mar 02 2026 04:56:25		911	00:09:02	Human - Accidental (alarm accidentally activated by person)	$0	6	5	0	0	0	0	0

Mar 03 2026 14:54:47	Other Residential	Telephone from Civilian (other than 911)	00:11:42	CO false alarm - equipment malfunction (no CO present)	$0	6	4	0	0	0	0	0
Mar 04 2026 10:23:02		From Police Services	01:19:43	Spill - Gasoline or Fuel	$0	9	3	0	0	0	0	0
Mar 09 2026 09:17:16		911	00:02:09	Overheat (no fire, e.g. engines, mechanical devices)	$0	5	2	0	0	0	0	0
Mar 09 2026 15:12:32		Telephone from Monitoring Agency	00:01:22	CO false alarm - equipment malfunction (no CO present)	None	5	5	0	0	0	0	0
Mar 11 2026 12:36:21		From Ambulance	00:13:05	Vehicle Collision	$0	8	3	0	0	0	0	0
Mar 11 2026 15:48:22		From Police Services	00:27:57	Spill - Gasoline or Fuel	$0	5	5	0	0	0	0	0
Mar 12 2026 01:16:26		From Ambulance	00:10:53	Vehicle Collision	$0	8	4	0	0	0	0	0
Mar 12 2026 04:41:07		911	00:08:53	Other Public Hazard	$0	7	4	0	0	0	0	0
Mar 13 2026 00:01:50		Other Alarm	00:02:13	Vehicle Collision	$0	11	6	0	0	0	0	0
Mar 13 2026 10:50:45		911	02:08:24	Vehicle Collision	$0	8	4	0	0	0	0	0
Mar 13 2026 10:53:41		From Ambulance	02:54:29	Vehicle Collision	$0	8	2	0	0	0	0	0
Mar 13 2026 16:37:38		From Ambulance	00:03:02	Asphyxia, Respiratory Condition	$0	10	4	0	0	0	0	0
Mar 14 2026 02:21:59		Telephone from Monitoring Agency	00:06:54	Alarm System Equipment - Malfunction	$0	6	1	0	0	0	0	0

Mar 15 2026 12:28:23		From Ambulance	00:00:08	Call cancelled on route	$0	9	4	0	0	0	0	0
Mar 16 2026 19:51:00		From Ambulance	00:00:50	Medical/resuscitator call no action	$0	10	4	0	0	0	0	0
Mar 17 2026 09:15:49	Automobile	From Ambulance	00:16:42	Vehicle Collision	$0	6	2	0	0	0	0	0
Mar 17 2026 13:23:11		From Police Services	00:46:42	Vehicle Collision	$0	7	4	0	0	0	0	0
Mar 17 2026 17:36:57		From Ambulance	00:34:22	Vehicle Collision	$0	7	4	0	0	0	0	0
Mar 20 2026 09:03:45		From Ambulance	00:37:09	Vehicle Collision	$0	5	2	0	0	0	0	0
Mar 20 2026 11:34:44		911	00:15:22	Other Public Hazard	$0	8	3	0	0	0	0	0
Mar 24 2026 04:32:58	Detached Dwelling	911	13:16:10	Fire	$4,000,000	17	5	0	0	0	0	0
Mar 24 2026 05:32:01		From Police Services	00:01:00	Vehicle Collision	$0	1	1	0	0	0	0	0
Mar 24 2026 22:16:08		911	01:05:02	Assistance to Other Agencies (exc 921 and 922)	$0	10	4	0	0	0	0	0
Mar 25 2026 18:36:43		From Police Services	00:08:33	Other Public Service	$0	15	2	0	0	0	0	0
Mar 27 2026 12:45:48	Detached Garage	Telephone from Civilian (other than 911)	02:51:52	Fire	$150,000	14	4	0	0	0	0	0
Mar 27 2026 23:20:48	Detached Dwelling	911	01:35:39	Fire	$500,000	13	5	0	0	0	0	0
Mar 28 2026 00:53:02		911	00:39:10	NO LOSS OUTDOOR fire (see exclusions)	None	2	2	0	0	0	0	0
Mar 28 2026 17:31:36		911	00:13:42	NO LOSS OUTDOOR fire (see exclusions)	None	13	5	0	0	0	0	0

Mar 30 2026 16:06:21		911	00:19:08	Alarm System Equipment - Malfunction	$0	7	5	0	0	0	0	0

Reviewed Incidents only. Pt = Total Personnel, Pe = Personnel on 1st Unit, Re = Rescued, In = Firefighter Injuries, Fa = Firefighter Fatalities, CIn = Civilian Injuries, CFa = Civilian Fatalities.

REPORT COR-2026-035

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: July 15, 2026

SUBJECT: Zoning By-law Amendment Application Recommendation Report D14-ONT – 6676-6678 Wellington Rd 34
Part of South Half Lot 8, Concession 3

RECOMMENDATION

That Report COR-2026-035 entitled Zoning By-law Amendment Application Recommendation Report – 6676-6678 Wellington Rd 34 be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the properties municipally known as 6676-6678 Wellington Rd 34 their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Temporary Zoning By-law Amendment for the properties municipally known as 6676-6678 Wellington Rd 34, subject to a Holding (H) provision; and

That Council give three readings to By-law 2026-047 as presented, being a by-law to temporarily amend By-law 2023-018, as amended, being the Zoning By-law of the Township of Puslinch for a three-year period in accordance with the *Planning Act, 1990* commencing on July 15, 2026, and expiring July 15, 2029.

Purpose

The proposed Temporary Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to permit temporary zoning permissions specifically to permit a hydrovac truck liquid soil operations use, which includes the importing, sorting, distribution of liquid soil, which is required to be dewatered in order to be

suitable for aggregate pit rehabilitation at the subject property in accordance with the *Aggregate Resources Act, 1990*, and associated truck and employee parking.

The planning opinion, prepared by the Township's retained consultant, is attached as Schedule "A."

The draft by-law attached as Schedule "B" further details the site-specific provisions for the proposed uses. A Holding (H) Provision is recommended to ensure technical matters are resolved prior to the use being permitted to establish.

Process

Council, at its meeting on September 17, 2025, deemed the Temporary Zoning By-law Amendment Application for 6676-6678 Wellington Rd 34 to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- The application was presented to the Township Planning and Development Advisory Committee for comments on November 12, 2025;
- The public notices were circulated to properties within a 120 metre buffer in addition to all required agencies on October 1, 2025;
- The statutory public meeting notice was published in the Wellington Advertiser on October 2, 2025 as required by the *Planning Act, 1990* to notify those who did not receive direct mailing notice. The property owner also installed the required signage on the subject lands;
- Additionally, the Township includes notice on the Township website under 'Public Notices' and on the Township's Active Planning Application page;
- The Public Information Meeting was held on November 20, 2025;
- The technical review team and proponent completed three technical circulations of the application between spring 2025 and spring 2026.

In accordance with the *Planning Act*, *1990*, the Township has 90 days to process a zoning by-law amendment application. The Township continues to process applications as close to the legislated timelines as practical.

Based on the feedback from Township departments and Township consultants, the Township's Planner is satisfied with the draft by-law as presented as Schedule "B" and recommend that

Council approve the Temporary Zoning By-law Amendment Application and give three readings to the draft by-law as presented.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Engagement Opportunities

As outlined throughout the report.

Attachments

Schedule "A" Township Planning Consultant Planning Recommendation Report
Schedule "B" Draft Temporary Use By-law

Respectfully submitted,

Monika Farncombe
Planning & Corporate Services Coordinator

Reviewed by:

Justine Brotherston
Director of Corporate Services/Municipal Clerk

July 15, 2026

Courtenay Hoytfox
CAO
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Dear Ms. Hoytfox:

Re: Zoning By-law Amendment Application Recommendation Report
6676-6678 Wellington Rd. 34, Township of Puslinch
File: D14-ONT

Enclosed please find my planning opinion for the above file.

The subject lands are municipally known as 6676-6678 Wellington Rd 34 and are legally described as Part of the South Half of Lot 8, Concession 3, Township of Puslinch. The property is occupied by a licenced aggregate operation and is the subject of the current application to permit a temporary liquid soil management operation on a portion of the site. The resulting soil from the waste management operation is proposed to be used for the rehabilitation of the existing aggregate pit to restore the lands to agricultural land use.

Introduction

The use was operating for a time prior to Township enforcement action. The operation was ultimately discontinued.

The previous Zoning By-law Amendment application was submitted by the applicant in 2022 (File Number D14/BAD) to permit this use. That application was refused by Council in March 2023. The decision was subsequently appealed to the Ontario Land Tribunal; however, the appeal was withdrawn by the applicant prior to the hearing, and the matter was formally closed in 2024.

In October 2024, the proponent was granted two Environmental Compliance Approvals by Ministry of the Environment, Conservation and Parks (MECP):

1. ECA No. A-500-4277838045, permitting a waste disposal site for the purposes of processing both excess soil and liquid soil.

2. ECA No. A-500-3223236868, permitting a diesel-fired engine to support the screening side of the operation (both air and noise) and limiting truck movements based on time of day (including permissions for overnight truck movements).

Collectively, these approvals provide a Provincial authorization the receipt, storage, processing, and transfer of excess soil, including liquid soil, on the subject property. The ECAs further establish monitoring, reporting, and contingency measures governing the site's operation, including soil and water sampling, acoustic monitoring, and environmental management protocols.

Among other conditions, Condition 8 of the waste disposal ECA No. A-500-4277838045 states:

> *"The issuance of, and compliance with the conditions of, this Approval does not relieve any person of any obligation to comply with any provision of any applicable statute, regulation, or other legal requirement, including municipal by-laws relating to zoning or site plan approval."*

While the ECAs regulate the environmental operation of the facility, municipal planning approval through a Zoning By-law Amendment remains required before the activity may proceed in compliance with local land use permissions. Subsequently, the proponent has requested approval to permit the use under a Temporary Use By-law.

Township staff's covering report details the review process undertaken on the application.

Purpose

The purpose of this report is to provide Council with a recommendation regarding the Zoning By-law Amendment – Temporary Use application for the lands municipally known as 6676-6678 Wellington Rd 34. The application proposes a Temporary Use By-law under Section 39 of the Planning Act to permit a liquid soil management operation on a portion of the property for a period of three years. A conceptual site plan is included as Attachment 1 to this report, illustrating the area and generalized layout for the proposed use.

The operation would include:

- A 1-storey, 650 square feet office and maintenance building.
- 25 hydrovac truck parking spaces (for operational and overnight storage).
- 35 employee/visitor parking spaces.
- Private servicing including water supply wells, a firefighting water cistern, a holding tank and leach field.
- Area for soil offloading and management.

- Area of soil processing and stockpiling (unloading and drainage area).
- Temporary Pond and Drainage Swale leading to an existing stormwater management pond.
- An area for soil screening.

Reviewer Comments

Since the Public Meeting held on November 7, 2025, the applicant has addressed many of the concerns raised by Township Consultants.

Reviewer	Comment
Harden Environmental	Harden repeatedly asked for engineer drawings that show an appropriate liner for the pond to mitigate risk of groundwater contamination, which were eventually provided to the Township's consultants in May 2026. While these drawings are only conceptual, it is the hydrogeologist's opinion that the system can work. To fully satisfy the Township's consultants groundwater concerns, part of the Hold provision is to mandate that stamped engineer drawings are provided by the applicant prior to the lifting of the Hold plus an updated stormwater management study, both to confirm that quality matters are addressed.
Trace	Trace acknowledges that the conceptual liner drawings have addressed its concerns regarding the proposed liner system, subject to the submission of final signed and sealed engineering drawings. It is noted that items subject to the Provincial ECAs are the purview of MECP.
Dougan Ecology	A Restoration/Enhancement Plan is required to address current and incremental impacts. The Township's Ecological consultant, Dougan Ecology, has concerns that the proposed temporary use introduces ongoing operational activities within and adjacent to the Greenlands system, including site disturbance, edge effects, and potential interactions with adjacent natural heritage features and wildlife. Dougan Ecology advises that these potential impacts require appropriate mitigation, monitoring, and restoration measures, and recommends that a Restoration/Enhancement Plan be prepared and secured through the Site Plan Approval process to address both the current and incremental impacts associated with the proposed operation.

Reviewer	Comment
GEI	GEI advises that accurate, stamped engineering documents, including an updated Stormwater Management Report are required to validate the site's design.
Valcoustics	Satisfied
County of Wellington	Satisfied (including the Source Water Protection team)
GRCA	Satisfied
MTO	Satisfied
Township Building; Fire and Rescue Services; Public Works	Building; Fire and Rescue Services; Public Works all are satisfied

Policy and Legislative Framework

***Planning Act*, R.S.O. 1990, c. P.13**

Section 2 of the *Planning Act* states:

> *"The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*
>
> > *(a) the protection of ecological systems, including natural areas, features and functions;*
> >
> > *(o) the protection of public health and safety;"*

Section 39 (1) of the *Planning Act* provides that:

> *"The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law."*

Further, per section 39(3):

> *"council may by by-law grant further periods of not more than three years each during which the temporary use is authorized."*

As part of the recommendation of this report, staff rely on section 36(1) of the *Planning Act* to implement a Holding provision on the subject lands. The *Planning Act* states:

> *" The council of a local municipality may, in a by-law passed under section 34, by the use of the holding symbol "H" (or "h") in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law."*

The *Planning Act* establishes the legislative framework for land use planning in Ontario, providing municipalities with the authority to regulate development, support orderly community growth, and protect natural heritage features and agricultural resources through the planning process.

The province directs that Councils must protect matters of provincial interest including the protection of ecological systems and the protection of public health and safety (section 2 (a) and (o)). Provincial approvals have been granted to enable the excess soil and liquid soil processing, plus limited emissions. Other environmental matters have generally been satisfied or require validation through final versions of studies and plans.

Through this legislative framework, Council has the authority and discretion to grant or reject the requested temporary use. The applicant acknowledges that an approval of the temporary use is restricted to three years and that any extension required past the three years is subject to approval by Council, and that an approval for the temporary use does not guarantee any future approvals.

Further, the Planning Act (section 36(1)) provides Council with the authority to enact a Holding provision on the property until such time that the applicant submits necessary materials that are requested by the Township. This tool is routinely used by the Township for similar technical matters.

Provincial Planning Statement, 2024

Section 2.8.1(b), relating to Employment, states:

> *2.8.1 Planning authorities shall promote economic development and competitiveness by:*
>
> *b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

Section 3.5, relating to Land Use Compatibility, states:

> *3.5.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

Section 3.7, relating to Waste Management, states:

> *3.7.1 Waste management systems need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.*

Section 4.1, relating to Natural Heritage, states:

> *4.1.1 Natural features and areas shall be protected for the long term.*
>
> *4.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
>
> *4.1.5 Development and site alteration shall not be permitted in:*
> *a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
> *b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
> *c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
> *d) significant wildlife habitat;*
> *e) significant areas of natural and scientific interest; and*
> *f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Section 4.2, relating to Water, states:

> *4.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:*

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

e) implementing necessary restrictions on development and site alteration to:
1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

Section 4.5, relating to Mineral Aggregate Resources, states:

4.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

Section 4.5.3, relating to Rehabilitation and mineral aggregate operations, states:

4.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

The proposed temporary use provides employment and services for local businesses, many whom have written letters in support of the operation.

Section 3.5.1 is particularly important. It ensures that uses mitigate noise, air and odour impacts and to minimize any adverse effects on public health and safety. The applicant obtained an ECA various elements of the operation.

Section 3.7 of the Provincial Planning Statement states that waste management operations should be a suitable size, type and located in an appropriate location. The footprint of the operation occupies a small portion of the lands, thereby being a relatively constrained.

Natural heritage policies are intended to protect natural features for future generations. The proponent has committed to restoration work, implementation of which shall be required as a condition of removal of a Holding (H) provision.

The Provincial Planning Statement requires the protection, improvement, or restoration of vulnerable water and groundwater sources, and their hydrogeological functions through Section 4.2. Groundwater is a matter of provincial interest and, therefore, the proposal must be able to demonstrate that no adverse impacts will be realized through this proposed use. A significant concern of this application has been ensuring that the groundwater is being protected from the risk of contamination from the proposed operation. The proposal can satisfy this policy through the fulfillment of the Holding provisions.

Further content on mineral aggregate-related matters is contained in the County Official Plan section below.

County of Wellington Official Plan ("County Official Plan")

The County of Wellington Official Plan ("County Official Plan") provides the upper-tier policy framework guiding land use within the Township of Puslinch. The subject lands are identified within the Rural System on Schedule A7 (County Growth Structure) and are primarily designated Secondary Agricultural, with a smaller portion identified as Greenlands on Schedule B7 (Puslinch Land Use). The property also lies within the Paris-Galt Moraine Policy Area as shown on Schedule C7, and the northern portion of the site is within the Mineral Aggregate Resource Overlay on Schedule D, recognized in Appendix 2 as a Licensed Aggregate Operation.

There is a core policy in the County Official Plan that is critical to the assessment of the proposed liquid soil management operation. Section 13.4 of the County Official Plan states:

> *By-laws may be passed by a local council to allow the temporary use of land for a purpose that is otherwise prohibited by the Official Plan or Zoning By-law other than for Garden Suites which may be temporarily rezoned for a period of up to 20 years. A temporary use by-law may not exceed three years but may be extended. .*

The applicant's planner notes this in their PJR and technical correspondence following. On plain read of the policy, the County Official Plan creates a window for otherwise prohibited uses to be considered under the auspices of a temporary use.

Industrial uses, waste disposal sites, and waste processing are not permitted in Secondary Agricultural designation.

Conformity with Section 13.4 is conditional upon a series of criteria being met:

> *A Council shall have regard for the following:*
>
> - *the likely duration*
> - *compatibility*
> - *the adequacy of services*
> - *access and parking*
> - *impact assessment*
> - *general conformity with this Plan.*

Other policies of relevance include Section 2.2, Our Commitment to the Future:

> *2.2.15 Protect, restore or, where feasible, improve the diversity, connectivity and ecological functions of natural heritage features and areas such as wetlands, environmentally sensitive areas, streams and valley lands, woodlands, areas of natural and scientific interest, discharge and recharge areas and other open space areas;*
>
> *2.2.23 "Ensure responsible waste management practices, which emphasize waste reduction, reuse and recycling."*
>
> *2.2.24 Ensure the quality and quantity of groundwater and surface water are protected as an essential resource for urban and rural water supplies, agricultural production, the maintenance of the Greenland system, and future growth.*

Section 4.9, on Water Resources, includes:

> *4.9.3 Groundwater resources occur throughout the County and are not confined to the Greenlands system. Groundwater needs to be protected to promote public health, and as an essential resource for urban and rural water supplies, agricultural production and the maintenance of the Greenland system. It is the intent of this Plan that all development and site alteration shall be subject to the following policies to ensure water quality and quantity are not negatively affected. Specifically, it is the County's intent that the development of public and private uses will not:*
>
> - *negatively impact groundwater recharge or discharge*
> - *impair groundwater or surface water quality*
> - *negatively impact municipal groundwater supply.*

4.9.4 Wellington County commits to pursuing the following directions relating to water resources:

h) protect the hydrogeological functions of the moraine systems in the County"

Section 4.9.7, on the Paris and Galt Moraine Policy Area, states:

4.9.7.1 The Paris and Galt Moraine policies are intended to:

- *protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources; and*
- *promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources.*

4.9.7.2 "On lands in the Paris and Galt Moraines Policy Area on Schedule C that lie outside of Wellhead Protection Areas, the following shall apply:

a) Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designations, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced; "

Section 6.6, on Mineral Aggregate Areas, includes:

6.6.4 Permitted Uses

In addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:

a) aggregate extraction;
b) associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses;
c) ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material."

6.6.7 Ancillary Uses

Ancillary uses may only be established if the following matters are addressed;

a) the protection of adjoining lands from the negative effects of a reduced water supply, noise, dust, odour, lighting and unsightly storage;
b) the protection of the environment from negative effects of dust, chemical spills, run-off, or contaminated surface or ground water; and
c) ensuring that access can be obtained directly to a road capable of carrying the anticipated truck traffic."

6.6.8 Rehabilitation

All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall: a) b) c) d) e) provide for progressive rehabilitation whenever feasible; be prepared in detail by a recognized expect; be compatible with the long term uses permitted by the surrounding official plan designations; on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and on lands designated Secondary Agricultural Areas, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

Section 6.8.3, on Land Compatibility, states:

In Rural Employment Areas, establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of commercial uses.

Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Section 11.4, on Waste Management, states:

11.4.4 Disposal

Active sanitary landfill sites are identified in this Official Plan. Recycling, waste reduction, waste transfer stations, and similar waste management facilities may be permitted in addition to waste disposal activities.

Section 13.5, on Holding By-laws, states:

Where the use of land for a particular purpose has been established but details related to design, servicing, phasing, environmental considerations and other matters have not been completely resolved, a local council may use holding provisions in accordance with the Planning Act. The symbol "H" or "h" used in association with a zone symbol will indicate that holding provisions are in effect.

In order to remove a holding provision from a parcel of land, the following conditions must be satisfied, where appropriate:

a) demonstration of the developer's commitment to proceed through the signing of, and compliance with the necessary subdivision and servicing agreements;
b) indication from the municipal engineer that water and sewer services are available;
c) indication from appropriate utilities that the necessary utilities are available;
d) indication from provincial, county or local authorities having jurisdiction that road access is available;
e) satisfactory provisions for the completion of any necessary drainage works, including down- stream or off-site improvements;
f) demonstration that the use can be established within an acceptable level of risk to municipal water and/or communal supply sources in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan, as applicable.

Prior to removing a holding symbol, local council shall be satisfied that all requirements or conditions related to the unresolved details have been met. Subdivision and development agreements may be used as a means of satisfying a local council that removal of the holding provisions is appropriate."

The proposed Temporary Use By-law has been reviewed for conformity to County of Wellington Official Plan. Applicable policies generally fall under the protection of natural heritage features, protection of groundwater resources, waste management, mineral aggregate operations, and the appropriateness of the temporary use. Where the Township

requires additional information, Section 13.5 allows Council to enact a holding provision where matters of technical concerns that still need to be addressed can be addressed through a Holding (H) provision.

The County Official Plan place significant emphasis on protecting and enhancing natural heritage features and their ecological functions (Policies 2.2.15, 2.2.24, 4.9.3, 4.9.4, 4.9.7.1, and 4.9.7.2). The proposal conforms to these policies as the proponent demonstrated the feature was removed in compliance with the Aggregate Resources Act licence. It is recommended that as part of the full implementation of this proposal, that the implementing site plan includes restoration and reforestation measures on portions of the property to ensure conformity with Section 13.5 related to development agreements. This would codify rehabilitation requirements within the Planning Act framework for the new use.

The proposal generally supports the County's objective in Section 2.2.23 in the reuse of excess soils and continued rehabilitation of the licensed aggregate operations. While the concept of the reuse of soils conforms to these policies and Provincial initiatives toward beneficial reuse of excess soil, there are technical concerns about the quality of the soil and risk of contamination to the groundwater resources. The protection and maintenance of hydrogeological functions are key objectives in the County of Wellington Official Plan which are outlined in Section 4.9. These matters are either under the jurisdiction of the Provincial ECA (with enforcement via MECP) or can be addressed through the proposed holding provision, thereby bringing the proposal into compliance with these sections of the County Official Plan.

The site is within a Wellhead Protection Area C on Schedule C7. The proponent has put forward a treatment process that should demonstrate removal of tested pollutants. The detailed design drawings will require demonstration of how the concept works to the satisfaction of technical reviewers.

On matters related to land use compatibility, technical reviewers are satisfied that the facility can operate in compliance with Provincial standards (as well as the applicant holding a an ECA for the operation), demonstrating conformity with Section 6.8.3 on land use compatibility.

On waste disposal, the applicant is required and committed to sending any excess soils or liquid that fail quality testing in accordance with Provincial standards to landfill. Only soils meeting appropriate Table standards can be used for rehabilitation.

Section 13.4 is particularly important to consider in the review of the temporary use provision. The proponent acknowledges that the rehabilitation of the pit is anticipated to exceed the requested three year temporary by-law permission. All landowners and business operators are permitted, under the Planning Act, to apply for extensions to the use or new

permissions. Approval for the temporary use is not a guarantee of future approvals for extensions, and cessation of a temporary use permission does not grant or coney protections under the legal non-conformity sections under the Planning Act. Again, Section 13.4 permits consideration of the temporary use where the use (waste processing) is not otherwise permitted by the County Official Plan.

Another consideration put forward by the applicant is the proposed use as ancillary in nature to the extraction use. The MECP has specific guidelines for excess soils and for liquid soils. These guidelines generally treat liquid soils as a type of waste processing rather than aggregate processing. The final destination for the end product may be used for the rehabilitation of the aggregate pit, but the processing is treated as a waste processing site rather than being related to an aggregate use. The use is not permitted under Section 6.6.7 of the County Official Plan (which, again, must be considered in the context of Section 13.4 related to temporary uses).

While the imported soils can be used to rehabilitate the site, Staff do not consider the proposed liquid soil management operation to be ancillary to the aggregate operation as the proposed use can be operated independently from a site that could be more suitable for this type of use. The rehabilitation of the pit required soil to be imported to the site, whether or not the Badger operation is on the site or not. While the consultant planner does not accept the proponent's argument that the uses are integrated (or, that the consultant planner is of the opinion the proposed waste processing use is independent of the mineral aggregate operations), the policies in Section 13.4 apply to the proposed use, which allows for uses to be permitted that are otherwise permitted through the temporary use framework. The proposed amendment to the Zoning By-law can permit a waste processing facility as long as it meets all applicable planning frameworks.

Per the comments from technical reviewers discussed above, threshold technical matters have been resolved. Detailed design matters require clarity. As such, a Holding (H) provision is recommended to be applied per routine Township practice. This would limit uses on the property only to those permitted in the current zoning and associated Aggregate Resources Act licence. Upon surrendering the licence and providing the relevant detailed design drawings of the treatment system, the new zoning would come into place. The site would be allowed to continue in its current state, without the liquid soil processing use, while the Hold (H) is in place.

Township of Puslinch Comprehensive Zoning By-law 023-18 ("Zoning By-law")

The Township Zoning By-law 023-18 zones the subject property Agricultural Exception 13 ($A^{(13)}$) on the southern portion and Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$) on

the northern portion. The lands subject to this application are located in the Extractive Industrial zoned portion of the property.

Permitted uses within this Zone, according to Section 9.2 of the By-law, include aggregate processing facilities, agricultural uses, asphalt plants, business or professional offices, conservation uses, pits, quarries, warehouses, and wayside pits or quarries. The proposed liquid soil management operation is not a permitted use under the current zoning.

As such, relief from the Zoning By-law is required to permit the use, which the applicant has requested as a Temporary Use, which can be embedded into a main zoning by-law. The mapping chance is to rezone only the lands required from Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$) to Agriculture Temporary Use Zone 5 Hold 14 ($A^{(t5)(h14)}$).

A new row 5 is proposed to be added into Table 16.1 of Zoning By-law 023-18 to additionally permit a “liquid soil operation” and various accessory uses as a temporary use authorized from July 15, 2026, to July 15, 2029. The applicant can apply for renewals or extensions of this permission.

Per the comments from technical reviewers discussed above, threshold technical matters have been resolved. Detailed design matters require clarity. As such, a Holding (H) provision is recommended to be applied. Site plan approval is also a routine condition applied by the Township and is used to secure various development agreements.

This would limit uses on the property only to those permitted in the current zoning and associated *Aggregate Resources Act* licence. Upon surrendering the licence and providing the relevant detailed design drawings of the treatment system, the new zoning would come into place. The site would be allowed to continue in its current state, without the liquid soil processing use, while the Hold (H) is in place.

In the Township of Puslinch, the removal of Holding (H) provisions is only done by Council. Section 36(4) of the *Planning Act* does require Notice to be posted for removal of a Holding (H) provision.

The recommended conditions are as follows:

Condition	Rationale
1. Provide stamped engineering drawings to the Township of the pond liner system in accordance with the conceptual drawings provided in May 2026	The applicant was requested to provide the pond liner drawings to ensure its suitability to mitigate risks of groundwater contamination. While the waste disposal-oriented required the owner to provide liner drawings within 120 days of the issuance of the ECA, the proponent has indicated those were not completed in order to ensure municipal approvals could first be secured. The Township's Hydrogeologist has confirmed that the conceptual liner drawings are sufficient to move forward, pending completion of detailed drawings. As part of the Holding provision, we recommend a condition to provide stamped engineering drawings of the pond liner prior to the lifting of the Hold.
2. Provide an updated Stormwater Management Report	An updated stormwater management report is required to ensure the final design-related changes and water quality matters are addressed.
3. Relevant ARA licence surrender and amendments	Prior to the establishment of the proposed use, the proponent must surrender the ARA licence for this operation, and that it be demonstrated the remaining ARA Licence held by the applicant and on the adjacent Capital Paving site would accept processed soils from the subject lands.
4. Site Plan Approval	The final provision of the hold is to require the proponent to obtain Site Plan approval, and the Site Plan Agreement must be registered prior to the reactivation of the operation. This is to ensure that outstanding technical matters are including into the agreement as requested by the Township's consultants.

At this time, most comments have been satisfied, or can be satisfied, and this recommendation report is being brought forward to Council for approval subject to the conditions listed above (and shown in the draft Zoning By-law Amendment) being approved).

Public Engagement

Planning Act notification requirements are detailed in Township staff's covering report.

Agency comments are included in the technical review earlier in this report.

Written comments of support were received from a number of customers of the hydrovac company, including municipal clients. At the statutory public meeting, public delegates who spoke raised concerns over the prior unauthorized use of the site for the hydrovac operation, concerns over pollution and contamination from the site (particular in relation to groundwater quality and contamination in the soil). The Township's engineering reviewers have reviewed the proposal and view threshold issues as resolved. The applicant also delegated to Council, indicating a willingness to work with and communicate with the neighbours on issues management and the operation.

Conclusion

My professional opinion is that the Application for a Zoning By-law Amendment – Temporary Use D14-ONT be approved, subject to the recommended Holding (H) provision, as the Application is consistent with the Provincial Planning Statement and conforms to the County Official Plan (specifically to permissions and criteria related to temporary use permissions).

Respectfully submitted,

[redacted]

Joe Nethery, MCIP, RPP
Consultant planner to the Township of Puslinch

Encl.: Attachment 1, Applicant-provided Concept Plan

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-047

A BY-LAW 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 Puslinch deem it appropriate and in the public interest to amend By-Law Number 023-18 pursuant to Sections 34, 38 and 39 of the Planning Act, R.S.O. 1990 as amended;

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

1. That Schedule "A" of By-law 023-18, as amended, be further amended by rezoning the lands described legally as Part of South Half Lot 8, Concession 3, and known municipally as 6678 Wellington Road 34 in the Township of Puslinch, to be rezoned from Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$) to Agriculture Temporary Use Zone 5 Hold 14 ($A^{(t5)(h14)}$).

2. That Table 15.1 of By-law 023-18 be amended by adding a new row 14 as follows:

No.	Zone Designation	Permitted Uses	Conditions for Removal	Date Enacted
14	A(t5)	Until the holding symbol is removed, these lands shall only be used for uses permitted in the Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$).	i. The *Aggregate Resources Act* licence is surrendered for lands subject to the Hold. ii. Demonstration that the *Aggregate Resources Act* licences for the lands in Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$) and in Extractive Industrial Site-specific Zone 64 ($EXI^{(sp64)}$) provide for this use of soils processed in this zone. iii. Site plan approval has been completed, the site plan agreement has been registered on title , which approval shall include	July 15, 2026

			but not be limited to: a. Detailed design drawings of the soil treatment/ evaporation pond system and water treatment process are prepared and stamped by a professional engineer. b. An updated stormwater management report is prepared and stamped by a professional engineer. c. A restoration plan (landscape plan) is prepared for lands zoned Agriculture Temporary Use Zone 5 Hold 14 ($A^{(t5)(h14)}$).	

3. That Table 16.1 of By-law 023-18 be amended by adding a new row 5 as follows:

No.	Zone Designation	Temporary Uses	Date Enacted	Date Expired
5	A(t5)	In addition to the uses permitted in subsection 9.2, permitted uses include a liquid soil management operation/business limited to a 1-storey, 650 square feet office/maintenance building, area for soil offloading and management, soil processing and stockpiling and screening including a temporary pond and drainage swale. A maximum of 25 truck parking spaces and 35 employee/visitor are permitted.	July 15, 2026	3 years from removal of holding provision 14

4. That except as amended by this By-law, the subject lands as shown on Schedule "A" to this By-law, shall be subject to all other applicable regulations of By-law 023/18, as amended.

5. Schedule "A" attached hereto forms part of this By-law.

6. This By-law shall take effect from its date of passage by Council and shall come into force either upon approval by the Ontario Land Tribunal or upon compliance with Sections 34 and 39 of the Planning, R.S.O. 1990, C.P 13.

READ A FIRST AND SECOND TIME AND THIRD TIME AND PASSED THIS 15TH DAY OF JULY 2026.

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF **THE TOWNSHIP OF PUSLINCH**

SCHEDULE "A"

TO ZONING BY-LAW AMENDMENT NO. _____

6678 WELLINGTON RD. 34; PART OF SOUTH HALF LOT 8 CONCESSION 3
IN THE
WELLINGTON COUNTY
TOWNSHIP OF PUSLINCH

TO BE REZONED FROM EXTRACTIVE INDUSTRIAL SITE-SPECIFIC ZONE 63 (EXI(sp63)) TO AGRICULTURE TEMPORARY USE ZONE 5 HOLD 12 ($A^{(t5)(h14)}$).

_____ DATE

_____ CLERK

_____ DATE

_____ CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NUMBER 2026-047

By-law 2026-047 amends the Township of Puslinch Zoning By-law 023-18 by rezoning Part of South Half Lot 8, Concession 3, and municipally referred to as 6678 Wellington Road 34 to permit the temporary use of a liquid soil management operation including parking for truck and vehicles for a temporary period of three (3) years.

The area subject to be rezoned for the temporary use is approximately 2.9 hectares (7.2 acres) in size with one building and associated parking on-site as shown on Schedule "A".

REPORT COR-2026-036

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	July 15, 2026
SUBJECT:	Zoning By-law Amendment Application Recommendation Report D14-BAR - 6759 Laird Rd W Part Lot 11, Concession 5

RECOMMENDATION

That Report COR-2026-036 entitled Zoning By-law Amendment Application Recommendation Report for 6759 Laird Rd W be received; and

Whereas the Township and its expert consultants are satisfied with the application to amend the zoning of the property municipally known as 6759 Laird Rd W through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment for the property municipally known as 6759 Laird Rd W; and

That Council give three readings to By-law 2026-048 as presented, being a by-law to amend By-law 2023-018, as amended, being the Zoning By-law of the Township of Puslinch.

Purpose

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone the lands municipally known as 6759 Laird Rd W from an Agricultural (A) to Agricultural (A) with a site-specific special provision to permit the on-going use for the storage of RV's, recreational trailers and boats (A) (spXX)

The draft by-law attached as Schedule "A" further details the site-specific provisions for the proposed uses.

Process

Council, at its meeting on February 11, 2026, deemed the Zoning By-law Amendment Application for 6759 Laird Rd W to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- The application was presented to the Township Planning and Development Advisory Committee for comments on March 13, 2026;
- The public notices were circulated to properties within a 120 metre buffer in addition to all required agencies on February 19, 2026. An amended notice was circulated on March 12, 2026.
- The statutory public meeting notice was published in the Wellington Advertiser on February 26, 2026, and an amended version on March 26, 2026, as required by the *Planning Act, 1990* to notify those who did not receive direct mailing notice. The property owner also installed the required signage on the subject lands;
- Additionally, the Township includes notice on the Township website under 'Public Notices' and on the Township's Active Planning Application page;
- The Public Information Meeting was held on April 15, 2026;

In accordance with the *Planning Act*, *1990,* the Township has 90 days to process a zoning by-law amendment application. The Township continues to process applications as close to the legislated timelines as practical.

Based on the feedback from Township departments and Township consultants, the Township's Planner is satisfied with the draft by-law as presented as Schedule "A" and recommends that Council approve the zoning by-law amendment application and give three readings to the draft by-law as presented.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities
This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use
The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment
This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Engagement Opportunities

As outlined throughout the report.

Attachments

Schedule "A" Township Planning Consultant Planning Recommendation Report

Respectfully submitted,	**Reviewed by:**
Monika Farncombe **Planning & Corporate Services Coordinator**	**Justine Brotherston** **Director of Corporate Services/Municipal Clerk**

Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran, Manager Urban Design & Development Planning
NPG Planning Solutions Inc.

Subject: Recommendation Report – Bardwell
Zoning By-law Amendment Application D14-BAR
PT LT 11 CON 5 PUSLINCH, PT 1, 61R11421
6759 Laird Road West, Puslinch

Meeting Date: July 15, 2026

Attachments: 1 – Aerial Map of Subject Lands
2 – Conceptual Site Plan Provided by Applicant
3 – Draft Zoning By-law Amendment

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment application ("The Application") for the lands municipally known as 6759 Laird Road West (the "Subject Lands") and shown in **Attachment 1**. The Application is required to permit an existing outdoor storage area. The Township Council deemed the Application complete on February 18, 2026.

A Public Meeting occurred on April 15, 2026.

This report provides an overview of the proposal, highlights applicable planning policies and comments received to date, and explains the next steps in the planning review process.

This report also recommends that the Township Council approves the Zoning By-law Amendment application, subject to the inclusion of a Holding Provision. The inclusion of the Holding provision will prohibit the outdoor storage use on the Subject Lands until a Site Plan Control application has been approved, and a Site Plan agreement has been entered into and registered on title.

RECOMMENDATIONS

It is respectfully recommended:

1. That Council approve the amendment to the Township of Puslinch Comprehensive Zoning By-law No. 023-18 for the lands municipally known as 6759 Laird Road West, subject to a Holding Provision, as detailed in **Attachment - 3** to this Report; and

2. That Council direct Staff to submit the necessary By-law.

INTRODUCTION

The Subject Lands have frontages on both Laird Road West and Sideroad 10 North, encompassing approximately 3.77 hectares in area. The Subject Lands are generally rectangular in shape. The Lands are legally described as Part of Lot 11 Concession 5, Part 1, 61R11421, Township of Puslinch, County of Wellington. An aerial of the property is included as **Attachment 1**.

There are provincially significant wetlands and woodlands on the site, and the eastern portion of the Subject Lands lies within the Grand River Conservation Authority's (GRCA) regulation limit.

The Subject Lands are presently used as an outdoor storage area for recreational vehicles, recreational trailers, boats, and contain no buildings or structures. The existing outdoor storage area is accessed from Sideroad 10 North via a gravel driveway and appears to lie outside the GRCA's regulation limit. There are existing trees along Sideroad 10 North and Laird Road West, screening the outdoor storage area.

Surrounding land uses consist of agricultural, rural residential, open space, commercial and extractive uses. Directly north of the Subject Lands is a Christmas Tree Farm and the Speed River. There are agricultural and rural residential uses to the west, and rural residential uses to the east. Lastly, there is a cemetery and aggregate operations to the south of the Subject Lands.

PURPOSE

The purpose of the application for Zoning By-law Amendment application is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the "Puslinch Zoning By-law") to permit the existing outdoor storage area of approximately 0.57 hectares in size. The Conceptual Sketch is included as **Attachment 2,** illustrating the extent of the outdoor storage area. According to the Applicant, there are in total 95 items including 72 trailers and recreational vehicles, and 18 boats within this outdoor storage area.

The Application would rezone a portion of the lands from an Agricultural Zone (A) to a Resort Commercial Site-Specific Zone (RC(spXX)) to permit the outdoor storage use. Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report. The draft Zoning By-law Amendment proposed by the Applicant is included as **Attachment 3**.

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Planning Justification Report prepared by VanHarten Surveying Inc., dated December 9, 2025;
- PIN Map and Parcel Registers;
- Land Transfer Documents;
- Updated Draft Zoning By-law prepared by VanHarten Surveying Inc., dated March 23, 2026;
- PJR Addendum Letter prepared by VanHarten Surveying Inc., dated March 26, 2026;
- Revised Zone Change Sketch prepared by VanHarten Surveying Inc., dated May 28, 2026; and
- Supplementary Information Letter prepared by VanHarten Surveying Inc., dated May 28, 2026.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5)

of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act,* By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within a Rural Area and more specifically, Rural Lands as per the Provincial Planning Statement, 2024 (the "PPS"). The Subject Lands are designated Recreational, Secondary Agricultural and Core Greenlands as per schedule B7: Puslinch (Land Use) of the Wellington County Official Plan (County OP).

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:

b) resource based recreational uses (including recreational dwellings not intended as permanent residences);

g) other rural land uses.

2. Development that can be sustained by rural service levels should be promoted.

4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

4.1 Natural Heritage

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Summary & Analysis

The proposed outdoor storage use supports the recreational uses and the diversification of the economic base on Rural Lands. The proposed use will be sufficiently screened by existing tree buffers, as such it will not result in any impact to the rural character of surrounding Rural Lands. The outdoor storage use does not have any servicing needs nor require minimum distance separation.

The Township's ecologist and the GRCA have reviewed the proposed Zoning By-law Amendment application. The Township's ecologist and GRCA are supportive of the Application as the outdoor storage area remains limited to the existing footprint and that the wetland feature on the Subject Lands remain zoned Natural Environment (NE). The extent of the outdoor storage area is at least 30 metres from the NE Zone.

For the above reasons, the Application is consistent with the policies of the PPS.

County of Wellington Official Plan (Last Updated December 2025)

The County of Wellington Official Plan provides the following policies regarding the Application:

Policies

4.9 Water Resources

4.9.4 Water Resources

Wellington County commits to pursuing the following directions relating to water resources:

b) protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;

5.6 Development Control

5.6.2 Development Impacts

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

a) identify the nature of the features potentially impacted by the development;

b) prepare when required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.

c) Address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

5.6.3 Adjacent Lands

For the purposes of this section of this Plan, adjacent lands are considered to be:

a) lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands.

6.7 Recreational Areas

6.7.2 Permitted Uses

Permitted uses and activities in Recreational Areas may include:

c) commercial activities related to and serving recreational activities;

6.7.9 Recreational Commercial Uses

Commercial facilities which serve recreational areas including trailer and boat sales and service, boat storage areas, restaurants and convenience stores may be located in recreational areas provided that all other policies on this Plan are met.

13.3 Zoning By-laws

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Analysis

The Subject lands are designated Recreational, Secondary Agricultural and Core Greenlands under the County OP.

Section 4.9 provides policies related to water resources in the County of Wellington. Policy 4.9.4 states that Wellington County commits to pursuing various directions related to water resources, this includes protecting surface and groundwater quality and quantity. The Township's hydrogeologist has reviewed the proposed Zoning By-law Amendment application, and has no concerns as long as there are no clean outs for the recreational vehicles or long storage of vehicles that could leak fluids. This is expected to be incorporated into the Site Plan agreement. Furthermore, Wellington Source Water Protection has no concerns with the Application.

As previously mentioned, the Township's ecologist and GRCA have reviewed the application and have no outstanding concerns. The implementing zoning by-law would also establish a minimum separation distance of 30 metres between the outdoor storage area and the NE Zone.

The proposed outdoor storage area is located entirely within the Recreational designation. Policy 6.7.2 permits commercial activities related to and servicing recreational activities. Furthermore, policy 6.7.9 permits commercial facilities which serve recreational areas including boat storage areas provided that all other policies of this Plan are met. The proposed outdoor storage use of recreational vehicles, recreational trailers and boats is a commercial use that support recreational activities. The following statistics related to the outdoor storage area are relevant:

- Total outdoor storage area: 0.56 hectares
- Percentage of total lot area: 14.9%
- Number of items stored: 95, including recreational vehicles, recreational trailers and boats;
- Minimum 60 m^2 of the outdoor storage area per item.

Although Section 6.7 of the County OP does not contain policies that speak to scale of such commercial uses on Recreational lands, the proposed scale of the outdoor storage

area is appropriate to be located in the rural system. The area is also screened from the public streets with landscape buffers that range between 24 to 29 metres in width, further improving visual compatibility of the proposed use.

For the above reasons, the Application conforms with the policies of the County OP.

Township of Puslinch Comprehensive Zoning By-law 023-18

According to Schedule 'A' of the Puslinch Zoning By-law, the Subject Lands are zoned Agricultural (A) and Natural Environment (NE) with an Environmental Protection (EP) Overlay.

The applicant proposes to rezone a portion of the Subject Lands to a Resort Commercial Site-Specific Zone (RC(spXX)) to permit the outdoor storage use use of recreational vehicles, recreational trailers, and boats. Additionally, the Applicant has also proposed amendments related to the lot area, the location and extent of the outdoor storage area as well as required landscape buffer.

Based on our review of the proposal and comments from the Township's consultants and agencies, the Draft Zoning By-law Amendment as included in **Attachment 3** has been drafted and recommended for approval. The following section discusses the proposed zoning provisions and how they address technical comments:

- Permitted use – only the outdoor storage use of use of recreational vehicles, recreational trailers, and boats is permitted with no overnight use or occupancy of any stored vehicle. This ensures only what the Township has reviewed in this proposal would be permitted;

- Buildings and structures associated with the outdoor storage use are not permitted. This ensures further consistency with the proposal as the Township has reviewed;

- Minimum lot area – requiring the entire area of the existing lot. This implements PDAC's recommendation to restrict future severance on the site;

- Location – minimum separation distances from the outdoor storage area to all property lines and to the NE Zone are proposed to limit the extent of the outdoor storage area to the current extent;

- Size – regulations related to the maximum size of the outdoor storage area, the maximum number of items and the minimum area required per item are introduced. This ensures the scale of the operation remains appropriate for the site and implements PDAC's recommendation to limit the number of items and the area permitted to have outdoor storage;

- Landscape buffers – regulations requiring the existing landscape buffers along

Side Road 10 North and Laird Road, ranging between 24 to 29 metres are proposed. This ensures the outdoor storage use continues to be adequately screened from the public views and implements PDAC's recommendation to maintain or enhance the tree screen.

Additionally, a Holding Provision is also recommended, requiring a Site Plan Control application for the outdoor storage use and that a Site Plan agreement is entered into and registered on title before the use is permitted. This ensures site plan matters, including the extent of the storage area, required landscape buffer and others, are satisfactorily addressed. This will also address PDAC's recommendation related to Site Plan agreement.

The requirements noted above is necessary to ensure that additional comments provided by the Township's consultants, and the Planning and Development Advisory Committee

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – No outstanding concerns.
- Wellington Source Water Protection – No outstanding concerns.
- Engineering (GEI Consultants) – No outstanding concerns.
- Ecology (Dougan Ecology) – No outstanding concerns provided the storage area remains limited to the existing disturbed footprint.
- Hydrogeology (Harden Environmental) – No outstanding concerns provided there are no clean outs for the recreational vehicles or long storage of vehicles that could potentially leak fluids.
- Planning and Development Advisory Committee – PDAC has provided the following comments:
    a. The Committee is requesting consideration for a Site Plan Agreement.
    b. Consider including the number of recreational vehicles permitted or the designated area specifically permitted to have recreational vehicles.
    c. Confirm the MDS Requirements.
    d. Maintain or enhance the tree screen.
    e. No severance permitted to be captured through maintaining existing area of property.
- Building; Fire and Rescue Services; Public Works, Parks and Facilities and By-law enforcement – No comments.

County Comments:

- Planning – No outstanding concerns. The Township will need to be satisfied that the proposal and proposed by-law is consistent with the Provincial Planning Statement and conforms to the County of Wellington Official Plan.

Agency Comments:

- GRCA – No outstanding concerns.

CONCLUSION

It is recommended that the Zoning By-law Amendment application D14-BAR be approved, as the Application meets *Planning Act* requirements, is consistent with the Provincial Planning Statement, and conforms with the County OP.

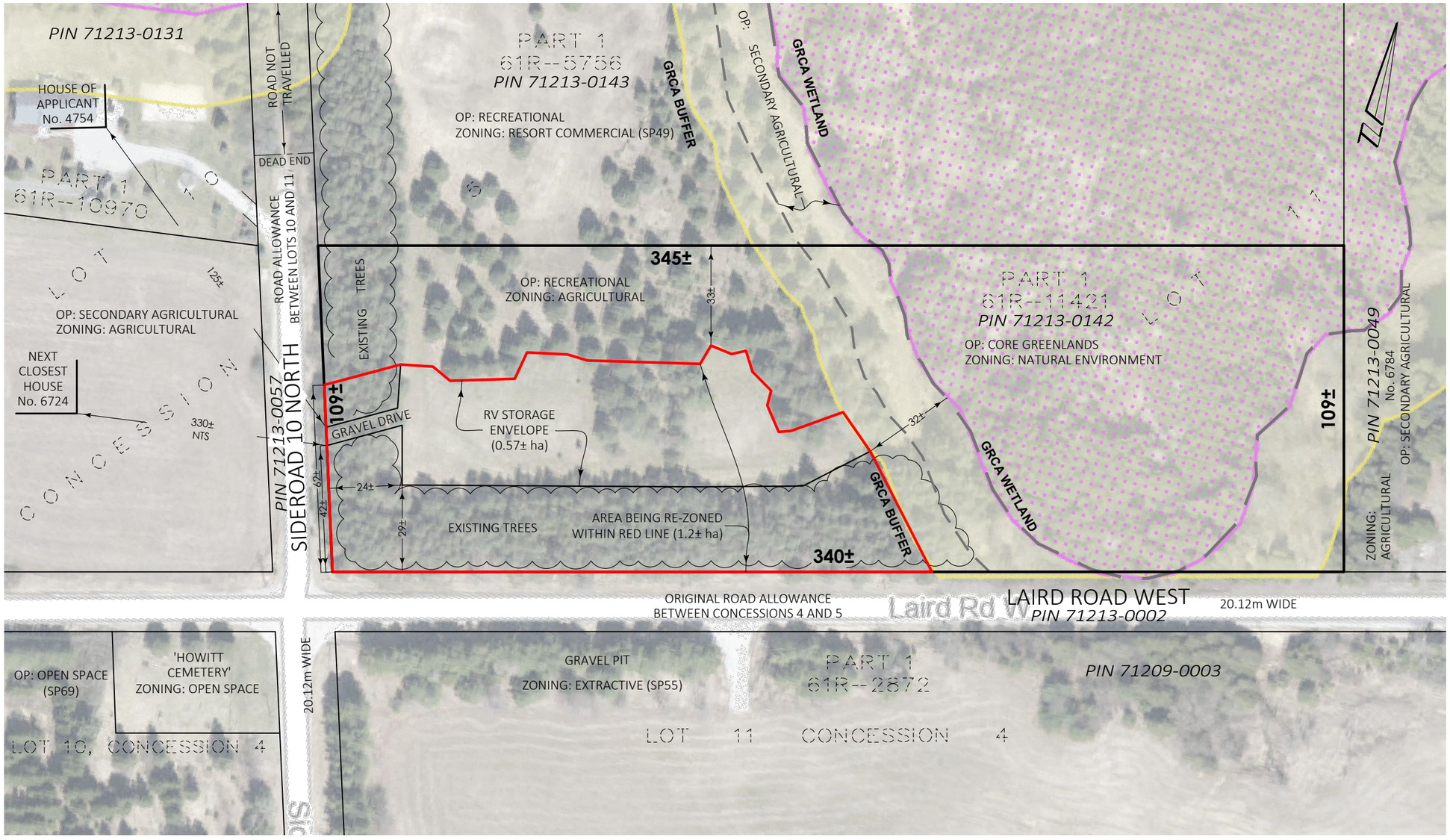
Respectfully Submitted,

_____

Jeremy Tran, RPP, MCIP
Manager, Urban Design & Development
Planning, Toronto
NPG Planning Solutions Inc.

Attachment 1 - Aerial Map of Subject Lands

Attachment 2 - Conceptual Site Plan Provided by Applicant



ILLUSTRATIVE SKETCH FOR ZONE CHANGE

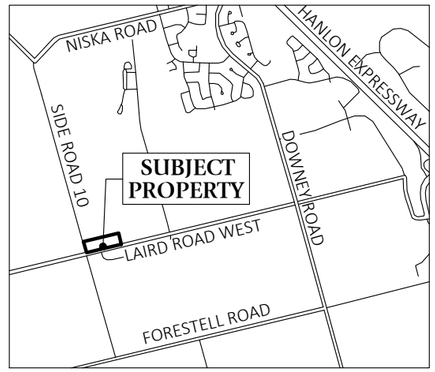
PART OF LOT 11, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

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. FOR THE PURPOSE OF THIS APPLICATION, THE SUBJECT LANDS ARE ZONED AGRICULTURAL AND HAVE AN OFFICIAL PLAN DESIGNATION OF RECREATIONAL AREAS.
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
5. N.T.S. DENOTES NOT TO SCALE

NOTES:

STORAGE - TRAVEL TRAILERS, RV'S, CARGO TRAILERS, UTILITY TRAILERS & BOATS

FIRE ACCESS - FENCED SITE / LOCKED WITH A PADLOCK. PADLOCK CAN BE CUT EASILY WITH BOLT CUTTERS BY PFD. GATE IS ACCESSIBLE FROM SR10 WITH AMPLE ROOM FOR STAGING FIRE TRUCKS OFF THE MAIN ROAD (LAIRD ROAD). ENTRANCE HAS WIDTH WITH TREES TRIMMED UP TO 6 METERS FOR FIRE TRUCK ACCESS AND CLEARANCE. LANEWAY INTO THE SITE AND OPEN AREA IS LESS THAN 30 METERS IN LENGTH AND STRAIGHT.

EMERGENCY RESPONSE PLAN

- RV'S SCREENED FOR LEAKS/ISSUES BEFORE THEY ARE ALLOWED ENTRY
- NO REPAIRS PERMITTED ON SITE
- RV'S REQUIRED TO EMPTY TANKS OFF SITE BEFORE STORAGE
- NO DUMP FACILITES OR GARBAGE ON SITE
- CURRENT PUSLINCH FIREFIGHTER / TRAINED WITH SPILL CONTAINMENT.
- HAZMAT LEVEL 1 & 2 TRAINING THOUGH PUSLINCH FIRE AND RESCUE
- FIRE PLAN INCLUDING EXITS AND TWO PALLETS OF WATER STORED ON SITE
- TRACTOR AND OTHER EQUIPMENT ON HAND (OWNER RESIDES NEXT DOOR)
- SITE IS FULLY FENCED, LOCKED AND SECURE.
- MULTIPLE MOTION LIGHTS & CAMERAS ARE INSTALLED THROUGHOUT THE SITE.

WINTER MAINTENANCE PLAN

- LARGE TRACTOR WITH HYDRAULIC SNOWBLOWER AVAILABLE
- ACCESS LANE AND STORAGE AREA PERIMETER ARE CLEARED OF SNOW
- SITE IS CLOSED FROM NOV 1- APRIL 30 (NO ACCESS)
- MOST RV'S ARE LEFT FOR THE OFF SEASON ON SITE WITH NO ACCESS.

- STORAGE AREA WELL REMOVED FROM GCRA RESTRICTED AREAS
- SITE HAS OPERATED WITHOUT ISSUE FOR OVER 5 YEARS
- NO ADDITIONAL CLEARING OR ON SITE WORKS REQUIRED

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 28th DAY OF MAY, 2026

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: TJH	CHECKED BY: JB	PROJECT No. 33816-24

May 28, 2026-10:35:52 AM
G:\PUSLINCH\Con5\ACAD\ZONE CHANGE LOT11 BARDWELL (33816-24) UTM 2010.dwg

© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-0XX

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 deems 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 part of the lands legally described as Part Lot 11 Concession 5, Part 1, 61R11421, Township of Puslinch and municipally known as 6759 Laird Road West from an **AGRICULTURAL ZONE (A)** to a **RESORT COMMERCIAL SITE-SPECIFIC ZONE (RC(SP119))** and subject to **HOLDING PROVISION (H-15)**, as shown in Schedule "A" of this By-law.

2. That Section 14 Site-Specific Special Provisions is amended by adding Special Provision No. 119 as follows:

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
119	RC		Only the following use shall be permitted: Outdoor storage area used for the parking and storage of recreational vehicles, recreational trailers, and boats on a temporary or seasonal basis, which does not include any overnight accommodation. Parking and storage may		***Zone Requirements:*** i) Minimum Lot Area: a lot that contains the RC(sp119) Zone shall have a minimum area of 3.77 hectares. ii) No buildings or structures associated with the outdoor storage use shall be permitted. ***Outdoor Storage Area*** Notwithstanding the relevant provisions in Section 4.22, the following shall apply

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
			occur throughout the year, but customer access to the RVSU shall only be permitted from May 1 to November 1 of any year.		to the outdoor storage area: i) Maximum Area: 0.57 ha ii) Minimum distance from Front Lot Line: 24 metres iii) Minimum distance from Exterior Side Lot Line: 29 metres iv) Minimum distance from Interior Side Lot Line: 33 metres v) Minimum distance from Rear Lot Line: 159 metres vi) Minimum Setback from a Natural Environment Zone: 30 metres vii) The number of recreational trailers, recreational vehicles and or boats: minimum lot size of 60 m^2 per item, to a maximum of 95 items. viii) A minimum 24-metre-wide landscape buffer consisting of trees and other vegetations is required along the entire extent of the RC(sp119) Zone where it abuts Sideroad 10 North, save and except for a driveway with a

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
					maximum width of 6 metres extending through the required landscape buffer. ix) A minimum 29-metre-wide landscape buffer consisting of trees and other vegetations is required along the entire extent of the RC(sp119) Zone where it abuts Laird Road West. The balance provisions of Section 4.22 shall continue to apply.

3. That Section 15 Holding Provisions is amended by adding Holding Provision No. 14 as follows:

Exception Number	Zone Designation	Permitted uses	Conditions for Removal	Date Enacted
15	RC (sp119)	Until the holding symbol 'h-15' is removed, no use, buildings or structures shall be permitted.	i) A Site Plan Control application for the outdoor storage use has been approved and a Site Plan agreement has been entered into and registered on title.	

4. 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.

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 PASSED THIS 15TH DAY OF JULY, 2026.

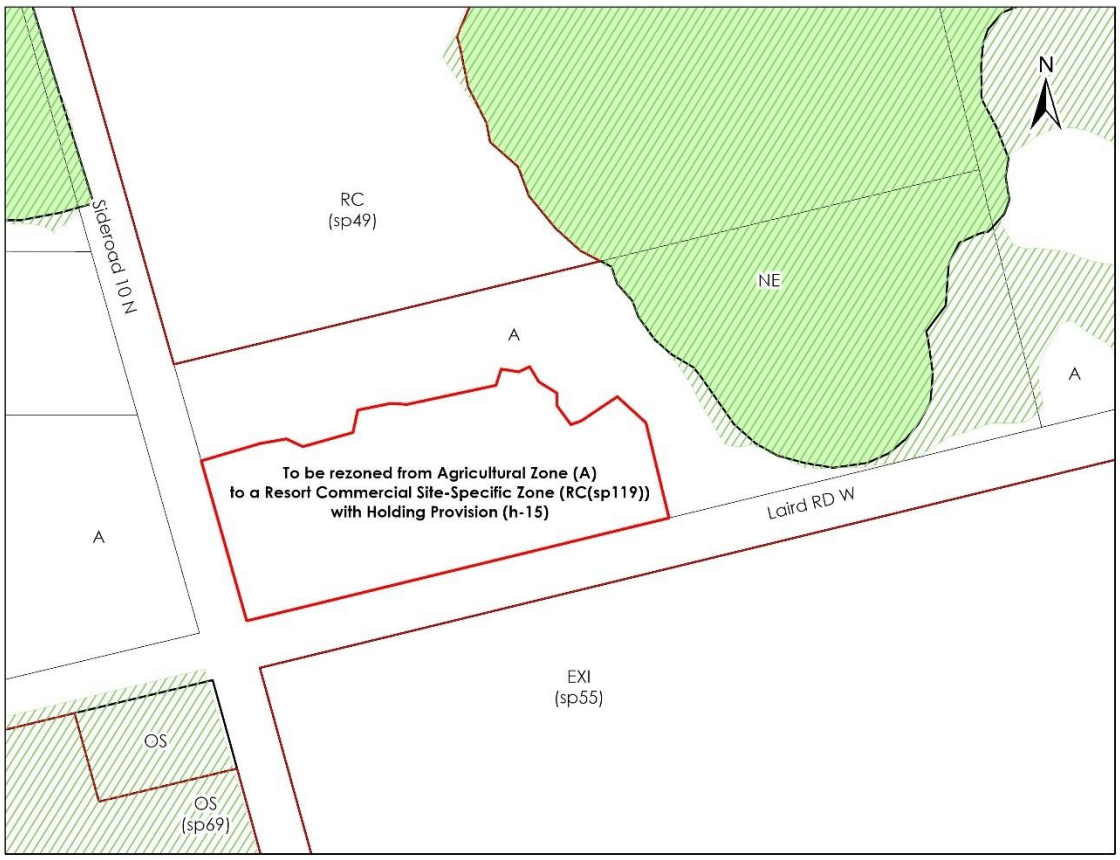
_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-0XX

SCHEDULE "A"



To be rezoned from **AGRICULTURAL ZONE (A)** to a **RESORT COMMERCIAL SITE-SPECIFIC ZONE (RC(SP119)) WITH HOLDING PROVISION (H-15)**

Attachment 3 – Draft Zoning By-law Amendment

This is Schedule “A” to the By-law No. 2026-0XX

Passed this 15th day of July, 2026

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2026-0XX

By-law Number 2026-0XX amends the Township of Puslinch Zoning By-law 023-18 by rezoning part of the lands legally described as Part Lot 11 Concession 5, Part 1, 61R11421, Township of Puslinch, and municipally known as 6759 Laird Road West, from an AGRICULTURAL (A) ZONE to a RESORT COMMERCIAL SITE-SPECIFIC ZONE (RC(SP119)) WITH HOLDING PROVISION (H-15).

REPORT COR-2026-037

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	July 15, 2026
SUBJECT:	Zoning By-law Amendment Application Recommendation Report – To lift the holding provision 4 Brock Rd N File: D14/HAR

RECOMMENDATION

That Report COR-2026-037 entitled Zoning By-law Amendment Application Recommendation Report to lift the holding provision – 4 Brock Rd N – D14/HAR be received for information; and

Whereas the Township and its expert consultants are satisfied with the application to lift the holding provision of the Rear Part Lots 20 Concession 7 through their comprehensive review of the submission materials;

Therefore be it resolved,

That Council approves the Zoning By-law Amendment to lift the holding provision for the property municipally known as 4 Brock Rd N; and

That Council give three readings to By-law 2026-049 as presented, being a by-law to amend By-law no. 2018-023, as amended, being the Zoning By-law of the Township of Puslinch.

Purpose

The purpose of this report is to provide Council with a recommendation with respect to the Zoning By-law Amendment Application to lift holding provision for a portion of the lands legally described as Rear Part Lots 20 Concession 7 and municipally known as 4 Brock Rd N ("Subject Lands").

Process

Council, at its meeting on May 27, 2026, deemed the Zoning By-law Amendment Application to lift the holding provision for 4 Brock Rd N to be complete and directed staff to complete the notice requirements in accordance with Section 8 of O. Reg 545/06 and Section 36(4) of the *Planning Act*, *1990*, as amended.

The following steps have been completed to date:

- The statutory notice of intention to pass amending by-law to remove holding symbol ("notice of intention") was circulated to properties within a 120 metre buffer, in addition to all required agencies on June 2, 2026;
- The notice of intention was published in Wellington Advertiser on June 4, 2026, to notify those who did not receive a direct mailing notice; and
- Additionally, the Township includes notice on the Township website under 'Public Notices' and on the Township's Active Planning Application page.

In accordance with the *Planning Act*, *1990,* the Township has 90 days to process a zoning by-law amendment application to remove the holding symbol. The Township continues to process applications as close to the legislated timelines as practical.

Holding provision requirement

The lifting of holding provision (h-5) requires that a Site Plan Approval application be approved and a Site Plan agreement has been entered into and registered on title.

Council, at its meeting held on May 27, 2026, authorized staff to enter into a Preliminary Development Agreement with the property owner to address the outstanding Site Plan Control requirements necessary to satisfy the Holding Provision. The agreement satisfies the requirement for the owner to enter into a Site Plan Control Agreement before commencing any external site development, while permitting the owner to proceed with interior construction in advance of final Site Plan Control approval and registration.

The applicant has entered into the preliminary development agreement and is continuing to concurrently work through Site Plan Approval in order to operate a daycare centre on the subject lands.

Based on the feedback from Township departments and Township consultants, the Township's Planner is satisfied that the requirements to lift the holding provision (h-5) has been met. As such, staff recommend that Council approve the zoning by-law amendment application to lift holding

provision as outlined in the draft by-law (Schedule "A") and give three readings to the draft by-law as presented.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act, R.S.O. 1990,

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by township planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Engagement Opportunities

As outlined throughout the report.

Attachments

Schedule "A" Draft Zoning By-law

Respectfully submitted,	**Reviewed by:**
Monika Farncombe, Planning & Corporate Services Coordinator	**Justine Brotherston, Director of Corporate Services/Municipal Clerk**

Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran, Manager Urban Design & Development Planning
NPG Planning Solutions Inc.

Subject: Recommendation Report
Zoning By-law Amendment Application D14-HAR
PT LT 20, CON 7, PUSLINCH, AS IN RO686554, PUSLINCH
4 Brock Road North, Puslinch

Meeting Date: July 15, 2026

Attachments: 1 – Aerial Map of Subject Lands
2 – Draft Zoning By-law Amendment

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment application ("The Application") for the lands municipally known as 4 Brock Road North (the "Subject Lands") and shown in **Attachment 1**. The Application is required to lift a holding provision that currently applies to the entirety of the Subject Lands. The Township Council deemed the Application complete on May 27, 2026.

This report provides an overview of the proposal, highlights requirements needed to remove the holding provision, and provides an overview of the application process.

This report also recommends that the Township Council approves the Zoning By-law Amendment application.

RECOMMENDATIONS

It is respectfully recommended:

1. That Council approve the amendment to the Township of Puslinch Comprehensive Zoning By-law No. 023-18 for the lands municipally known as 4 Brock Road North, as detailed in **Attachment 2** to this Report; and

2. That Council direct Staff to submit the necessary By-law.

INTRODUCTION

The Subject Lands has frontage along 4 Brock Road North and are approximately 0.28 hectares in area. The Subject Lands are generally rectangular in shape. The Lands are legally described as Part of Lot 20, Concession 7, Township of Puslinch, as in RO686554; Township of Puslinch, County of Wellington. An aerial of the property is included as **Attachment 1**.

There are no natural heritage features on the Subject Lands. In addition, the Subject Lands are located outside of the Grand River Conservation Authority (GRCA) regulation limit.

The Subject Lands presently contain a two-storey single detached dwelling, and an accessory structure. Surrounding land uses consist of commercial, residential and industrial uses.

PURPOSE

The purpose of the application for Zoning By-law Amendment application is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to lift the holding provision and to permit new use, buildings and structures on the Subject Lands.

For information, the applicant has submitted a Site Plan Control application (D11-HAR), proposing a daycare centre, an outdoor play area, a parking area with 21 vehicle parking spaces and 10 bicycle parking spaces on the Subject Lands.

If approved, the Zoning By-law amendment would lift the holding provision (h5) for the Subject Lands, and rezone them from Core Mixed Use Zone (CMU) with holding provision (h5) to Core Mixed Use Zone (CMU). The draft Zoning By-law Amendment to lift the holding provision is included as **Attachment 2**.

APPLICATION PROCESS

Council, at its meeting on May 27, 2026, deemed the Zoning By-law Amendment application to lift the holding provision for the Subject Lands complete and directed staff to complete the notice requirements in accordance with Section 8 of O. Reg 545/06 and Section 36(4) of the *Planning Act*, 1990, as amended.

The following steps have been completed to date:

- The statutory notice of intention to pass amending by-law to remove holding symbol ("notice of intention") was circulated to properties within a 120-metre buffer, in addition to all required agencies on June 2, 2026;
- The notice of intention was published in Wellington Advertiser on June 4, 2026, 2025, to notify those who did not receive a direct mailing notice; and
- Additionally, the Township includes notice on the Township website under 'Public Notices' and on the Township's Active Planning Application page.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws while Section 36 permits the use of the holding symbol "h" to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law. As per Section 24(1) of the *Planning Act,* By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within a Rural Settlement Area as per the Provincial Planning Statement, 2024 (the "PPS"). The Subject Lands are located within the Aberfoyle

Secondary Urban Centre and designated Central Business District as per schedule B7-1 of the Wellington County Official Plan (County OP).

The following policies apply:

Provincial Planning Statement (2024)

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1.1. Settlement areas shall be the focus of growth and development.

2.5 Rural Areas in Municipalities

2.5.2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

2.5.3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

County of Wellington Official Plan (Last Updated December 2025)

8.4.3 Permitted Uses

The CENTRAL BUSINESS DISTRICT as illustrated on Schedule B to the Plan shall accommodate a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions.

13.5 Holding By-laws

In order to remove a holding provision from a parcel of land, the following conditions must be satisfied, where appropriate:

a) demonstration of the developer's commitment to proceed through the signing of, and compliance with the necessary subdivision and servicing agreements;

b) indication from the municipal engineer that water and sewer services are available;

c) indication from appropriate utilities that the necessary utilities are available;

d) indication from provincial, county or local authorities having jurisdiction that road access is available;

e) satisfactory provisions for the completion of any necessary drainage works, including down- stream or off-site improvements.

f) demonstration that the use can be established within an acceptable level of risk to municipal water and/or communal supply sources in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan, as applicable.

Prior to removing a holding symbol, local council shall be satisfied that all requirements or conditions related to the unresolved details have been met. Subdivision and development agreements may be used as a means of satisfying a local council that removal of the holding provisions is appropriate.

Summary & Analysis

The proposed application facilitates the development of a day care centre within Aberfoyle Secondary Urban Centre, which is a focus of growth and development. Additionally, the day care centre use is also contemplated in the Central Business District designation by the County OP, and is appropriately located to serve the needs of the Aberfoyle community.

The conditions for the removal of a holding provision as outlined in Section 13.5 of the County OP have been satisfied for the following reasons:

- As previously noted, an application for Site Plan Control (D11-HAR) has been submitted for a proposal consisting of a day care centre, an outdoor play area, a parking area with 21 vehicle parking spaces and 10 bicycle parking spaces. It is our understanding that all technical matters related to the scale of the development, provision of services, road access, drainage and source water protection have been addressed and an agreement is being finalized; and

- The applicant has also entered into a Preliminary Development Agreement with the Township which requires the applicant to enter into a Site Plan Control agreement to be registered on title of the property prior to commencement of any work that would trigger site plan control in accordance with the Township's Site Plan Control By-law.

As such, the Zoning By-law Amendment to lift the holding provision is consistent with the PPS and conforms with the County OP.

TOWNSHIP OF PUSLINCH COMPREHENSIVE ZONING BY-LAW 023-18

According to Schedule ‘A’ of the Puslinch Zoning By-law, the Subject Lands are zoned Core Mixed-Use Zone (CMU) with holding provision (h5). The condition for removal for this holding provision, is as follows:

- Prior to the removal of the holding symbol, Council shall require the submission and approval of a Site Plan Approval application. Council may also require that any of the studies that would normally be required as part of an application for a zoning by-law amendment (as outlined in Section 13.15.5 of the County Official Plan) be completed as part of the Site Plan Approval application.

As previously noted, an application for Site Plan Control (D11-HAR) has been submitted and an agreement is being finalized. However, to expedite the overall planning process for the proposed day care centre, the applicant has entered into a Preliminary Development Agreement with the Township which requires the applicant to enter into a Site Plan Control agreement to be registered on title of the property prior to commencement of any work that would trigger site plan control in accordance with the Township’s Site Plan Control By-law. As such, the requirements to lift the holding provision (h5) have been met.

CONCLUSION

It is recommended that the Zoning By-law Amendment application D14-HAR be approved, as the Application is consistent with the PPS, conforms with the County Official Plan and has met the requirements for the removal of the holding provision.

Respectfully Submitted,

_____

Jeremy Tran, RPP, MCIP
Manager, Urban Design & Development Planning, Toronto
NPG Planning Solutions Inc.

Attachment 1 - Aerial Map of Subject Lands

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-0XX

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 deems 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;

AND WHEREAS notice of intention to remove the h5 Holding Provision on the lands municipally known as 4 Brock Road North, has been provided in accordance with the regulations of the *Planning Act*, as amended;

AND WHEREAS it has been confirmed to the Council of the Corporation of the Township of Puslinch that all of the necessary conditions required for the removal of the holding provision have been satisfied;

AND WHEREAS the Council of the Corporation of the Township of Puslinch deems it appropriate to remove the h5 Holding Provision on the lands;

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 the lands legally described as Part lot 20, Concession 7, Township of Puslinch, as in RO686554, Township of Puslinch and municipally known as 4 Brock Road North from a **CORE MIXED-USE ZONE (CMU) WITH HOLDING PROVISION (H5)** to a **CORE MIXED-USE ZONE (CMU)** as shown in Schedule "A" of this By-law.
2. 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.
3. 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 PASSED THIS 15TH DAY OF JULY, 2026.

_____ _____

James Seeley, Mayor Justine Brotherston, Acting Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-0XX

SCHEDULE "A"

To be rezoned from **CORE MIXED-USE ZONE (CMU) WITH HOLDING PROVISION (H5)** to **CORE MIXED-USE ZONE (CMU)**

Attachment 2 – Draft Zoning By-law Amendment

This is Schedule “A” to the By-law No. 2026-0XX

Passed this 15th day of July, 2026

_____
James Seeley, Mayor

_____
Justine Brotherston, Acting Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2026-0XX

By-law Number 2026-0XX amends the Township of Puslinch Zoning By-law 023-18 by rezoning the lands legally described as Part lot 20, Concession 7, Township of Puslinch, as in RO686554, Township of Puslinch and municipally known as 4 Brock Road North, from a CORE MIXED-USE ZONE (CMU) WITH HOLDING PROVISION (H5) to a CORE MIXED-USE ZONE (CMU).

REPORT COR-2026-038

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	July 15, 2026
SUBJECT:	Zoning By-law Amendment Application (D14/KUK) Progress Update

RECOMMENDATION

That Report COR-2026-038 entitled Zoning By-law Amendment Application (D14/KUK) Progress Update – D14/KUK (PUSLINCH CON 10 PT LOTS 7 TO;9) be received for information; and,

Whereas Township staff and Township consultants have reviewed the application and have confirmed that all required studies have been provided and raised no concerns regarding moving to the next steps of presenting the application at the Township Planning & Development advisory committee meeting and holding a public information meeting. ; and

Whereas the Township acknowledges that moving the application forward does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal recommendation on the application to be presented following the
completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township in accordance with the *Planning Act, 1990* and Township's policies and standards;

Therefore Be It Resolved that Council approves advancing the application as recommended; and

That Council acknowledges that these steps are procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

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

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site Specific Zoning By-law Amendment for the property described as Part Lots 7, 8 & 9, Concession 10; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone a portion of Part of Lots 7, 8, and 9, Concession 10, within the Township of Puslinch from Agriculture (A) Zone to Hamlet Residential Zone – Holding (HR-xxx-"H") to allow for a single detached dwelling, additional residential unit, a home business and a park.
2. Obtain confirmation from Council that the application can proceed to the Planning & Development Advisory Committee for comments and holding a public information meeting and provide notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the *Planning Act, 1990*.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone the lands municipally known as Part Lots 7, 8 & 9, Concession 10 from Agriculture (A) Zone to Hamlet Residential Zone – Holding (HR-xxx-"H") to allow for a single detached dwelling, additional residential unit, a home business and a park.

The application was submitted to the Township in 2006 and underwent an initial review before becoming inactive. The application was reactivated when a subsequent submission was made on August 19, 2025. It is staff's understanding that in 2006 the *Planning Act* did not include the

requirement for applications to be deemed to be complete and as such staff are processing the application as if it had been deemed complete in 2006.

Given the significant period of time that has elapsed since the application was originally submitted to the Township, and following its reactivation, staff determined that it would be appropriate to provide Council with a progress report for information prior to commencing to the public consultation process. This report is intended to update Council on the status of the application and the work completed to date before proceeding to the statutory public consultation stage. Township staff and consultants will begin a fulsome review of the application based on the application merits after the July 15, 2026 Council meeting.

Consultation:

1. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township in 2006 and the prescribed fee was not collected at this time [JB1][2]but rather the application was being processed through third party invoicing. Since the original submission, the applicant has participated in a pre-consultation process in 2023 and has made five subsequent submissions beginning in 2025 to ensure that all required supporting documents and technical studies have been provided. As noted, there is no legislative requirement to deem the application complete, based on the 2006 application submission, however, the applicant has nevertheless undertaken the Township's current completeness review process. This has ensured that all required documentation has been submitted prior to the commencement of the technical review and public consultation processes.

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

Pre-consultation – May 18, 2024

- Site Plan – 39 Lots
- Site Plan – 46 Lots
- Water Well Records
- Groundwater Assessment Report
- Draft Plan of Subdivision
- Rail Noise and Vibration Impact Assessment
- Preliminary Stormwater Management Report
- Traffic Impact Study
- Bedrock Geology

- Borehole Monitoring Well Location Plan
- Hydrogeological Assessment
- Well Location Plan
- Railway Berm Cross Sections
- Railway Crossing Sightline Requirements

1st Submission – 2006

- Planning Consultant Letter
- County of Wellington Severance Application
- Comments from Arkell United Church
- Guelph Junction Railway Comments
- Objection to Proposed Development Petition
- Memorandum to Planning Advisory Committee
- Letters from residents
- Correspondence from Harden Environmental
- GWS Environmental Review
- Correspondence from City of Guelph regarding Official Plan Amendment
- Ministry of Municipal Affairs and Housing Comments
- County of Wellington Comments
- Comments from Guelph Field Naturalists
- Fire Department Comments
- Township Letter to Harden Environmental
- Correspondence from Planning Consultants

Pre-consultation to renew the application – April 2023

- Conceptual Plan – 39 Lots
- Conceptual Plan – 46 Lots
- Rail Noise and Vibration Impact Assessment
- Preliminary Stormwater Management Report
- Traffic Impact Study
- Well Water Records
- Groundwater Supply Assessment
- Draft Plan of Subdivision
- Bedrock Geology
- Borehole Monitoring Well Location Plan

- Hydrogeological Assessment
- Well Location Plan
- Traffic Drawings

2nd Pre-consultation submission – March 2024

- Traffic Impact Study
- Functional Servicing and Stormwater Management Report
- D5-4 Assessment
- Archaeological Report
- Stage 1-2 Archaeological Assessment

2nd Submission – August 19, 2025

- Letter to Township
- Stage 1-2 Archaeological Assessment
- Owner Authorization Form
- Letter to County of Wellington Planning regarding Mineral Aggregate Evaluation
- Letter to County of Wellington Planning regarding Alternate Site Evaluation
- Geotechnical Email from Chung & Vander Doelen
- Groundwater Supply Assessment
- Archaeological Report
- Hydrogeological Review
- ARL Groundwater Resources Response to Comments
- Test Pit Locations
- Results of Breeding Birds Surveys
- Preliminary Grading and Servicing Plan
- Water Balance Assessment
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study
- Comment Matrix
- Test Pit No. 1
- Grain Size Analysis
- Stovel & Associates letter to Township re: MDS
- Conceptual Plan – 44 Lots

3rd Submission – January 27, 2026

- Parcel Register and PIN Map
- Draft Official Plan Amendment
- Planning Justification Report
- Draft Zoning By-law Amendment
- Agricultural Impact Assessment
- On-site Sewage Servicing Schematic
- Preliminary Grading and Servicing Plan
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study
- Letter from 2006 regarding Zoning By-law Amendment application

4th Submission – April 9, 2026

- Traffic Impact Study Addendum
- Comment Response Matrix
- Noise and Vibration Feasibility Study
- Terms of Reference

5th Submission – June 5, 2026

- Planning Justification Report Updated
- Agricultural Impact Assessment Updated
- Zoning By-law Amendment Wording
- HGC Responses to Peer Review Comments – Noise
- Noise and Vibration Feasibility Study
- Scoped Environmental Impact Study

Recommendation

Staff recommend that Council direct staff to proceed with the statutory public consultation stage at this time as the Township's staff and consultants have determined that all the required documents and studies have been provided for the application. The applicant is responsible for paying all third-party costs associated with the application.

The legislation sets out the following process to be completed:

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

- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (Tentatively August 11, 2026);
- Schedule and conduct at least one public meeting (Tentatively October 21, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

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

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by township planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – Key Map
Schedule "B" – 1st and 2nd Pre-consultation Submissions and Comment Summaries (Uploaded to the Township website separately due to size limitations)

Schedule "C" – 1st Submission of Zoning By-law Amendment application and Comment Summary (Uploaded to the Township website separately due to size limitations)
Schedule "D" – 2nd Submission of Zoning By-law Amendment application and Comment Summary (Uploaded to the Township website separately due to size limitations)
Schedule "E" – 3rd Submission of Zoning By-law Amendment application and Comment Summary (Uploaded to the Township website separately due to size limitations)
Schedule "F" – 4th Submission of Zoning By-law Amendment application and Comment Summary (Uploaded to the Township website separately due to size limitations)
Schedule "G" – 5th Submission of Zoning By-law Amendment application and Comment Summary (Uploaded to the Township website separately due to size limitations)

Respectfully submitted,

Monika Farncombe
Planning & Corporate Services Coordinator

Reviewed by:

Justine Brotherston
Director of Corporate Services/ Municipal Clerk

Schedule "A"

KEY MAP

REPORT COR-2026-040

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	July 15, 2026
SUBJECT:	Zoning By-law Amendment Application (D14/SNY) 339 Downey Rd Request for Council to deem the application complete

RECOMMENDATION

That Report COR-2026-040 entitled Request for Council to Deem Zoning By-law Amendment Application Complete – D14/SNY (339 Downey Rd) be received for information; and,

Whereas Township staff and Township consultants have reviewed the application and have confirmed that all required studies have been provided and raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal recommendation on the application to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township in accordance with the *Planning Act, 1990* and Township's policies and standards;

Therefore Be It Resolved that Council deems the application D14/SNY to be complete in accordance with the *Planning Act, 1990*; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

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

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site-Specific Zoning By-law Amendment for the property described as Part Lot 14 & 15, Concession 5; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone the lands from an Agriculture (A) to Agricultural (A) with a site-specific special provision to permit a minimum lot frontage of 14m and to permit two existing dwelling units on the subject property. The site-specific special provision will also prohibit any additional new dwelling units (A(spXX)).

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

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone the lands municipally known as 339 Downey Rd from an Agricultural (A) to Agricultural (A) with a site-specific special provision to permit a minimum lot frontage of 14 m and to permit two existing dwelling units on the subject property. The site-specific special provision will also prohibit any additional new dwelling units (A(spXX)).

The application required two submissions in order determine that all required documents and studies to support the application have been received.

Township staff and consultants will begin a fulsome review of the application based on the application merits once the application has been deemed to be complete by Council.

Consultation:

1. Process to Deem Application Complete

The Zoning By-law Amendment Application and the prescribed fee was submitted to the Township on April 28, 2026. There were two submissions in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

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

1st Submission – April 28, 2026:

- Registered Plan
- Survey

2nd Submission – May 27, 2026

- Planning Justification Report
- Draft Zoning By-law
- Parcel Register
- PIN Map
- Sketch showing proposed development

Recommendation

Staff recommend that Council deem the application to be complete at this time as the Township's staff and consultants have determined that all the required documents and studies have been provided to support the application. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs.

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

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning & Development Advisory Committee for comments (Tentatively September 8, 2026);
- Schedule and conduct at least one public meeting (Tentatively October 21, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

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

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by township planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – Key Map

Schedule "B" – 1st submission Zoning By-law Amendment documents and Comment Summary
Schedule "C" – 2nd submission Zoning By-law Amendment documents and Comment Summary

Respectfully submitted,

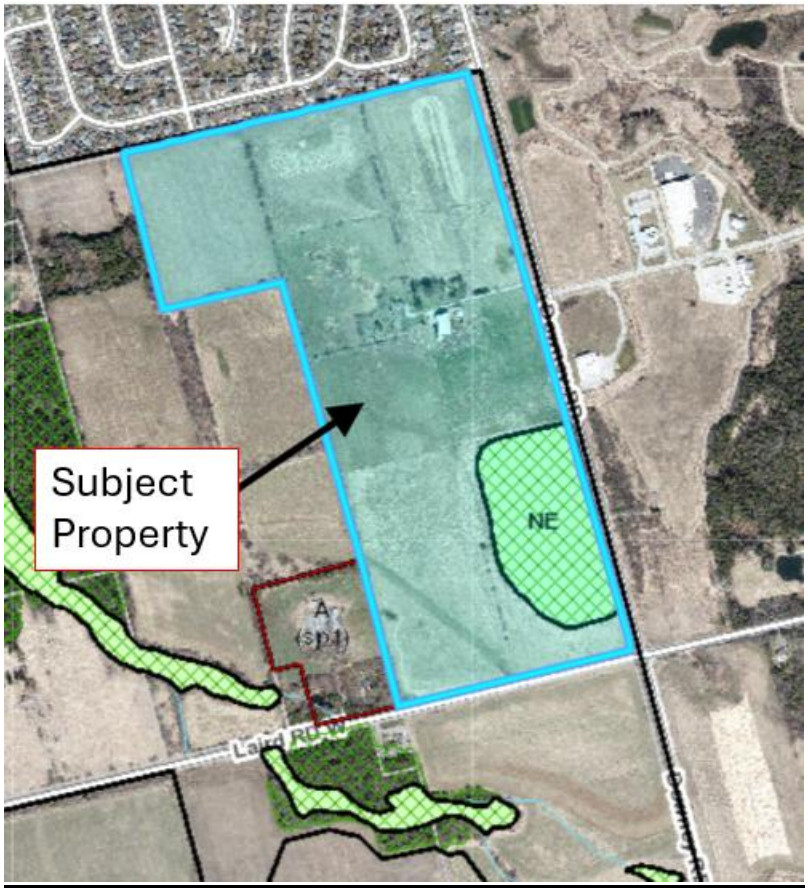
Monika Farncombe
Planning & Corporate Services Coordinator

Reviewed by:

Justine Brotherston
Director of Corporate Services/ Municipal Clerk

Schedule "A"

KEY MAP



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JANUARY 6, 2026
DATE

J. R. FINNIE
ONTARIO LAND SURVEYOR

PLAN 61R-23153
RECEIVED AND DEPOSITED

January 22, 2026
DATE
"A. SOLANKY"

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON (No. 61)

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 15	5	PART OF PIN 71214-0180(LT)	1.468 Ha.
2				1068 SQ. M.
3				41 SQ. M.
4				1820 SQ. M.
5			ALL OF PIN 71219-0139(LT)	1857 SQ. M.
6				71 SQ. M.
7				3357 SQ. M.

PLAN OF SURVEY OF

PART OF LOT 15
CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.
SCALE: 1:2500 METRIC

0 50 100 150 METRES

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

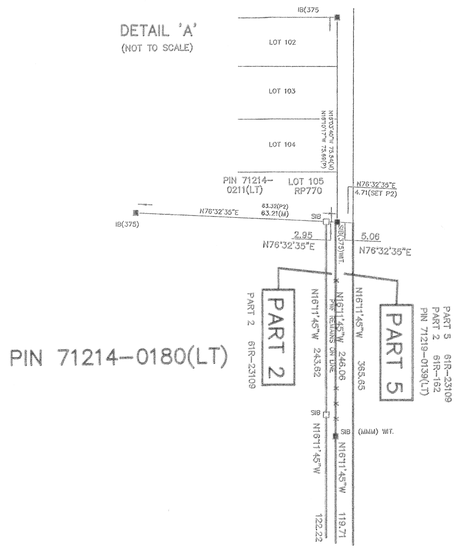
375 DENOTES BLACK SHOEMAKER ROBINSON & DONALDSON LTD. O.L.S.
1155 DENOTES VAN HARTEN SURVEYING LIMITED
1575 DENOTES J. R. FINNIE O.L.S.
MMM DENOTES MARSHALL MACKLIN MONAGHAN LTD. O.L.S.

P1 DENOTES DEPOSITED PLAN 61R-162
P2 DENOTES REGISTERED PLAN 770
P3 DENOTES DEPOSITED PLAN 61R-4167

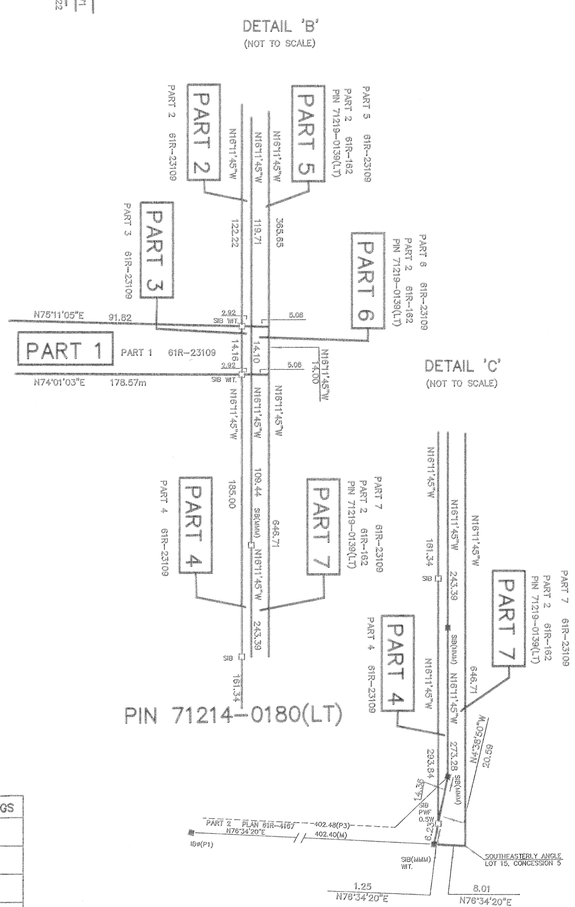
CON DENOTES CONCESSION
M DENOTES MEASURED
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
WIT DENOTES WITNESS
PWF DENOTES POST AND WIRE FENCE
SRF DENOTES SNAKE RAIL FENCE

N,S,E,W DENOTES NORTH, SOUTH, EAST AND WEST RESPECTIVELY
NO FENCES UNLESS OTHERWISE INDICATED

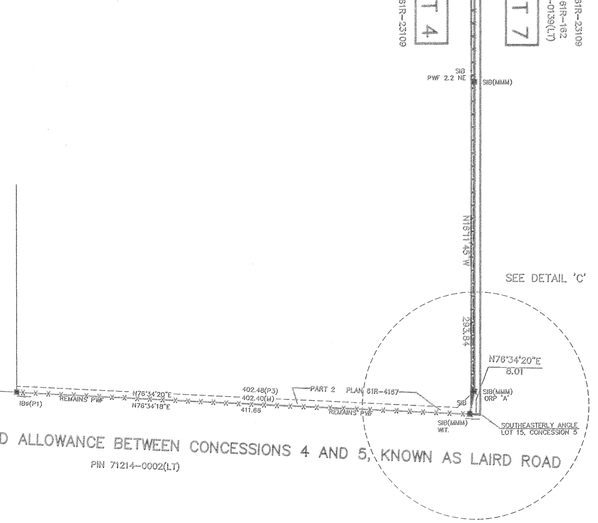
DETAIL 'A'
(NOT TO SCALE)



DETAIL 'B'
(NOT TO SCALE)



DETAIL 'C'
(NOT TO SCALE)



ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 & 16, KNOWN AS DOWNEY ROAD
PIN 71219-0140(LT)

LOT 15
CONCESSION 5
PIN 71214-0180(LT)

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5, KNOWN AS LAIRD ROAD
PIN 71214-0002(LT)

CAUTION

CO-ORDINATES, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PLAN ROTATION TABLE FOR GROUND TO GRID BEARINGS	
PLAN	ROTATION
P1	1°02'15" COUNTERCLOCKWISE
P2	1°05'45" COUNTERCLOCKWISE
P3	1°05'50" COUNTERCLOCKWISE

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS (ORPs) 'A' AND 'B', UTM ZONE 17N, NAD 1983 (CSRS-2010 EPOCH), AS CORRECTED BY NRCAN'S PPP SERVICE.
VELOCITY MODEL FOR NAD83(CSRS) NAD83v60VG
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99959970.
COORDINATES ARE TO A RURAL ACCURACY AS PER s.14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP 'A'	4815239.773	562233.249
ORP 'B'	4816205.564	561953.188

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 5th DAY OF JANUARY, 2026.

JANUARY 6, 2026
DATE

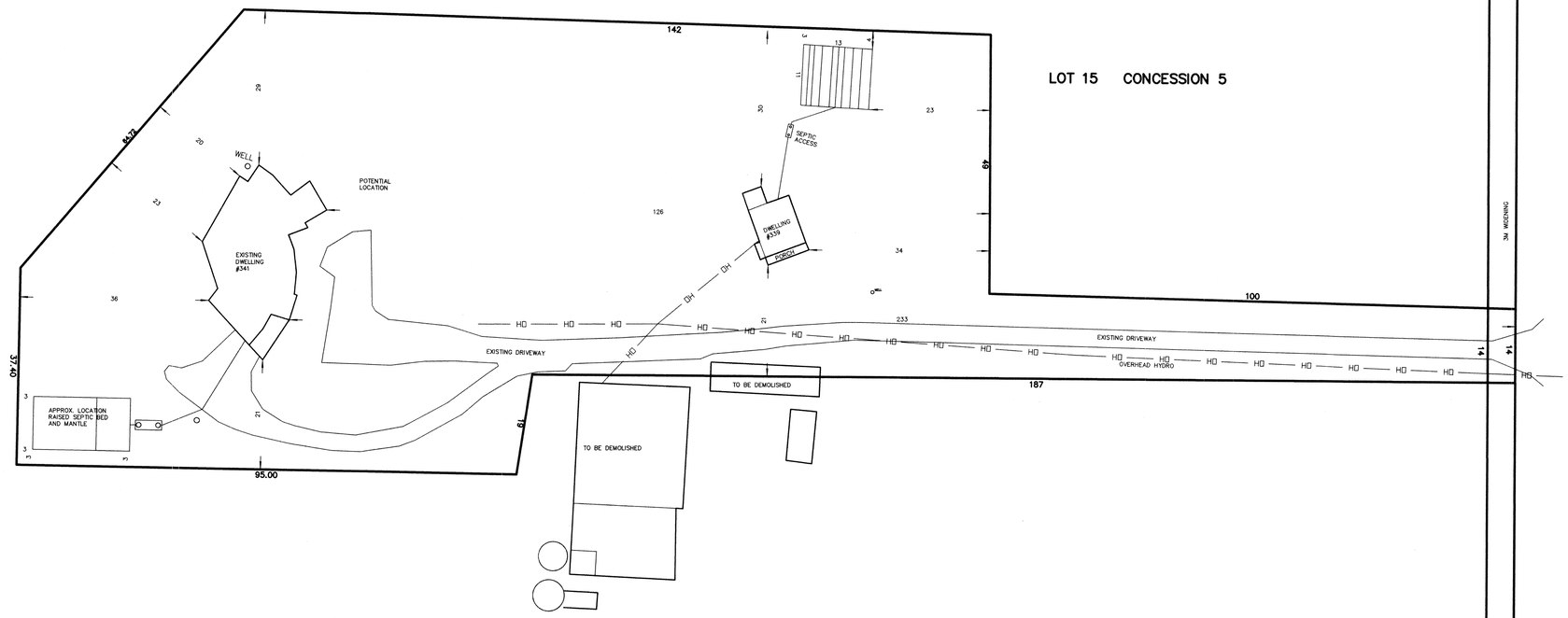
[redacted]
J. R. FINNIE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM V-111350.

SERVING ONTARIO SINCE 1985

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833-2380 FAX (519) 833-0208
EMAIL: rfinnie@yfinnie.com
www.yfinnie.com

DRAWN BY: jf | PROJECT: 25-2360RREV



SKETCH OF SURPLUS FARM DWELLING FOR SEVERANCE COMPLIANCE

J. R. FINNIE O.L.S.
SCALE: 1:500 METRIC

0 10 20 30 METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

LOCATION

PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

KEY MAP

SEPTIC NOTES

BED FOR #339 DOWNEY LOCATED BY GROUND PENETRATING RADAR (GPR) LOCATION IS APPROXIMATE, BASED ON INTERPRETATION OF SIGNALS.

BED FOR #341 DOWNEY LOCATED BY INTERPRETATION OF SEPTIC INSTALLER NOTES AND MAP. LOCATION OF BED FROM FIELDWORK JANUARY 6, 2026.

SITE DATA TABLE

FEATURE	REQUIRED	PROPOSED
ZONING	AGRICULTURAL	AGRICULTURAL
COUNTY OFFICIAL PLAN	PRIME AG.	PRIME AG.
USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	0.4 Ha.	1.4 Ha.
LOT FRONTAGE	30 M.	14 M.
MINIMUM FRONT YARD	7.5 M.	233 M.
MINIMUM REAR YARD	7.5 M.	24 M.
MINIMUM INTERIOR SIDE YARD	3.0 M.	21 M.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY WAS COMPLETED ON JANUARY 6, 2026.

APRIL 7, 2026
DATE

[redacted]
J. R. FINNIE
ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PROTECTED BY COPYRIGHT.
© J. R. FINNIE O.L.S. – 2026

CLIENTS: ROBERT SNYDER, LYNN CILLES, ESTATE STANFORD ROBERT SNYDER

SERVING ONTARIO SINCE 1985
J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833-2380 FAX (519) 833-0208
EMAIL: rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf | PROJECT: 26-2360SPREV

May 8, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
339 Downey Road
RE: Application for Zoning By-law Amendment - Determination of Completeness & 1st Technical Review

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application. The application is required to fulfill the conditions of consent application (B94-24) that was provisionally approved for the lands municipally known as 339 Downey Road (Subject Lands). The consent application proposed to sever an approximately 1.4-hectare of lands from the remaining portion of lands that is approximately 47 hectares in size. The severed parcel is zoned Agricultural (A) and contains two (2) detached residential buildings, existing septic systems and an existing driveway from Downey Road. The retained parcel is zoned Agricultural (A) in part and Natural Environment (NE) in part and contains a holding pen, a barn and a driveshed. The existing barn and driveshed on the retained parcel are proposed to be demolished. The existing NE Zone corresponds to a provincially significant wetlands regulated by the Grand River Conservation Authority (GRCA).

In detail, the conditions of the consent application require the owner to obtain zoning compliance for both the retained and severed parcels, including but not limited to the reduced lot frontage and the permission of two (2) dwelling units on the severed parcel and the prohibition of residential use on the retained parcel.

The Subject Lands are approximately 48.4 hectares in size and have frontages of approximately 406 meters along Laird Road West and approximately 998 metres along Downey Road. Surrounding uses consist of residential uses to the north (in the City of Guelph), agricultural uses to the west and south and employment uses to the east (in the City of Guelph).

This is the first submission for a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Sketch of Surplus Farm Dwelling for Severance Compliance prepared by J. R. Finnie Ontario Land Surveyor, dated April 7th, 2026; and
- Plan of Survey of Part of Lot 15 Concession 5 Township of Puslinch, County of Wellington prepared by J. R. Finnie Ontario Land Surveyor, dated January 6th, 2026.

1. **Determination of Completeness:**
    a. The application for Zoning By-law Amendment application should be deemed incomplete until the items outlined in #2 are provided.

2. **Additional Requirements:**
    a. Parcel Register and PIN Map;
    b. Conceptual Site Plan for the retained parcel;
    c. Draft Zoning By-law(s) for the retained and severed parcels; and
    d. Planning Justification Brief or a Cover Letter, prepared by a Registered Professional Planner.

3. **Application Support:**
    a. At the moment, we are not prepared to support the application.

4. **Provincial and County Policies**
    a. The Subject Lands are within Rural Areas and Prime Agricultural Areas under the Provincial Planning Statement (2024) (PPS). Section 4.3.2 of the PPS outlines permitted uses within the Prime Agricultural Areas while Section 4.3.3 of the PPS provides policies for lot creation within the Prime Agricultural Areas.

    b. The Subject Lands are designated Prime Agricultural in part and Core Greenlands in part in the County of Wellington Official Plan (County OP). Section 5.6.2 provides policies applicable to development on adjacent lands, i.e. 120 metres of provincially significant wetlands. The rezoning of the severed parcel is more than 200 metres from the feature and the rezoning of the retained parcel is to prohibit future residential use on this lot. Due to the limited scope and nature of the proposal, an Environmental Impact Statement is not required.

    c. Section 6.4 of the County OP provides relevant policies for Prime Agricultural lands. Section 6.4.3 provides a list of permitted uses while Section 6.4.9 requires

appropriate provincial minimum distance separation formula to be applied to new land uses.

d. We require a Planning Justification Brief, prepared by a Registered Professional Planner, to evaluate the proposed Zoning By-law Amendment, against the relevant policies under the PPS and the County OP. Specifically, please provide more information regarding the two (2) residential buildings on the severed parcel and discuss how this is consistent with the PPS and conforms with the County OP. This may include confirmation of who occupies each building and whether one of the residential buildings is considered an additional residential unit as per Policy 4.3.2.5 of the PPS.

5. Township of Puslinch Comprehensive Zoning By-law No. 023-18

a. The Subject Lands are currently zoned Agricultural (A) in part and Natural Environment (NE) in part. The Zoning By-law Amendment application is required to provide relief from the Puslinch Zoning By-law.

b. A draft Zoning By-law including a schedule to illustrate the extent of various zone changes is required. This draft Zoning By-law should elaborate the nature of the requested zone changes and identify any site-specific amendments required. The Planning Justification Brief should provide justifications for the requested zone change and site-specific amendments.

c. Upon reviewing the Sketch of Surplus Farm Dwelling, we note that the lot frontage does not meet the minimum lot frontage requirement of the A Zone under the Puslinch Zoning By-law. Relief from this section should be requested through the Zoning By-law Amendment application and reflected in the draft Zoning By-law for the severed parcel. Additional non-compliances may be identified once the Conceptual Site Plan is updated to address comment 6. b. of this letter.

d. We are unable to conduct a fulsome zoning review of the retained parcel. We require a Conceptual Site Plan, showing the full extent of the retained parcel in the next submission.

6. Technical Comments:

a. Part 2, Part 3 and Part 4 of Reference Plan 61R-23153 appear to be the required road dedication as required by the City of Guelph. However, the width of these parts are 2.92 metres instead of 3 metres. Please provide documentation that this is acceptable with the City of Guelph.

b. In the next submission, all Conceptual Site Plan(s) should provide all information required by the Township to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:
    i. We note that the City of Guelph required a 3-m road widening dedication along the entire Downey Road frontage of the Subject Lands. All site statistics should reflect the lot dimensions after the road widening has been conveyed to the City of Guelph;
    ii. Full extent of the retained and severed parcels;
    iii. All existing proposed buildings and structures and their setbacks to property lines and the NE Zone;
    iv. Height, building footprints and total floor areas of existing and proposed buildings and structures;
    v. Minimum distance between the two (2) residential buildings;
    vi. A Zoning Matrix, identifying the Township Zoning By-law's applicable regulations, including General Provisions, and what is provided/ proposed by the proposal; and
    vii. Location and dimensions of parking spaces and parking aisle width.

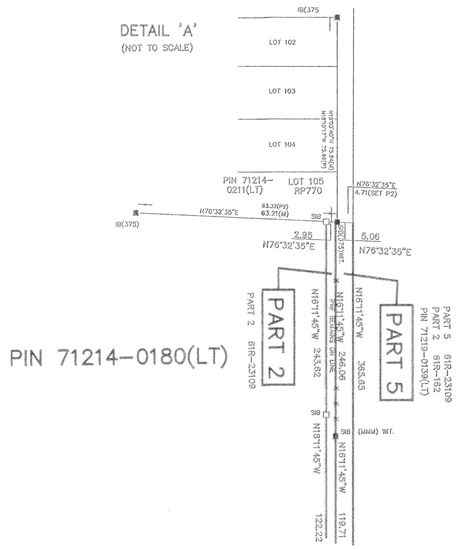
c. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

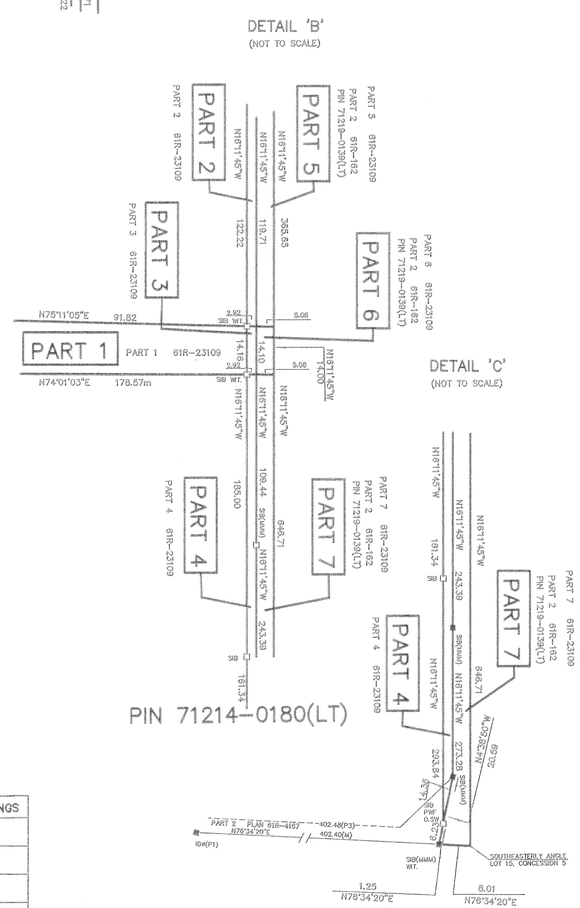
d. The following information is available to assist with a submission:
    i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
    ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
    iii. Puslinch Design Guidelines - https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf

Sincerely,

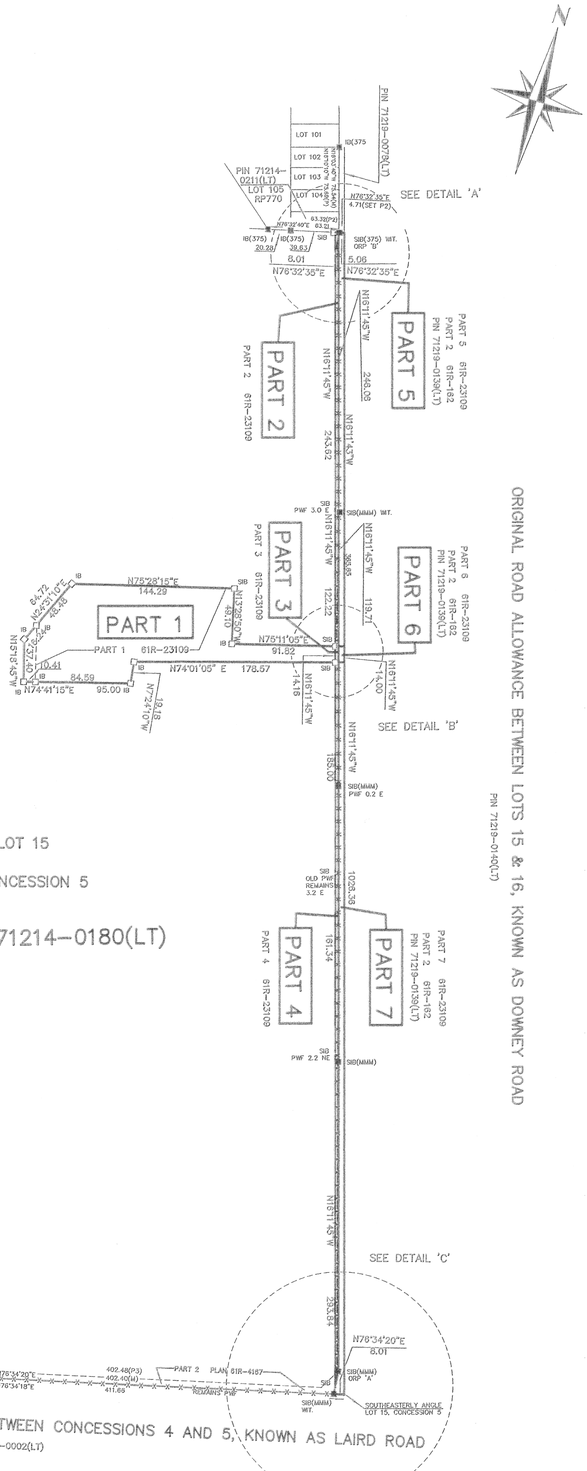
[redacted]

Jeremy Tran, MCIP, RPP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.
Jtran@npgsolutions.ca





PLAN ROTATION TABLE FOR GROUND TO GRID BEARINGS	
PLAN	ROTATION
P1	1°02'15" COUNTERCLOCKWISE
P2	1°05'45" COUNTERCLOCKWISE
P3	1°05'50" COUNTERCLOCKWISE



CAUTION

CO-ORDINATES, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JANUARY 6, 2026
DATE

[redacted]

J. R. FINNIE
ONTARIO LAND SURVEYOR

PLAN 61R–23153

RECEIVED AND DEPOSITED

January 22, 2026
DATE

"A. SOLANKY"

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON (No. 61)

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 15	5	PART OF PIN 71214–0180(LT)	1.468 Ha.
2				1068 SQ. M.
3				41 SQ. M.
4				1820 SQ. M.
5			ALL OF PIN 71219–0139(LT)	1857 SQ. M.
6				71 SQ. M.
7				3357 SQ. M.

PLAN OF SURVEY OF

PART OF LOT 15
CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.
SCALE: 1:2500 METRIC

0 50 100 150 METRES

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

375 DENOTES BLACK SHOEMAKER ROBINSON & DONALDSON LTD. O.L.S.
1155 DENOTES VAN HARTEN SURVEYING LIMITED
1575 DENOTES J. R. FINNIE O.L.S.
MMM DENOTES MARSHALL MACKLIN MONAGHAN LTD. O.L.S.

P1 DENOTES DEPOSITED PLAN 61R–162
P2 DENOTES REGISTERED PLAN 770
P3 DENOTES DEPOSITED PLAN 61R–4167

CON DENOTES CONCESSION
M DENOTES MEASURED
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
WIT DENOTES WITNESS
PWF DENOTES POST AND WIRE FENCE
SRF DENOTES SNAKE RAIL FENCE

N.S.E.W DENOTES NORTH, SOUTH, EAST AND WEST RESPECTIVELY
NO FENCES UNLESS OTHERWISE INDICATED

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS (ORPs) 'A' AND 'B', UTM ZONE 17N, NAD 1983 (CSRS–2010 EPOCH), AS CORRECTED BY NRCAN'S PPP SERVICE.

VELOCITY MODEL FOR NAD83(CSRS) NAD83v60VG

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99959970.

COORDINATES ARE TO A RURAL ACCURACY AS PER s.14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP 'A'	4815239.773	562233.249
ORP 'B'	4816205.564	561953.188

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 5th DAY OF JANUARY, 2026.

JANUARY 6, 2026
DATE

[redacted]

J. R. FINNIE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM V–111350.

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833–2380 FAX (519) 833–0208
EMAIL: rfinnie@yfinnie.com
www.yfinnie.com
SERVING ONTARIO SINCE 1985

DRAWN BY: jf | PROJECT: 25–236ORREV

NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

LOCATION

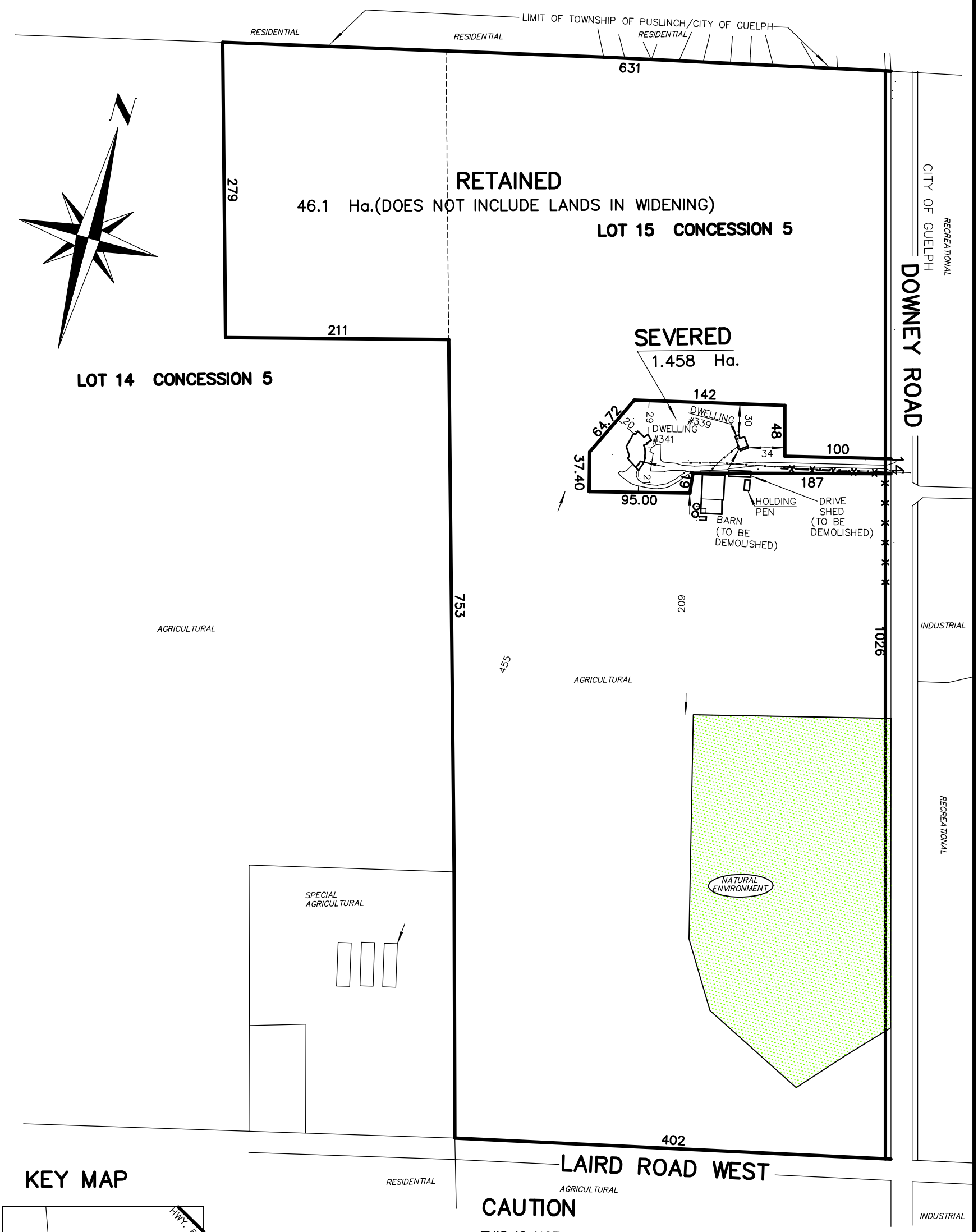
PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

SKETCH SHOWING PROPOSED DEVELOPMENT

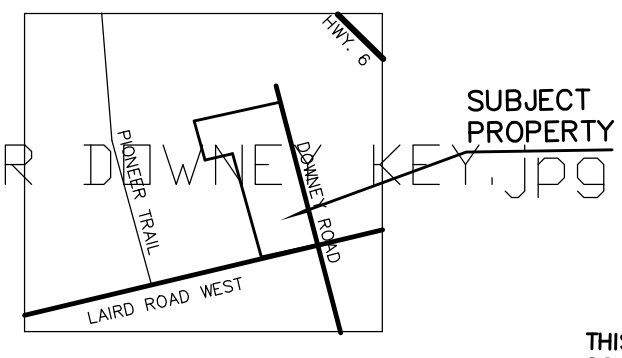
J. R. FINNIE O.L.S.
SCALE 1:4000 METRIC
0 40 80 120 160 METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY MAP



CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PROTECTED BY COPYRIGHT.

© J. R. FINNIE O.L.S. – 2026

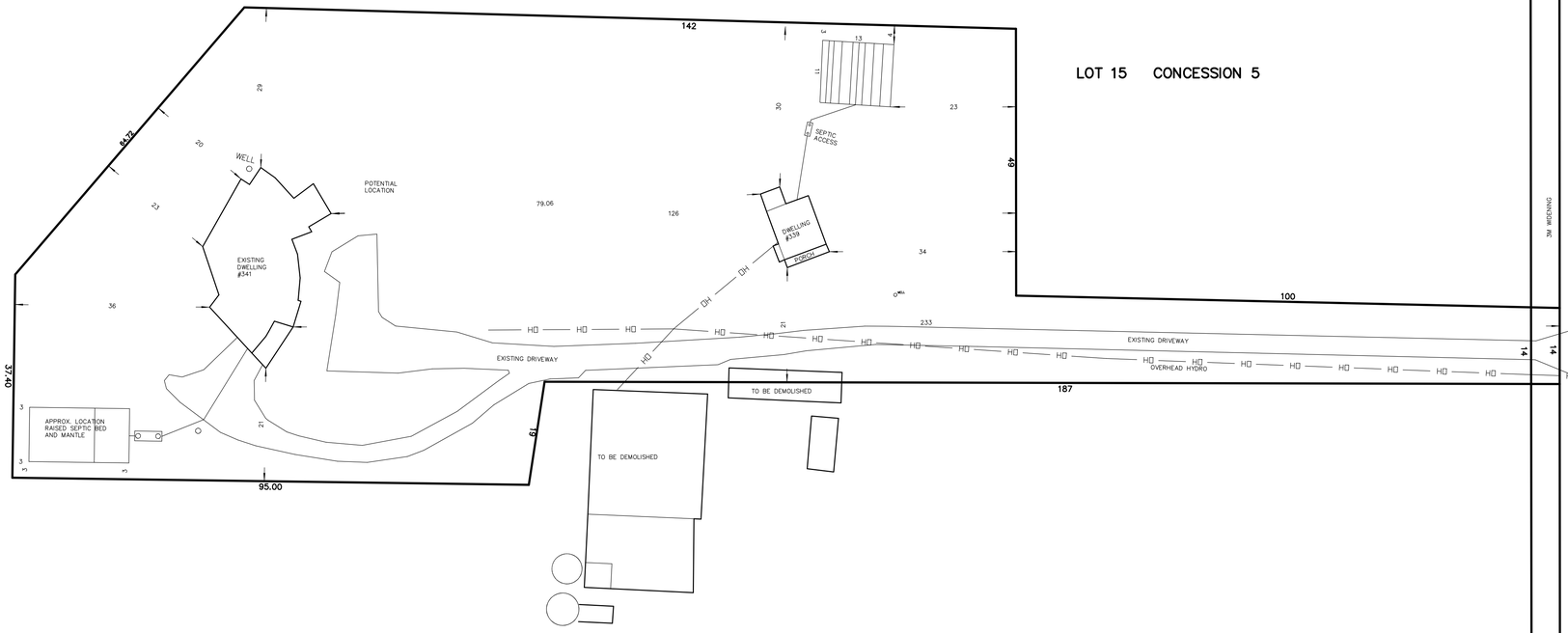
ESTATE STANFORD ROBERT SNYDER

SERVING ONTARIO SINCE 1985

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833-2380 FAX (519) 833-0208
EMAIL : rfinnie @jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 26-2360SKT



PRE-DEVELOPMENT SITE PLAN

J. R. FINNIE O.L.S.

SCALE: 1:500 METRIC

0 10 20 30 METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

LOCATION

PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

KEY MAP

SEPTIC NOTES

BED FOR #339 DOWNEY LOCATED BY GROUND PENETRATING RADAR (GPR) LOCATION IS APPROXIMATE, BASED ON INTERPRETATION OF SIGNALS.

BED FOR #341 DOWNEY LOCATED BY INTERPRETATION OF SEPTIC INSTALLER NOTES AND MAP. LOCATION OF BED FROM FIELDWORK JANUARY 6, 2026.

SITE DATA TABLE

FEATURE	REQUIRED	PROPOSED
ZONING	AGRICULTURAL	AGRICULTURAL
COUNTY OFFICIAL PLAN	PRIME AG.	PRIME AG.
USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	0.4 Ha.	1.4 Ha.
LOT FRONTAGE	30 M.	14 M.
MINIMUM FRONT YARD	7.5 M.	134 M.
MINIMUM REAR YARD	7.5 M.	20 M.
MINIMUM INTERIOR SIDE YARD	3.0 M.	21 M.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PROTECTED BY COPYRIGHT.
© J. R. FINNIE O.L.S. – 2026

CLIENTS: ROBERT SNYDER, LYNN CILLES, ESTATE STANFORD ROBERT SNYDER

SERVING ONTARIO SINCE 1985
J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833-2380 FAX (519) 833-0208
EMAIL: rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf | PROJECT: 26-2360SPREV2

PROPERTY DESCRIPTION: PT LT 14 CON 5 PUSLINCH; PT LT 15 CON 5 PUSLINCH AS IN RO685252 SAVE AND EXCEPT PT 2, 61R162; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0196

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES	CAPACITY	SHARE
YOUNG, ROBERT ALLEN	TWW	
SNYDER, ROBERT TODD	TWW	
CILLES, LYNN SUSAN	TWW	
SNYDER, IRENE LEWIS	TWW	
SNYDER, STANFORD ROBERT - ESTATE		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/04/20 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/04/23 **						
61R4167	1988/01/25	PLAN REFERENCE				C
RO685252	1992/12/30	TRANSFER	$2		SNYDER, STANFORD ROBERT	C
WC34341	2003/07/31	CHARGE		*** COMPLETELY DELETED *** SNYDER, STANFORD ROBERT	CANADIAN IMPERIAL BANK OF COMMERCE	
WC217555	2008/07/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: RE: WC34341						
WC243602	2009/05/04	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
REMARKS: AIRPORT ZONING						
WC513226	2017/08/11	TRANSMISSION-LAND		SNYDER, STANFORD ROBERT	YOUNG, ROBERT ALLEN	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					SNYDER, ROBERT TODD CILLES, LYNN SUSAN SNYDER, IRENE LEWIS SNYDER, STANFORD ROBERT - ESTATE	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

PRINTED ON 05 SEP, 2024 AT 20:48:54
FOR TOM

SCALE

0 80 160 240 320 400 480 meters

PROPERTY INDEX MAP

WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

© Queen's Printer for Ontario, 2024

J.L. COX PLANNING CONSULTANTS INC.

URBAN & RURAL PLANNING SERVICES

17 Spencer Crescent
Guelph, Ontario
N1L 1N1
Tel: 519-836-5622
jlcox@coxplan.ca

File No.: 2224
May 27, 2026

Township of Puslinch
5604 Wellington Road
Puslinch ON
N0B 2J0

Att: Planning and Corporate Service

RE: Planning Justification Brief
Proposed Zoning By-law Amendment
Part of Lot 15, Concession 5
Township of Puslinch

The following covering letter is submitted to provide background information on the proposed zoning bylaw amendment and address the comments provided in NPG Planning Solutions 1st Planning Review dated May 8, 2026.

1. Background

The lands are subject to a consent application for a residence surplus to a farm operation. The original application was granted provisional consent by the Wellington County Land Division Committee on December 5, 2024 and the zoning bylaw amendment is required to implement the conditions of approval for the consent.

Specifically zoning bylaw amendments are required to:

1) to permit the severed parcel containing the surplus farm dwelling to have a minimum frontage of 14 metres
2) to recognize that there are two existing dwelling units on the severed parcel
3) to zone the retained parcel so a new dwelling unit is not permitted.

2. Residential History

The smaller dwelling (located closest to Downey Road) is the original farmhouse on the property and is estimated to have been built in the early 1900's. It is two storeys with a ground floor area of 111m^2 and has an approximate height of 6.3m. In 1966 a new dwelling was constructed, and the owners advise that the original farmhouse was then used for farm help accommodations. The newer dwelling is a bungalow with a ground floor area of 260m^2 and a height of 3.4m due to the flat roof design.

It is noted that Township Zoning By-law Number 26-1966 came into effect around the same time the new primary dwelling was built. Section 7.1 of this By-law states that uses in the Agricultural zone may include:

> *"a dwelling or dwelling units for the accommodation of non-paying guests, staff or help employed on the lot to which such dwelling would be an accessory."*

On this basis, the second dwelling unit already has legal non –conforming status and the proposed zoning amendment will recognize the additional dwelling.

3. Policy Context

a) Provincial Policy Statement 2024

The subject lands are designated within Rural Areas and Prime Agricultural Areas in the PPS 2024. Section 4.3.3 sets out the policies for lot creation in Prime Agricultural Areas. Section 4.3.3.1c) permits a new residential lot for a residence surplus to an agricultural operation provided that:

i) The new lot will be limited to a severance size to accommodate the new use and appropriate sewage and water services
ii) That new dwellings are prohibited on any retained parcel of farmland

The PPS policy does not specifically speak to or prohibit surplus dwelling lot creation where more than one surplus dwelling unit exists.

b) Wellington County Official Plan

The subject lands on designated Prime Agricultural and Core Greenlands on the County Official Plan, with the area of the proposed surplus dwelling severance located within the Prime Agricultural Area. Section 10.3.4 sets out the following for creation of a residence surplus to a farming operation. It is noted that the policy also does not speak to situations where there is more than one dwelling unit existing. However, Wellington County Planning staff in their review of the severance application did not raise any concern with Official Plan conformity, only noting that a slightly larger severance lot size was needed to accommodate both units. There is previous precedent within the County for approval of a surplus farm dwelling severance on which there a second dwelling unit existing.

It is also noted that Section 6.4.3 of the Official Plan permits existing uses, single detached dwellings and an accessory residence.

The following table reviews conformity to the County Official plan policy:

10.3.4 Residence Surplus to a Farming Operation A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:			
a)	the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and	a)	the vacant farmland is 46.1 hectares in size which represents a viable agricultural parcel
b)	the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm;	b)	the proposed severance has been configured to minimize any impact on the remaining farmland
c)	the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and	c)	the size of the proposed severance has been minimized to the lands which are required for the two dwellings, their septic systems and driveway access
d)	the surplus residence is habitable and is not expected to be demolished by a future owner; and	d)	Both residences are habitable and intended to be retained
e)	the *Minimum Distance Separation formulae* will be met	e)	the existing livestock facilities are being demolished so MDS is addressed
f)	the vacant parcel of farmland is rezoned to prohibit a residential use.	f)	the proposed zoning amendment prohibits a residential use on the retained agricultural parcel

In summary, the consent application and proposed zoning bylaw amendment conform to the Wellington County Official Plan.

4. **Township of Puslinch Comprehensive Zoning By-law No. 023-18**

The Subject Lands are currently zoned Agricultural (A) in part and Natural Environment (NE) in part. The Zoning By-law Amendment application is required to provide relief from the requirements of the Puslinch Zoning By-law.

Zoning Matrix				
	Retained Parcel		**Severed Parcel**	
	Required	**Provided**	**Required**	**Provided**
Minimum Lot Area	4.0 h	46.1 ha	0.4 ha	1.45 ha
Minimum Lot Frontage	120 m	411 m	25 m	14 m
Minimum Front Yard	NA	NA	7.5 m	134 m
Minimum Side Yard	NA	NA	3 m	21 m
Minimum Rear Yard	NA	NA	7.5 m	20 m
Lot Coverage	NA	NA	30%	+/- 2.5%

The proposed consent complies with the zoning requirements other than minimum lot frontage, which is addressed in the proposed zoning amendment. It is noted that the reduced frontage is provided for the purpose of minimizing any loss of agricultural land.

5. **Submissions to Support Application**

The following submissions are being provided in support of the zoning bylaw amendment application:

i) A predevelopment site plan of the proposed surplus farm dwelling severance prepared by RJ Finnie
ii) A surveyors sketch of the entire subject property with proposed lot areas. It is noted that there is no available survey of the entire property
iii) A copy of the reference plan which has been completed of the severed parcel and proposed road widenings
iv) A current property abstract and PIN map
v) A draft zoning by-law amendment

Should any further information be required please contact the undersigned.

Respectfully submitted

JL Cox Planning Consultants Inc.

[redacted]

John L Cox, MCIP, RPP

Cc: Snyder Estate

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER_____

A By-law to amend By-law #23/18 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 the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 5, Township of Puslinch, County of Wellington from: Agricultural (A) Zone to Specialized Agricultural (A-XYZ) and (A-XXX) Zones as shown on Schedule 'A' of this By-law;

2. THAT for the lands zoned A-XYZ, the following special provisions apply:
   i) A minimum lot frontage of 14 metres is permitted
   ii) Two (2) existing dwelling units are permitted

3. THAT for the lands Zoned A-XXX, the following special provisions apply:
   i) A new dwelling unit is prohibited

4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended.

5. THAT this By-law shall come into force on the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

By-law read a First, Second, and Third Time this of _____, 2026

_____ _____

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 23/18 by rezoning the lands municipally referred to as 339 and 341 Downey Road from Agricultural (A) ZONE to Specialized Agricultural (A) ZONES A-XYZ and A-XXX to implement site specific regulations.

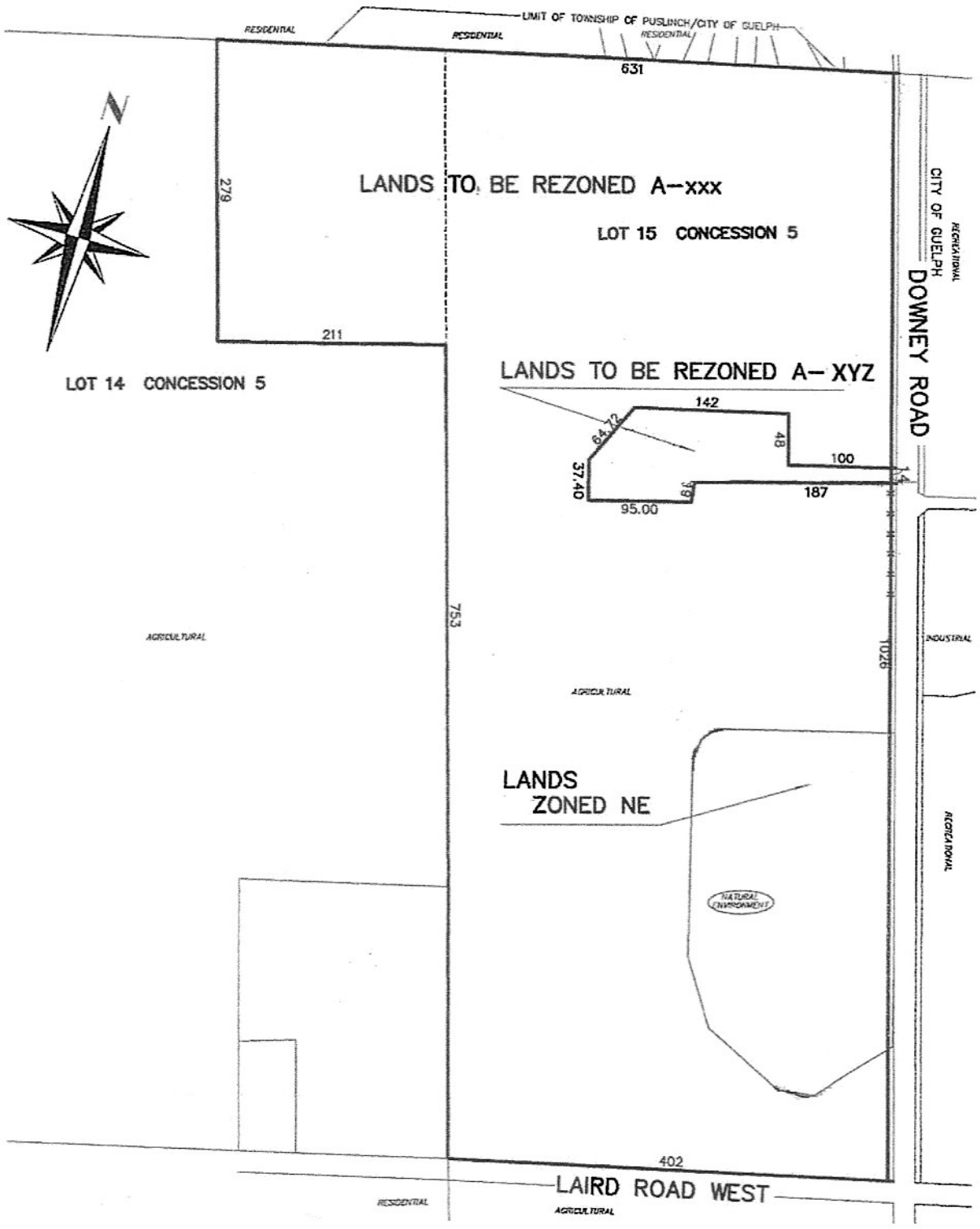
For the lands zoned A-XYZ, a minimum lot frontage of fourteen (14) meters is permitted and two (2) existing dwelling units are permitted.

For the lands zoned A-XXX, a new dwelling unit is prohibited.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law 26-XXXX

SCHEDULE "A"



This is Schedule "A" to By-law 26-XXXX

Passed this XX day of _____, 2026.

_____

Mayor

_____

Clerk

June 10, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
339 Downey Road
RE: Application for Zoning By-law Amendment - Determination of Completeness & 2nd Technical Review

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application. The application is required to fulfill the conditions of consent application (B94-24) that was provisionally approved for the lands municipally known as 339 Downey Road (Subject Lands). The consent application proposed to sever an approximately 1.4-hectare of lands from the remaining portion of lands that is approximately 47 hectares in size. The severed parcel is zoned Agricultural (A) and contains two (2) detached residential buildings, existing septic systems and an existing driveway from Downey Road. The retained parcel is zoned Agricultural (A) in part and Natural Environment (NE) in part and contains a holding pen, a barn and a driveshed. The existing barn and driveshed on the retained parcel are proposed to be demolished. The existing NE Zone corresponds to a provincially significant wetlands regulated by the Grand River Conservation Authority (GRCA).

In detail, the conditions of the consent application require the owner to obtain zoning compliance for both the retained and severed parcels, including but not limited to the reduced lot frontage and the permission of two (2) dwelling units on the severed parcel and the prohibition of residential use on the retained parcel.

The Subject Lands are approximately 48.4 hectares in size and have frontages of approximately 406 meters along Laird Road West and approximately 998 metres along Downey Road. Surrounding uses consist of residential uses to the north (in the City of Guelph), agricultural uses to the west and south and employment uses to the east (in the City of Guelph).

This is the second submission for a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Reference Plan 61R-23153 prepared by J. R. Finnie Ontario Land Surveyor, dated January 22nd, 2025;
- Pre-Development Site Plan prepared by J. R. Finnie Ontario Land Surveyor, dated 2026;
- Parcel Register and PIN Map;
- Planning Justification Brief prepared by J.L Cox Planning Consultants Inc., dated May 27th, 2026; and
- Draft Zoning By-law.

1. **Determination of Completeness:**
    a. From a planning perspective, we have no issues with the Township deeming the Zoning By-law Amendment application complete, provided that there is no objection from other commenting parties.

2. **Application Support:**
    a. Once the application is deemed complete, a Public Meeting will be scheduled. We will continue to review the proposal for consistency with the PPS and conformity with the County Official Plan.

3. **Technical Comments:**
    a. As mentioned, it appears that the road widening required by the City of Guelph has a width of 2.92 metres instead of 3 metres. We encourage the applicant to provide documentation that this is acceptable with the City of Guelph.

    b. The Township Zoning By-law No. 20/68 permits “a dwelling or dwelling units for the accommodation of non-paying guests, staff or help employed on the lot to which such dwelling would be an accessory use”. The Planning Justification Brief (PJB) appears to argue that the 1-storey building is permitted as detached dwelling and the 2-storey dwelling has legal non-conforming status as a dwelling accessory to the farm. Regardless, as the lot is severed from the agricultural operations, this legal non-conforming status would cease to exist. We appreciate if additional justification for two (2) dwelling units to be permitted on the severed lot could be provided.

    c. Please provide spatial information in dwg or shapefile format, preferably of the Reference Plan, that shows the extent of the lands to be rezoned to A(spXXX) and

A(spXYZ) as per the draft Zoning By-law. If recommended for approval, the Township would require this to prepare the Zoning By-law Amendment.

d. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

Sincerely,

Jeremy Tran, MCIP, RPP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.
Jtran@npgsolutions.ca

REPORT COR-2026-041

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	July 15, 2026
SUBJECT:	Zoning By-law Amendment Application to lift the holding provision - D14/PPL(H) 401 & McLean Rd W Request for Council to deem the application complete

RECOMMENDATION

That Report COR-2026-041 entitled Zoning By-law Amendment Application to lift the holding provision D14/PPL(H) Request for Council to deem the application to be complete be received for information; and

That Council deem the zoning amendment application to lift the holding provision to be complete; and,

That staff be directed to proceed with notice in accordance with Section 8 of O. Reg. 545/06 of the *Planning Act, 1990*.

Purpose

The purpose of this report is to:

1. Advise Council of the Zoning By-law Amendment application for removing a holding provision for the property described as Part Lots 26 & 27 Concession 7; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to lift holding provision to permit the development of the site.

2. Obtain confirmation from Council that the application can be deemed to be complete and provide notice in accordance with Section 8 of O. Reg. 545/06 of the *Planning Act, 1990* (the Act).

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to lift the holding provision (h-7), which was enacted by By-law 041-2017 on lands municipally known as 401 & McLean Rd W, Pt Lots 26 & 27, Concession 7.

The purpose of the holding provision is to prohibit development until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

The application required one submission in order to determine that all required documents and studies to support the application have been received.

2. Process to Deem Application Complete

Comments

The Zoning By-law Amendment Application was submitted, and the prescribed fee was paid on June 25, 2026, to the Township. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

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

1st Submission – June 25, 2026:

- Transportation Impact Study – RJ Burnside & Associates – June 5, 2026
- Transportation Technical Memorandum - RJ Burnside & Associates – June 17, 2026
- Schedule H Removal – WSP – June 23, 2026
- Planning Letter Correspondence – WSP – June 23, 2026

3. Recommendation

Staff recommend that Council deem the application to be complete at this time as Township staff and consultants have determined that all the required documents and studies have been

provided for the application. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs for review of submissions.

The process for lifting a holding provision differs from other zoning by-law amendments in that there is no requirement for a public information meeting. Further, the review undertaken by staff and consultants are focused on confirming clearance of the required conditions.

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

- Circulate the statutory notice of the intention to pass an amending by-law to remove a holding symbol to properties within a 120-metre buffer, in addition to all required agencies;
- Advertise the notice of intention to pass an amending by-law to remove a holding symbol in accordance with statutory notice requirements;
- Provide Council with a planning recommendation report and proposed by-law (the timing of this report will be subject to the Site Plan Control Agreement being signed and registered on title).

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

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

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by township planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

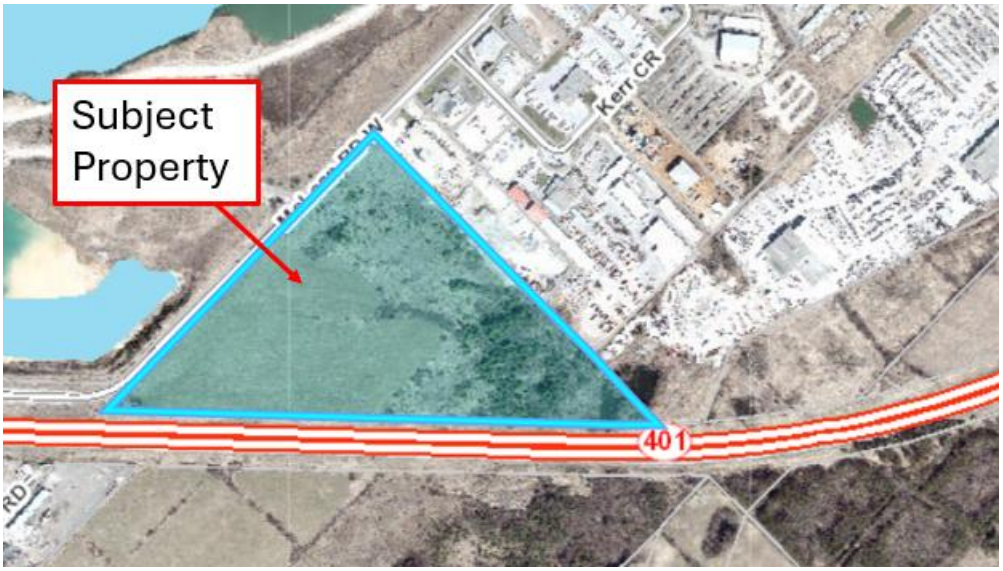
Attachments

Schedule "A" – Key Map

Respectfully submitted,	**Reviewed by:**
Monika Farncombe **Planning & Corporate Services Coordinator**	**Justine Brotherston** **Director of Corporate Services/ Municipal Clerk**

Schedule "A"

KEY MAP



REPORT COR-2026-042

TO:	Mayor and Members of Council
PREPARED BY:	Justine Brotherston, Director of Corporate Services/Municipal Clerk
PRESENTED BY:	Justine Brotherston, Director of Corporate Services/Municipal Clerk
MEETING DATE:	July 15, 2026
SUBJECT:	Proposed Stop Up, Close and Declare Surplus a Portion of Small Road Allowance

RECOMMENDATION

That Report COR-2026-009 entitled Proposed Stop Up, Close and Declare Surplus a Portion of Small Road Allowance be received for information; and

That Council authorize staff to proceed to stop up, close and declare surplus Parts 1, 2 and 3 of the Small Road road allowance as described in R-Plan 61R-23241; and

That Council give three readings to By-law 2026-050 being a by-law to stop up and close and declare surplus part of the Small Road road allowance; and

That Council deem the portion of the road allowance surplus to the needs of the Township with the intention to grant private non-exclusive use easement over part of the road allowance; and,

That Council give three readings to By-law 2026-051 being a by-law to authorize the entering into an easement agreement for a portion of an unopened road allowance with the Property Owner of CON 10 REAR NE PT LOT 36.

Purpose

The purpose of this report is to seek authorization from Council to proceed with stopping up, closing and declaring surplus part of the Small Road road allowance (hereinafter referred to as

the "road allowance") as shown on Schedule "A" to this report and to enter into an Agreement to provide an easement over a part of the closed portion of the road allowance.

Background

The Township has received a request from a landowner to purchase a portion of the unopened road allowance that runs adjacent to the private property to provide access to the parcel as it is currently landlocked and does not front onto an open public road.

Section 34 of the *Municipal Act, 2001* provides that a by-law permanently closing a highway does not take effect until a certified copy of the by-law is registered in the proper land registry office.

Prior to proceeding with the easement agreement is it recommended that road allowance be stopped up, permanently closed and declared surplus to mitigate the Township's liability with respect to the unopened road allowance. The road allowance will be considered closed once a by-law is passed and is registered on title in the Land Registry Office.

As part of this process the Township is required to advertise the closure of the road allowance on the Township website 10 days prior to the Council meeting where the report and by-law will be on the agenda closing the road allowance. Notice was given on the Township's website on June 30, 2026 satisfying this requirement.

Staff are seeking Council's direction to permanently close the portion of the road allowance and declare it surplus to the Township's needs in accordance with the Township's Sale and Other Disposition of Land Policy adopted through By-law 60/08. Further, staff are seeking Council's authorization to enter into an easement agreement with the owners of the land locked parcel as outlined in the recommendation of this report.

Financial Implications

The requestor has entered into a cost recovery agreement and is responsible for all Township costs associated with fulfilling this request.

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed Growth and Complete Communities

This initiative supports Strategic Priority #2 by ensuring municipal lands are managed responsibly and in a manner that supports appropriate land use, protects municipal interests, and facilitates orderly development while maintaining the Township's rural character. The proposed closure and declaration of surplus for a portion of the unopened road allowance

enables a practical solution for a landlocked property while retaining municipal oversight through the granting of a private easement.

Objective 2.3: Encourage Responsible Land Use

The proposed road allowance closure and easement agreement advance Council's objective of encouraging responsible land use by ensuring municipal lands are administered through a transparent, legislatively compliant process that supports appropriate access to private property while protecting the Township's long-term interests.

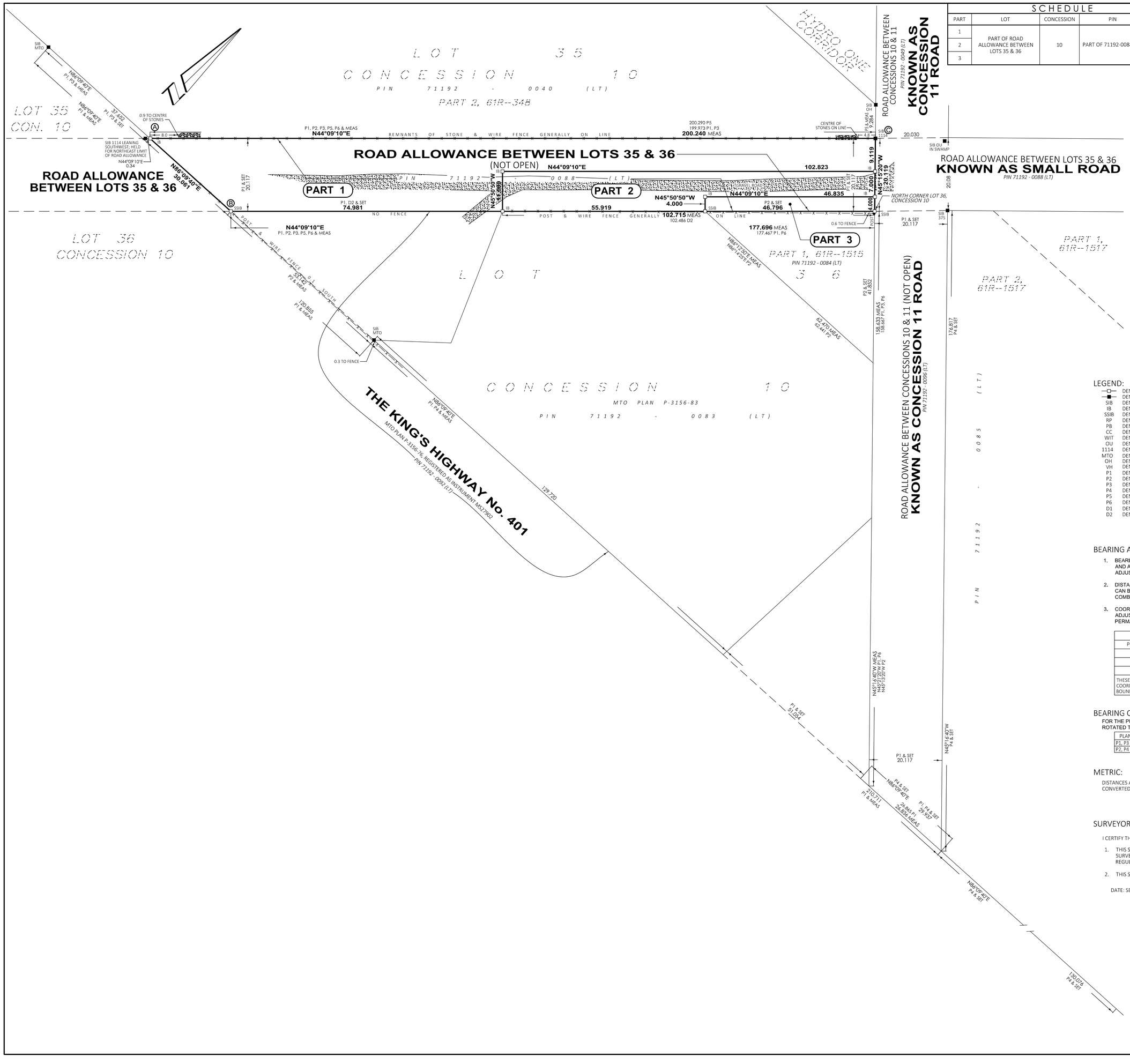
Applicable Legislation and Requirements

Municipal Act, 2001, as amended

Attachments

Schedule “A” – Reference Plan 61R-23241

Respectfully submitted,	**Reviewed by:**
Justine Brotherston, **Director of Corporate Services/Municipal Clerk**	**Courtenay Hoytfox,** **CAO**



SCHEDULE

PART	LOT	CONCESSION	PIN	AREA m²
1	PART OF ROAD ALLOWANCE BETWEEN LOTS 35 & 36	10	PART OF 71192-0088 (LT)	2,671
2				943
3				187

PLAN 61R-23241

Received and deposited

June 9th, 2026

Kelly Cochrane-nott

Representative for the Land Registrar for the Land Titles Division of Wellington (No.61)

PLAN OF SURVEY OF
PART OF ROAD ALLOWANCE BETWEEN LOTS 35 & 36 CONCESSION 10 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 500

0 5 10 20 30 meters

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

LEGEND:

⊣□⊢	DENOTES SURVEY MONUMENT SET
⊣■⊢	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
IB	DENOTES .015 X .015 X 0.60 IRON BAR
SSIB	DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR
RP	DENOTES .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
PB	DENOTES .025 X .025 X 0.30 PLASTIC BAR
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
1114	DENOTES METZ & LORENTZ LIMITED
MTO	DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
OH	DENOTES ONTARIO HYDRO SERVICES
VH	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
P1	DENOTES LAND PLAN REGISTERED AS INST. MS27902 BY (MTO), PROJECT No. P-3156-76
P2	DENOTES DEPOSITED PLAN 61R-1515 BY (OH)
P3	DENOTES DEPOSITED PLAN 61R-348 BY (1114)
P4	DENOTES DEPOSITED PLAN 61R-1517 BY (OH)
P5	DENOTES DEPOSITED PLAN 61R-1532 BY (OH)
P6	DENOTES LAND PLAN BY (MTO), PROJECT No. P-3156-83
D1	DENOTES INSTRUMENT RO743442
D2	DENOTES INSTRUMENT MS34660

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9996457.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4,813,768.06	576,980.47
B	4,813,770.07	577,010.45
C	4,813,911.67	577,119.89

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O.REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1, P3 & P6	-0°28'50"
P2, P4 & P5	-1°01'20"

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF SEPTEMBER, 2021.

DATE: SEPTEMBER 14, 2021

[redacted]

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2167960.

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. | CHECKED BY: J.E.B. | PROJECT No. 29438-21

Jun 2, 2026-3:20:32 PM
G:\PUSLINCH\Con10\Lot 36\ACAD\RPTLOT 36 (WASSILYN) UTM-2010.dwg

REPORT COR-2026-043

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	July 15, 2026
SUBJECT:	Zoning By-law Amendment Application (D14/PPL) 401 & McLean Rd W Request for Council to deem the application complete

RECOMMENDATION

That Report COR-2026-043 entitled Request for Council to Deem the Zoning By-law Amendment Application to be Complete – D14/PPL (401 & McLean Rd W) be received for information; and,

Whereas Township staff and Township consultants have reviewed the application and have confirmed that all required studies have been provided and raised no concerns regarding deeming the application complete; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal recommendation on the application to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township in accordance with the *Planning Act, 1990* and Township's policies and standards;

Therefore Be It Resolved that Council deems the application D14/PPL to be complete in accordance with the *Planning Act, 1990*; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

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

Purpose

The purpose of this report is to:

1. Advise Council of the application for a Site-Specific Zoning By-law Amendment for the property described as Part Lots 26 & 27 Concession 7; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone a portion of the lands from Industrial Site Specific Provision 83 (IND (SP83) (H-7)) and Natural Environment to Industrial (IND (H-7)), Industrial Site Specific provision (IND (SPxx) (H-7)) and Natural Environment to permit accessory retail uses and expanded permissions related to outdoor storage.

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

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone a portion of the lands municipally known as Part Lots 26 & 27, Concession 7 from an Industrial Site Specific Provision 83 (IND (SP83) (H-7)) and Natural Environment to Industrial (IND (H-7)), Industrial Site Specific provision (IND (SPxx) (H-7)) and Natural Environment to permit accessory retail uses and expanded permissions related to outdoor storage.

The application required one submission in order determine that all required documents and studies to support the application have been received.

Township staff and consultants will begin a fulsome review of the application based on the application merits once the application has been deemed to be complete by Council.

Consultation:

1. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on May 25, 2026, and the prescribed fee was paid on June 25, 2026. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

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

Preconsultation – February 2026

- Cover Letter
- Site Plan
- Committee of Adjustment Notice of Decision – D13-BRO

1st Submission – June 25, 2026

- Conceptual Site Plan – June 16, 2026
- Cover Letter – WSP – June 24, 2026
- Draft Zoning By-law Amendment – WSP – June 16, 2026
- Planning Justification Report – WSP – July 3, 2026
- Environmental Impact Study – NRSI – June 2026

Recommendation

Staff recommend that Council deem the application to be complete at this time as Township staff and consultants have determined that all the required documents and studies have been provided in support of the application. The applicant has paid the required fee to the Township and is responsible for paying all third-party costs should the application require more than two submissions.

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

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (Tentatively October 13, 2026);
- Schedule and conduct at least one public meeting (Tentatively October 21, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

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

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by township planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule “A” – Key Map

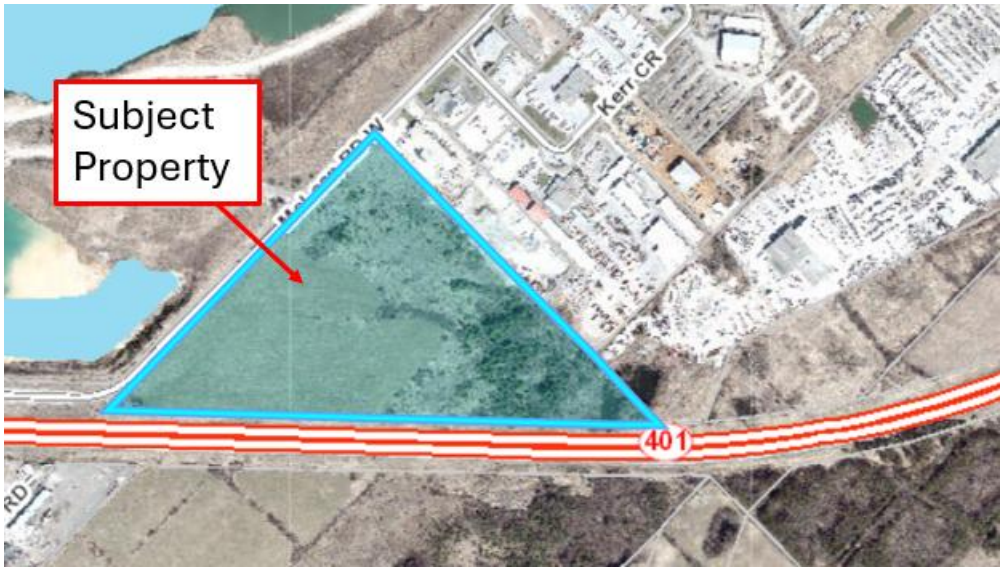
Schedule “B” – Comprehensive Pre-consultation Submission and Township Comment Summary

Schedule “C” – 1st submission Zoning By-law Amendment documents and Township Comment Summary

Respectfully submitted,	**Reviewed by:**
Monika Farncombe **Planning & Corporate Services Coordinator**	**Justine Brotherston** **Director of Corporate Services/ Municipal Clerk**

Schedule "A"

KEY MAP



February 6, 2026

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0

RE: Request for Comprehensive Pre-Consultation
Puslinch Industrial Complex, McLean Road and Highway 401

Dear Monika Farncombe,

On behalf of our client, Broccolini, we are pleased to submit the enclosed application for Comprehensive Pre-Consultation ("CPC") for the above noted property (the "Site" or the "Subject Site"). To assist with your review, we are providing this letter which summarizes plans to redevelop the Site, provides a history of previous approvals and summarizes relevant policy/zoning considerations.

Specifically, we are requesting a CPC in order to discuss the following applications:

1. Site Plan Control: to permit the development of an industrial building at the north end of the site.
2. Removal of the Holding symbol.
3. Application to permit outdoor storage in the south portion of the Site.

LOCATION AND SITE DESCRIPTION

The Site is a 20.9-hectare industrial property with a 638 metre (2,094 ft.) lot line on McLean Road and fronting on Highway 401 West.

Figure 1 Approximate location of Subject Site (Source: WSP Canada Inc, Google Earth imagery).

150 Commerce Valley Drive West
Thornhill, ON
Canada L3T 0A1

T: +1 905 882-1100
F: +1 905 882-0055
wsp.com

PREVIOUS APPROVALS HISTORY

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

PROPOSED DEVELOPMENT

The Proposed Development has been revised since the approval of the Minor Variance and is illustrated on the Concept Site Plan (prepared by Ware Malcomb, dated January 19, 2026) included with this application. We note that, while a landscape buffer is not currently shown on the Site Plan, landscaping is planned for the Hwy 401 and McLean road frontages.

The Proposed Development contemplates a 35,870 m^2 warehouse located at the northern end of the Site (the “Industrial Building 1”). 58 loading docks for trailers are located on the southern side of the building, and approximately 220 car parking spaces are located along the north lot line.

The southern portion of the Site is proposed to include 436 trailer parking spaces for long-term storage as well as car parking. A second building, approximately 2,828 square metres in area, is located within this storage area and oriented to Highway 401 (“Industrial Building 2”). Industrial Building 2 contains 15 loading docks.

Both buildings are proposed to be set back from McLean Road West and Highway 401. A retaining wall is proposed along the north lot line, and a 5 metre setback is provided to the neighbouring property to the north of the Site.

The northeastern portion of the Site maintains a 30 metre buffer from the identified Greenlands and a septic field and structures are located outside of the buffer.

Six vehicle entrances are proposed from the McLean Road frontage.

POLICY REVIEW

WELLINGTON COUNTY OFFICIAL PLAN

In the Wellington County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural. Permitted uses include small scale commercial, industrial and institutional uses (6.5.3) with conditions provided in Section 6.5.5 states that “small scale commercial, industrial and institutional uses may be permitted provided that”:

a) appropriate sewage and water systems can be established;

b) the proposed use is compatible with surrounding uses;

c) the use requires a non-urban location due to:

- market requirements;
- land requirements;

- compatibility issues.

d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;

e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

As such, the proposed land use of the Site is permitted by the County of Wellington Official Plan.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 023-18

The Site is subject to Zoning By-law 023-18 and is zoned IND (SP83)(h7)) and NE. The IND zone permits warehouse and dry industrial uses as per Section 9.2 Permitted Uses.

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

> "Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions."

The SP83 Special Provision prohibits outdoor storage area and uses on the Site. Other zoning provisions that speak to outdoor storage include:

- Section 13.5 states that all uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas.
- Section 4.22 (i) The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street; and
- Section 4.22 (ii) No outdoor storage area shall be located closer than two (2) metres to any lot line;
- Section 4.22 (iii) The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot

We note that the approved Minor Variance described above provided conditional relief from Section 4.22 (i). However, given the proposed changes to the outdoor storage, additional relief is required from this Section.

COUNTY OF WELLINGTON AND TOWNSHIP OF PUSLINCH RURAL EMPLOYMENT AREA DESIGN GUIDELINES (AUGUST 2025)

The Township of Puslinch has recommended several new Rural Employment Areas ("REA") in the Township by way of the Puslinch By Design: Employment Land Study (2025). The REAs are not yet in force and are proposed to be implemented through Official Plan Amendment 131 ("OPA 131") and are identified in Figure 2 below:

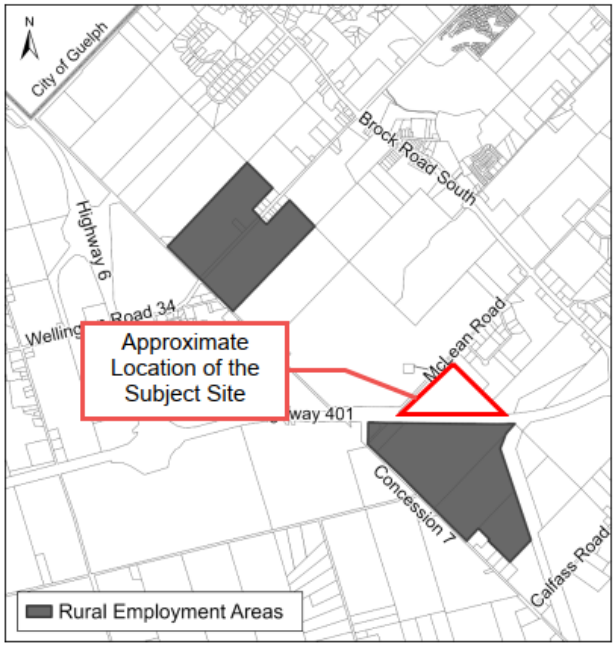


Figure 2 Location of Rural Employment Areas proposed in OPA 131, Source: Rural Employment Area Design Guidelines (August 2025).

The proposed Design Guidelines identify principles such as respecting the rural character of the area, promoting environmentally sustainable development, ensuring appropriate interfaces and buffering, and reflecting the evolving employment needs of the Township.

The Site is located outside of the REAs and is not subject to the Rural Employment Area Design Guidelines, yet to be enforced by OPA 131. However, given the Site's proximity to the areas of interest, the Guidelines will be considered as the design of the proposed development advances.

REQUIRED APPLICATIONS

The development of Industrial Building 1 will require an application for Site Plan Control. The proposed development will also require the removal of the Holding provision.

To permit the outdoor storage in the southern half of the site, a Zoning By-law Amendment or Minor Variance is required. As amended by the approved Minor Variance application, the Zoning By-law currently prohibits:

- Minor Variance – Outdoor storage for longer than 3 days.
- Minor Variance – Permitted outdoor storage is currently limited to transportation trailers.
- 4.22.a.i – Outdoor storage is prohibited in the exterior side yard and in the front yard.
- 4.22.a.iii – Outdoor storage is limited to the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot
- 13.5.a – All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building.

In our opinion, given that the proposed outdoor storage will be accessory to a permitted use and that screening is proposed in the form of landscaping along both frontages, the proposed development is appropriate within the existing and planned context. Further, similar outdoor storage uses have been permitted on other industrial sites within the Township.

QUESTIONS FOR THE REVIEW PANEL

Please provide direction with regards to planning applications to permit the following:

- Longterm, outdoor storage in the southern portion of the Site;
- Discussion regarding street improvements required for the Removal of the Holding Symbol;
- Confirmation of a Site Plan Control Application to permit the construction of the industrial building on the northern portion of the Site.

SUBMISSION ENCLOSURES

In support of this Pre-Consultation application, please find enclosed the following materials:

1. Conceptual Site Plan, prepared by Ware Malcomb, dated January 19, 2026;
2. Township of Puslinch Committee of Adjustment Decision (File No. D13/BRO), dated April 12, 2022.

Should you have any questions or require further copies of the items listed above, please contact the undersigned at (437) 564-9952 or by email at lisa.wardmather@wsp.com.

Yours sincerely,

Lisa Ward-Mather, M.Pl, PhD, MCIP, RPP

Practice Lead, Urban and Community Planning (Land Development)
Strategic Advisory & Planning, Transportation, & Infrastructure

PROJECT DATA:

SITE AREA:

	51.56 AC	20.87 HA
	2,246,131 SF	208,672 m²

LOT A:

GROSS:	29.85 AC	12.08 HA
	1,300,384 SF	120,810 m²
GREENLANDS:	@ 27%	32,458 m²
	21.83 AC	8.84 HA
NET DEVELOPABLE:	951,005 SF	88,351 m²
BUILDING AREA:		
IND. BUILDING	386,098 SF	35,870 m²
PARKING REQUIREMENTS		
WAREHOUSE		1/200 m²
OFFICE		1/40 m²
COVERAGE:		
GROSS:		30%
NET:		41%

IND. BUILDING 1

▲ DOCK-HIGH DOORS		58
O GRADE-LEVEL DOORS		2
REQ. PARKING		215 STALLS
AUTO PARKING	5% OFFICE	220 STALLS
	@0.57/1000 SF	@0.61/100 m²
REQ. ACCESSIBLE		*To be confirmed by City*
TRAILER STALLS		79 STALLS

LOT B:

GROSS:	21.71 AC	8.79 HA
	945,747 SF	87,863 m²
BUILDING AREA:		
INDUSTRIAL BLDG. 2	30,550 SF	2,838 m²
PARKING REQUIREMENTS		
OUTDOOR STORAGE		1/100 m²
OFFICE		1/40 m²
COVERAGE:		
GROSS:		3%
NET:		3%

IND. BUILDING 2

▲ DOCK-HIGH DOORS		15
O GRADE-LEVEL DOORS		2
REQ. PARKING		31 STALLS
AUTO PARKING	5% OFFICE	130 STALLS
	@4.26/1000 SF	@4.58/100 m²
REQ. ACCESSIBLE		*To be confirmed by City*
TRAILER STALLS		410 STALLS

DEVELOPMENT STANDARDS:

ZONING: IND (h7) (sp83)

MAX. COVERAGE:	75%	
MAX. HEIGHT:	25m	
BUILDING SETBACKS:		
FRONT:	6m	
INT. SIDE YARD:	5m	1
EXT. SIDE YARD:	15m	
REAR:	7.5m	1
LANDSCAPE SETBACKS:		5
FRONT:	0m	
SIDE:	0m	4
REAR:	0m	4
LANDSCAPE REQ.:	15%	
OFF-STREET PARKING:		
STANDARD:	3mX6m	3
COMPACT:	N/A	
COMPACT %:	N/A	
DRIVE AISLE:	6m	6
FIRE LANE:	TBD	
OVERHANG:	TBD	
TREE WELL:	TBD	

REQ. PARKING RATIO BY USE:

WAREHOUSE:	1/200m2
OUTDOOR STORAG	1/100m2
OFFICE:	1/40m2

NOTES:

1 15m if adjacent to a Residential Zone

2 1/100 m² for the first 10,000 m² of floor area and 1/200 m² for any floor area after the first 10,000 m²

3 Where the principal access to a parking space is provided on the longest dimension of such parking space (as in the case of a parallel parking space), the minimum dimensions of the said parking space shall be 3m x 6.7m.

4 A planting strip 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a street.

5 Uncovered surface parking areas shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip no less than 1 metre in width.

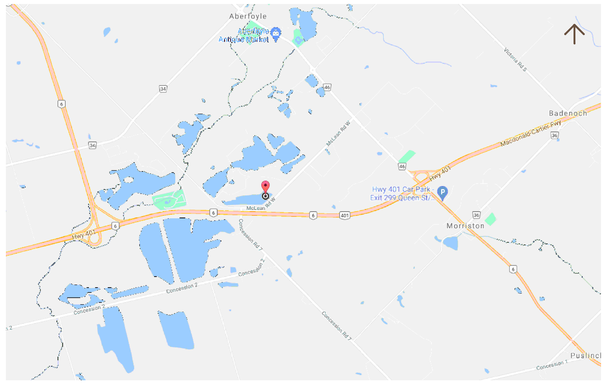
6 3m for one-way traffic.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
CIVIL CAD FILE



1:1500

0 20m 40m 75m 150m

NORTH

BROCCOLINI

scheme: 11

Conceptual Site Plan

Puslinch Industrial Complex
McLean Rd. W, Puslinch, ON, CAN

WARE MALCOMB

TOR23-0090-00
2026.19.01

SHEET
1

DocuSign Envelope ID: 76B5C49C-6503-4827-87A9-C331614D9BB3

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File Number: D13/BRO **Hearing Date: April 12, 2022**

Application Made By: Broccolini Real Estate Group (Ontario) Inc.

Legal Description: Concession 7, Front Part Lots 26 and 27
Township of Puslinch, County of Wellington

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief to permit:

1. Outdoor storage within 20m of a lot line abutting a street
2. Loading docks in the front yard facing McLean Rd
3. Outdoor storage for trailer parking for short periods of time (<3 days)
4. Short-term (< 3 days) truck trailer parking

The request is hereby Approved / Denied / Deferred / Approved with the Following Conditions: (see attached schedule):

If **Deferred**, date to be brought back to Committee:

Reasons:

This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:
(1) To be minor in nature;
(2) To be desirable for the appropriate development or use of the property;
(3) To be within the general intent and purpose of the Official Plan;
(4) To be within the general intent and purpose of the Zoning By-law.

Approved:	Opposed:	Deferred	
x DocuSigned by: J. Sepulis 8BC3028483C347A...			J. Sepulis
x DocuSigned by: Deep Basi 41F17EB31FB04C9...			D. Basi
x DocuSigned by: Dan Kennedy 0D59AAF7CFDF48A...			D. Kennedy
x DocuSigned by: Dennis O'Connor 2A52B5F2B5774F9...			D. O'Connor
x DocuSigned by: Paul Sadhra 935007E1D4D34D1...			P. Sadhra

Dated this 12th day of April, 2022.

You are notified that under Subsection 45(10) of the *Planning Act*, R.S.O. 1990, you may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by a payment of $400.00 payable to the Minister of Finance. A notice of appeal must be received by the Secretary-Treasurer no later than 4:30 p.m. on **Monday, May 2, 2022.**

DocuSign Envelope ID: 76B5C49C-6503-4827-87A9-C331614D9BB3

I, Lynne Banks, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.

DocuSigned by:
Lynne Banks
9621BD63693441D...

Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

DocuSign Envelope ID: 76B5C49C-6503-4827-87A9-C331614D9BB3

Schedule of Conditions

File Number: D13/BRO **Hearing Date: April 12, 2022**

Application Made By: Broccolini Real Estate Group (Ontario) Inc.

Legal Description: Concession 7, Front Part Lots 26 and 27
Township of Puslinch, County of Wellington

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief to permit:

1. Outdoor storage within 20m of a lot line abutting a street
2. Loading docks in the front yard facing McLean Rd
3. Outdoor storage for trailer parking for short periods of time (<3 days)
4. Short-term (< 3 days) truck trailer parking

Conditions:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;

2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;

3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and

4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

McLean Rd W & 401 – Preconsultation Meeting
February 19, 2026 at 11am

Consultant	Comments
NPG – Township Planner	See attached letter
County of Wellington Planning Department	Please find preliminary comments from the County of Wellington below in reference to the request for pre-consultation for McLean Rd W and Highway 401. Comments may be updated following pre-consultation meeting. - The subject lands are designated as Secondary Agricultural, Policy Area PA7-1 Puslinch Economic Development Area, Greenlands System and are located within the Paris Galt Moraine Policy Area. - The Greenlands System features on the subject lands include wetlands regulated by Grand River Conservation Authority and Significant Ecological Area. Proposals are to conform to County of Wellington Official Plan Greenland System policies including Sections 5.4 Core Greenlands and 5.6 Development Control. Any comments from the Grand River Conservation Authority are to be addressed. - Any proposal to also consider other Official Plan policies including but not limited to sections 9.8.4 Regionally Significant Economic Development Study Area and section 4.10.1 Mill Creek Watershed. - It is understood a portion of the site is located within a Well Head Protection Area Q1/Q2. Any comments from Wellington Source Water Protection to be considered. - The submitted Conceptual Site Plan prepared by Ware Malcomb dated January 19, 2026, shows proposed property lines. The applicant is to confirm if a future severance application is proposed on-site.
GEI – Township Engineering	See attached letter

Township Building Department	Items to be shown/provided when a full site plan application is made: a. Ontario Building Code matrix b. Conceptual elevations and floor plans of proposed buildings. c. Provide preliminary spatial separation calculations d. Hydrant location(s). e. Designated fire routes f. Principal and all pedestrian entrances to the building are to be identified. g. Sizing, calculations and location of on-site fire water storage. h. Full extent proposed septic system, including detailed calculations. i. MECP approval required if greater than 10,000L/day. i. Identify snow storage locations Further comments will be made as more information becomes available.
Township Fire Department	No comments
Township Bylaw Department	No comments
Aboud & Associates – Township Ecology	See attached letter
Source Water	See attached letter
Township Traffic Consultant – Salvini Consulting	See attached letter
GRCA	Pending
Township Roads Department	No comments
Harden – Township Hydrogeologist	Pending

February 17, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
McLean Road West & Highway 401
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a pre-consultation for a Zoning By-law Amendment Application, proposing two (2) industrial buildings, 73 loading docks, 350 car parking spaces and 436 trailer parking spaces, on lands legally known as Concession 7 Front Part of Lots; 26 and 27 ("Subject Lands"). The Subject Lands are approximately 20.87 hectares in size and have a frontage of 638 meters along McLean Road West. The Subject Lands are presently vacant. Surrounding uses consist of extractive uses to the west and north, industrial uses to the east and the southern portion of the Subject Lands abut Highway 401.

A portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The proposed development appears to be located outside of the features and outside of the GRCA's regulation limit.

It is noted, that the Subject Lands received approval for a minor variance application (D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

This is a submission for a pre-consultation meeting regarding a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Conceptual Site Plan prepared by Ware Malcomb, dated January 19, 2026;
- Township of Puslinch Committee of Adjustment Decision (File No. D13/BRO), dated April 12, 2022; and
- Cover Letter prepared by WSP, dated February 6, 2026.

Provincial and County Policy

The Subject Lands are Rural Lands as per the Provincial Planning Statement (2024). Section 2.6 of the PPS contain policies for rural lands, including permitted uses and requirements that development should be sustained by rural service levels and new land uses shall comply with the minimum distance separation formulae.

Schedule B7-1 of the County of Wellington Official Plan (County Official Plan) designates the Subject Lands as Secondary Agricultural, Policy Area PA7-1 and Core Greenlands. Section 6.5.3 of the County Official Plan permits small scale commercial, industrial, and institutional uses. Policy 6.5.5 outlines criteria that must be met in order to permit such uses.

As previously noted, the Subject Lands contain provincially significant wetlands, and a portion is designated Core Greenlands by the County Official Plan. In accordance with Section 5.6.2 of the County Official Plan, when development is proposed on lands adjacent to Core Greenlands and Greenlands, an Environmental Impact Study (EIS) may be required to demonstrate that there are no negative impacts on significant features and their functions. We defer to the Township's ecologist to determine if an EIS is required.

Township Zoning By-law

The Subject Lands are zoned Industrial Site-Specific with Holding Provision 7 (IND(sp83)(h-7)), and Natural Environment (NE) with an Environmental Protection Overlay under the Township's Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law). The Industrial Design Overlay also applies to the entirety of the Subject Lands. Within the Industrial Site-Specific (IND(sp(83)) Zone, all uses permitted in the Industrial (IND) zone are permitted except for outdoor storage areas and/or uses. It is acknowledged that the applicant received approval for a Minor Variance application (File D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

The condition to remove Holding Provisions h-7 is as follows:

- Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Proposal

It is our understanding that the applicant is proposing two (2) industrial buildings and associated loading spaces, vehicle parking spaces, and outdoor storage areas for trailers. The applicant's cover letter notes that the following *Planning Act* applications are contemplated to permit the proposed development:

- A Site Plan Control application to permit the development of an industrial building at the north;
- A Zoning By-law Amendment application to remove the Holding Symbol from the Subject Lands; and
- A *Planning Act* application to permit the proposed outdoor storage in the southern portion of the Subject Lands.

Long-term development plan of the Subject Lands

The Concept Plan provided by the applicant notes that there is a proposed property line that divides the Subject Lands into two (2) portions. The Applicant should clarify if a severance of the Subject Lands is contemplated since this is not mentioned in the cover letter. If a severance is proposed, a Zoning By-law Amendment application to provide relief for each of the new parcel may be required.

Whether a severance is proposed, we encourage the Applicant to consider the long-term development plan for the entirety of the Subject Lands and obtain all necessary relief from the Puslinch Zoning By-law prior to proceeding with the detailed design stage. This ensures the entire development could proceed as contemplated and reduces the number of applications required.

Our below comments have been provided based on the understanding that the development is proposed in phases as outlined in the above sequence of applications and will function as one property.

Phase 1 - Site Plan Control & Removal of holding symbol applications for development in the northern portion

Based on our understanding, the Applicant proposes to proceed with a Site Plan Control application and a Zoning By-law Amendment application to remove the Holding Symbol for the proposed development in the northern portion of the Subject Lands first. This includes Industrial Building 1 and the associated outdoor storage areas as shown in Lot A on the Concept Plan.

Based on a preliminary review of the Concept Plan, it appears that the proposed development contemplated in Phase 1 complies with the Puslinch Zoning By-law provided that the conditions of approval for application D13/BRO are met.

Please provide a Site Plan that only shows the proposed development in Phase 1, a zoning matrix that demonstrates the proposal's full compliance with the Puslinch Zoning By-law (including relevant General Provisions, Sections 9 and 13.5), and a confirmation of how the conditions of application D13/BRO will be met. Please refer to the Technical Comments section of this letter for further information.

If the applicant does proceed in a phased approach, we anticipate the holding provision may only be lifted for Phase 1. Future development of the Subject Lands outside of the Phase 1 extent will necessitate, at the minimum, a Site Plan Amendment application and a Zoning By-law Amendment application to remove the Holding symbol on the remaining portion.

Phase 2 – development in the southern portion

The proposed development in the southern portion does not appear to comply with the Puslinch Zoning By-law and does not meet the conditions outlined in the approval of application D13/BRO. The Applicant has identified in the cover letter a number of non-compliances with the Puslinch Zoning By-law for the proposed development in the southern portion. A *Planning Act* application would be required to facilitate these relief. Please provide a zoning matrix and a Site Plan in the future with necessary information to confirm the required relief.

If a Zoning By-law Amendment application is proposed, we will require, at the minimum, a Planning Justification Report that evaluates the proposal against the PPS and the County Official Plan as well as draft Zoning By-laws that outline the zoning amendments required.

Comments

1. **Technical Comments:**
    a. For the Site Plan Control application, the Site Plan should provide all information required by the Township's Site Plan and Drawings Checklist and any additional information to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:
        i. Legal description of the Subject Lands;
        ii. A Zoning Matrix, identifying the Puslinch Zoning By-law's applicable regulations, including General Provisions, and what is provided/ proposed by the proposal, any deficiencies from the approved minor variance;
        iii. Garbage storage and handling areas, including enclosures for the storage of garbage and other waste material;
        iv. The full extent of the outdoor storage area;
        v. Setbacks of all buildings, structures and the outdoor storage area to all lot lines;
        vi. The extent and dimensions of the proposed retaining wall;
        vii. Dimensions of the loading spaces, vehicular parking spaces (including accessible parking spaces), and parking aisle width; and
        viii. Landscaping provision required by the Puslinch Zoning By-law, including required landscaping to screen the outdoor storage area.
    b. If outdoor lighting is contemplated, Section 4.15 of the Zoning By-law includes provisions related to lighting that should be considered. In addition, a Photometric Plan will be required for the Site Plan Control application.
    c. A Landscape Plan is required for the Site Plan Control Application and should address the following at a minimum:
        i. Proposed vegetation including a list of all species using Canadian Landscape Standards, with information such as common and scientific names, the size at time of planting, quantity by species and any other relevant specifications;
        ii. Typical tree planting details;
        iii. Proposed material, height, location and typical diagram of proposed fences (if any);

iv. Enhanced landscaping along McLean Road West and along Highway 401 is required;

v. Enhanced landscaping within the dripline buffer and the wetland's buffer or on lands adjacent to these may be required. We defer to the GRCA and the Township's ecologist to set requirements for these areas; and

vi. The applicant should consult the Puslinch Design Guidelines and the Municipal Development Standards to follow the list of recommended trees, shrubs, and groundcovers and their corresponding recommended sizes.

d. An Urban Design Brief will be required for the Site Plan Control Application. The Urban Design Brief should evaluate the proposal against the relevant sections of the Puslinch Design Guidelines, such as Guideline B1 – Commercial, Industrial and Institutional Uses; Guideline B2 (since this is a corner site); Guideline B3 – Pedestrians and Cyclists; Guideline B4 – Vehicles, Parking and Service Areas; Guideline B5 – Signs; Guideline C3 – Natural Heritage Resources; and Guideline C5 – Site Landscaping.

e. Any street improvements required as part of the Site Plan Control application will have to be properly addressed and incorporated into the Site Plan Agreement to the Township's satisfaction.

f. With respect to the proposed outdoor storage use and area, please provide clarification for the following with respect to each phase:

i. What are proposed to be stored in these areas?

ii. Are there any outdoor display and sale areas?

iii. Will the temporary outdoor storage last more than 3 days?

g. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

h. The following information is available to assist with a submission:

i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf

ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf

iii. Puslinch Design Guidelines - https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf

2. Required Plans and Studies

a. Based on our current understanding of the proposal, the following plans and studies are required for a Site Plan Control Application for Phase 1:
    i. Site Plan (with the matters above addressed);
    ii. Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments);
    iii. Photometric Plan (if applicable);
    iv. Landscape Plan;
    v. Urban Design Brief;
    vi. Elevation Plans and Floor Plans for all proposed buildings and structures; and
    vii. Cost Estimates for all proposed on-site and off-site works.
b. Once the Site Plan Control application for Phase 1 is deemed complete under the *Planning Act*, the Applicant may apply for a Zoning By-law Amendment application to remove holding provision h-7 for Phase 1. However, this application will not be approved until the Site Plan Agreement has been entered into by the developer and registered on title.
c. Once the Applicant confirms the approach for the southern portion of the Subject Lands, we will provide more fulsome comments with respect to submission requirements for this portion.

Sincerely,

Jeremy Tran, MCIP, RPP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.
Jtran@npgsolutions.ca

February 9, 2026
GEI Project No. 2600482-03

VIA CLOUDPERMIT: Township of Puslinch

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

Re: Pre-Consultation Request
McLean Road West and Highway 401
Puslinch, ON

Dear Ms. Farncombe:

Following our review of pre-consultation application documents received on February 6, 2026, we are providing comments related to a proposed development on the subject lands located at McLean Road West and Highway 401 in the Township of Puslinch.

It is our understanding that the proposed development includes a 35870 m^2 warehouse building with 58 loading docks, a 2828 m^2 industrial building with 15 loading docks, parking for approximately 436 trailers, and car parking. Six accesses are proposed to McLean Road West. The development would be serviced by private well and septic system.

A previous pre-consultation was completed for this property in January 2022, and a minor variance was subsequently applied for and approved with conditions on April 12, 2022, to permit:

1. Outdoor storage within 20 m of a lot line abutting a street
2. Loading docks in the front yard facing McLean Rd.
3. Outdoor storage for trailer parking for short periods of time (<3 days)
4. Short-term (<3 days) truck trailer parking

The conceptual site layout has since been updated, and it is anticipated that additional relief is required from Township zoning bylaw requirements to permit outdoor storage. The property is also subject to a holding provision.

The following documents were received and reviewed as part of this pre-consultation submission:

- Request for Comprehensive Pre-Consultation prepared by WSP, dated February 6, 2026.

- Conceptual Site Plan, prepared by Ware Malcomb, dated January 19, 2026.
- Township of Puslinch Committee of Adjustment Notice of Decision, File D13/BRO, dated April 12,2022.

From an engineering perspective, we provide the following requirements in support of the future site plan application:

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on:
    - Site setting,
    - Desktop review of geologic and hydrogeologic information,
    - Results of field investigation programs,
    - Recommendations related to design and construction of structures and buildings including foundations, stormwater management systems, and septic system, and
    - Availability of potable groundwater.
- **Existing Conditions and Removals Plan**, generally showing existing (pre-development) aboveground and underground infrastructure and indicating all removals.
- **Site Plan**, generally showing proposed (post-development) aboveground and underground infrastructure, including but not limited to, buildings, outdoor storage areas, accesses, parking areas, driveways, turning areas, curbs, walkways, lighting, signage, fencing, potable water well, septic system, fire routes, fire protection infrastructure, snow storage, garbage enclosures, stormwater infrastructure, Grand River Conservation Authority (GRCA) setbacks, and Ontario Ministry of Transportation (MTO) setbacks.
- **Site Grading Plan**, generally showing existing and proposed drainage patterns on the subject lands, and confirming legal drainage outlet.
- **Site Servicing Plan**, generally showing existing and proposed servicing infrastructure, including but not limited to potable water well, water lines, fire protection infrastructure, wastewater treatment and disposal system, sanitary sewers, storm sewers and stormwater management facilities.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction to limit impacts on surrounding areas and infrastructure.
- **Photometric Plan**, demonstrating how the site is to be illuminated in accordance with Township Standards.
- **Landscaping Plan and Tree Management Plan**, designed to illustrate existing and proposed plantings onsite and required restoration works for the property.
- **Spills Management Plan,** to document the control of potential spills on the property.
- **Functional Servicing and Stormwater Management Report**, detailing:
    - The existing conditions of the site and the nature of the proposed development.

  - How the site will be serviced by potable water and wastewater servicing.
  - How stormwater management will be provided for the site including stormwater quality, quantity, erosion control and water balance, as required by Township Standards, the GRCA and the MTO.
  - Grading and drainage considerations, including overland flow route and legal outlet.
  - Geotechnical and hydrogeological considerations.
  - Transportation considerations.

- **Transportation Impact Study**, the terms of reference for the TIS were previously discussed by GEI (formerly GM BluePlan Engineering) and R.J. Burnside in 2022. Due to the time that has passed, the terms of reference for the TIS should be discussed further with the Township Transportation Consultant and the MTO before commencement.
- **Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

The above requirements are subject to change based discussions at the pre-consultation meeting. Updated comments will be provided following the meeting if necessary.

Please note that all engineering drawings and reports shall be stamped by a qualified Professional Engineer.

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

Sincerely,

GEI Consultants Canada Ltd.

Andrea Reed, P.Eng.
Project Engineer

ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects

3-5 Edinburgh Road South
Guelph . Ontario
N1H 5N8

519.822.6839
info@aboudtng.com
www.aboudtng.com

URBAN FORESTRY
ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION
NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES
SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT STATEMENTS
ECOLOGICAL LAND CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE
MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION
LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

February 17, 2026 Our Project #: AA21-049A-031

Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

Re: McLean Rd W & Hwy 401, Township of Puslinch
Request for Comprehensive Pre-consultation for minor variance
Ecological Constraint Review

Aboud & Associates Inc. has been retained by the Township of Puslinch to complete an Ecological Constraint Review of the pre-consultation documents and discuss the following applications:

1. Site Plan Control: to permit the development of an industrial building at the north end of the site.
2. Removal of the Holding symbol.
3. Application to permit outdoor storage in the south portion of the Site.

The plan submitted includes the proposed construction of an industrial building, Storm Water Management Pond, parking, trailer parking, and Wastewater Treatment Facility. We have reviewed the following documents as part of our assessment:

- Request for Comprehensive Pre-Consultation Puslinch Industrial Complex, McLean Road and Highway 401,
- Aerial photography of the subject site,
- Conceptual Site Plan, Puslinch Industrial Complex, McLean Rd. W, Puslinch, ON, CAN, Ware Malcomb, January 19, 2026,
- Township of Puslinch committee of adjustment, notice of decision, File Number: D13/BRO Hearing Date April 12, 2022,
- Wellington County Draft Natural Heritage System Mapping, accessed February 12, 2026,
- GRCA mapping, accessed February 13, 2026,
- Natural Heritage Information Center, Make-a-Map, accessed February 12, 2026.

Our review, (table 1) has identified the following regarding the presence of ecological constraints or concerns and policy considerations on the property, as they relate to the proposed site plan at the property located at McLean Rd and Hwy 401. Figure 1, identifies the location of natural heritage features, if they occur, in the vicinity of the property and within 120m.

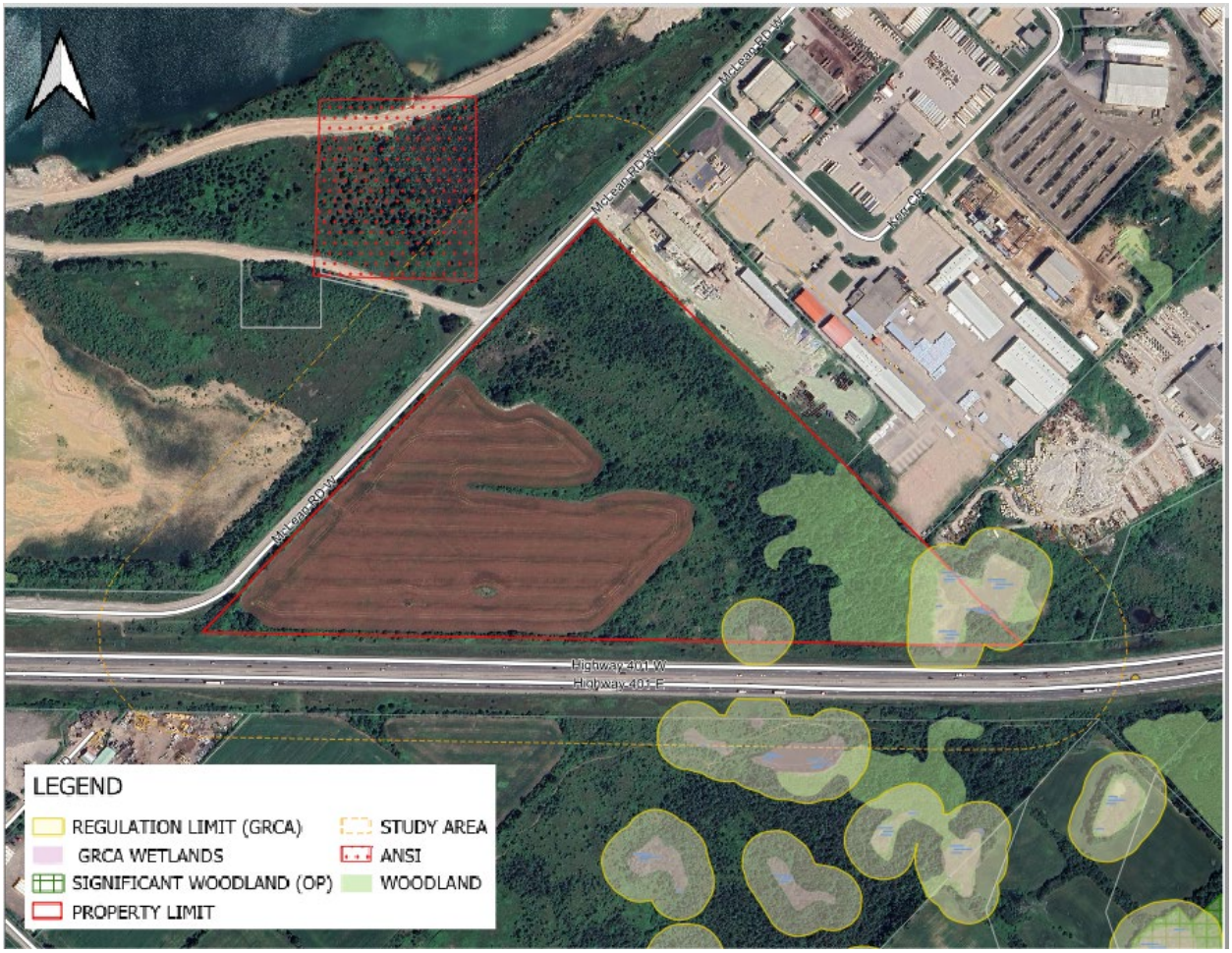


Figure 1. Property Limits & Adjacent Lands

Table 1. Ecological Constraints & Policy Considerations

Legislation	Policy constraint present	Study Requirement
Fisheries Act, 1985	No watercourses are identified as present within 120m of the property.	None identified.
Species at Risk Act, 2002	No federal lands, regulated under SARA, are present within 120m of the study area. Migratory Bird Species at Risk listed under SARA may be present within the subject and adjacent lands. No watercourse feature within the study area.	Breeding Bird surveys
Endangered Species Act, 2007	Our Species at Risk review of the NHIC 1km squares, has identified the following Species listed under the ESA within 1km of the subject property: • Eastern Meadowlark • Bobolink • Butternut • Smooth Yellow False Foxglove Additionally, bat species at risk may occur anywhere with trees and/or shrubs meeting their habitat requirements and tree species at Risk, including Black Ash may occur in wetland habitat. Per our desktop review, habitat for Species at Risk listed under the ESA may be present within the subject and adjacent lands, a fulsome field assessment is required as part of an Environmental Impact Study (EIS).	Breeding Bird Surveys, 2-season botanical assessment, bat maternity & roosting habitat assessment, ecological land classification.
Provincial Planning Statement, 2024	The MNR Make a Map: Natural Heritage Areas mapping identifies the following within the property limits: • Natural Heritage System, • Woodlands, • Unevaluated Wetland and, • the Drumlin Outwash Gravel Regional Earth Science ANSI The following species of conservation concern were identified for the NHIC squares within 1km of the subject lands: • Double-striped Bluet • Midland Painted Turtle • Eastern Wood-pewee • Grasshopper Sparrow • Snapping Turtle • Floating Crystalwort • Eastern Milksnake	Woodland dripline and wetland delineation. Significant Wildlife Habitat Assessment, breeding bird survey, 2-season botanical assessment.

Legislation	Policy constraint present	Study Requirement
Ontario Regulation 41/24	The property includes lands within the GRCA regulated area, including unevaluated Wetlands.	Wetland delineation & confirmation.
Wellington County OP, December 2025 Consolidation	The Wellington County Official Plan Schedule B7 identifies the property a as Secondary Agriculture with Core Greenlands occurring within the subject lands to the southeast. The Wellington County Natural Heritage System Draft mapping identifies proposed NHS and enhancement linkages within the subject and adjacent lands to the property.	A scoped EIS is required to confirm the limits of the Core Greenlands and impacts and mitigation requirements to the Core Greenland features.
Township of Puslinch Comprehensive Zoning By - Law No. 023-18	Per the Township of Puslinch Zoning By-law, the subject property is zoned Agricultural (A) and Natural Environment (NE) and Environmental Protection Overlay occur within the subject lands.	A scoped EIS may be required to confirm impacts and mitigation requirements to the Natural Environment for any proposed development within 30m of the NE zone.

Our review of the pre-submission application and our background review have determined that, with respect to ecological considerations, the proposed zoning amendment may not conform to the policies of the PPS, ESA, SARA, County Official Plan, and the Township Zoning By-Law.

Per section 5.6.7 Greenland Mapping, of the Wellington County Official Plan, the mapping identifying Core Greenlands and Greenlands on various schedules to this Plan may need to be refined by more detailed mapping on individual sites. As it is unknown if wetland and woodland limits have been confirmed in the field by the appropriate authorities, and Woodlands on site may meet the requirements for Significant Woodlands under the County Official Plan, an EIS is required to confirm the limits of wetlands and woodlands and determine if woodlands within the subject lands meet the criteria for woodland significance. Additionally, woodlands, scrublands, agricultural areas and hedgerows within and adjacent to the subject property may provide habitat for Species at Risk birds, vegetation, and bats.

Per the Wellington County Official Plan, adjacent lands that may be applicable to the site include lands within 120 metres of significant habitat of endangered and threatened species, significant wildlife habitat, and significant woodlands, As well as adjacent lands within 30 metres of all other Core Greenlands and Greenland areas.

Where development is proposed on adjacent lands, the County or local municipality shall require the developer to identify the nature of the features potentially impacted by the development; prepare, where required, an environmental impact assessment to

ensure that the requirements of this Plan will be met and consider enhancement of the natural area where appropriate and reasonable, and address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment. No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

Prior to any further zoning amendment, an Environmental Impact Study (EIS) should be completed by a qualified ecologist(s) to determine if the proposed zoning amendment is in compliance with the applicable policies and include the following field studies, at minimum:

- Ecological Land Classification,
- 2 season botanical survey (spring and summer),
- Breeding Bird Surveys,
- Wetland Delineation and confirmation with the GRCA,
- Woodland significance assessment (County),
- Woodland delineation and confirmation with the Township and County (if applicable), and
- Bat Maternity & Roosting Habitat Assessment.

To ensure the proposed development has considered all impacts to the Natural Environment and appropriate mitigation has been identified.

Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.

[redacted]

Cheryl-Anne Ross, B. Sc. F.W.T.
Ecology Lead & Wildlife Ecologist

S:\A+A Projects\2021\Approved\21-049A Puslinch Peer Review\AA File\21-049A-031 MCLEAN ROAD WEST AND HIGHWAY 401\Report\Pre-Submission\AA Ecological review 21-049A-031 McLean Rd W and Hwy 401 Pre-consultation.docx

Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

Section 1: Property and Application Information

Property Address: Concession 7 Part Lot 26 & 27, Township of Puslinch

Application Type:

☐ Official Plan Amendment
☒ Zoning By-law Amendment
☒ Site Plan
☐ Plan of Subdivision
☐ Plan of Condominium
Type:_____

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

	Current Application	Site Plan Application	Not Required
Section 59 Notice	☐	☐	☒
Risk Management Plan	☐	☐	☒

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

	Current Application	Site Plan Application	Not Required
Appendix A: Contact & Proposal Information	☒	☐	☐
Drinking Water Threats Disclosure Report, including:	☐	☒	☐
a. Liquid Fuel Handling/Storage Spill Response Plan	☐	☒	☐
b. Winter Maintenance Plan	☐	☒	☐
c. Chemical/Waste Management Storage Spill Response Plan	☐	☒	☐
Hydrogeological Assessment Report	☐	☐	☒
Water Balance Assessment Report	☐	☒	☐
Recharge Infiltration Measures	☐	☐	☒
Functional Service Report – Source Protection Design	☐	☐	☒
Stormwater Management Report – Source Protection Design	☐	☐	☒
Record of Site Condition	☐	☐	☒
Phase 1 and/or Phase 2 Environmental Assessments	☐	☐	☒
Documentation: unused wells decommissioned per *O.Reg 903**	☐	☒	☐
Confirmation if ECA, PTTW, or EASR required for property*	☐	☒	☐

*If unused wells are not present on the property, please confirm in a future submission. If no provincial approvals are required, please confirm.

Please see Appendix B for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA), Intake Protection Zone (IPZ), and Vulnerability Scores: ☐ None

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

IPZ ☐ Q

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

Significant Groundwater Recharge Area: ☒ Yes ☐ No

Highly Vulnerable Aquifer: ☐ Yes ☒ No

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

Sincerely,

[redacted]

Feb 11, 2026

Keira Martinson, Source Protection Coordinator
519-846-9691 ext. 283
kmartinson@centrewellington.ca

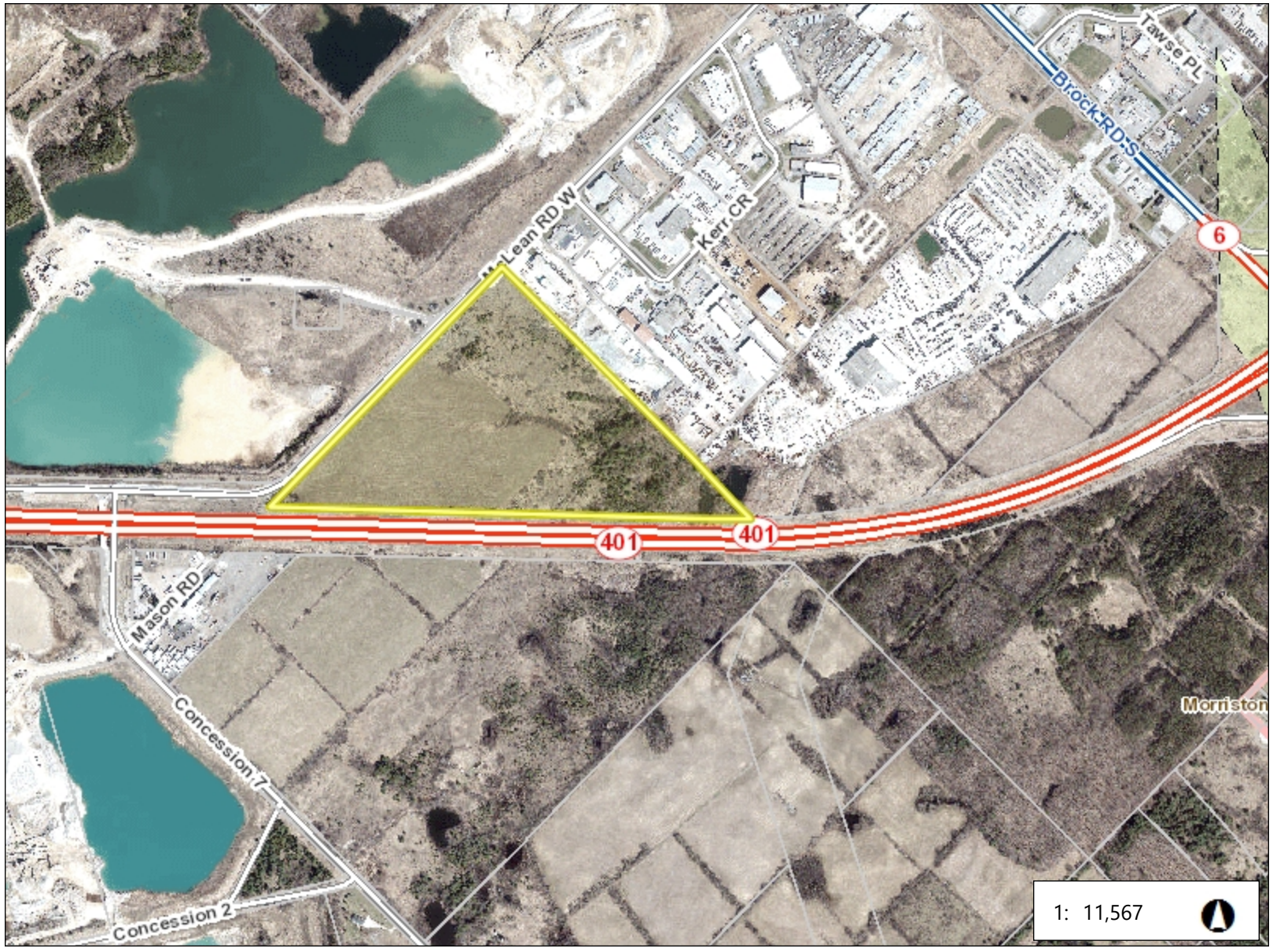
Attachment: Vulnerable Area Map(s)

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

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as "not required", based on the information provided at the time of application.

Explore Wellington

Concession 7 Part Lot 26 & 27, Puslinch



Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup
- Well Locations
  - Existing
  - Proposed
- Well Head Protection Area
  - A
  - B
  - C
  - D
- WHPA / Vulnerability Score
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C); 2, B
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture

0.6 0 0.29 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

Includes material © 2025 of the Queen's Printer for Ontario. All rights reserved.

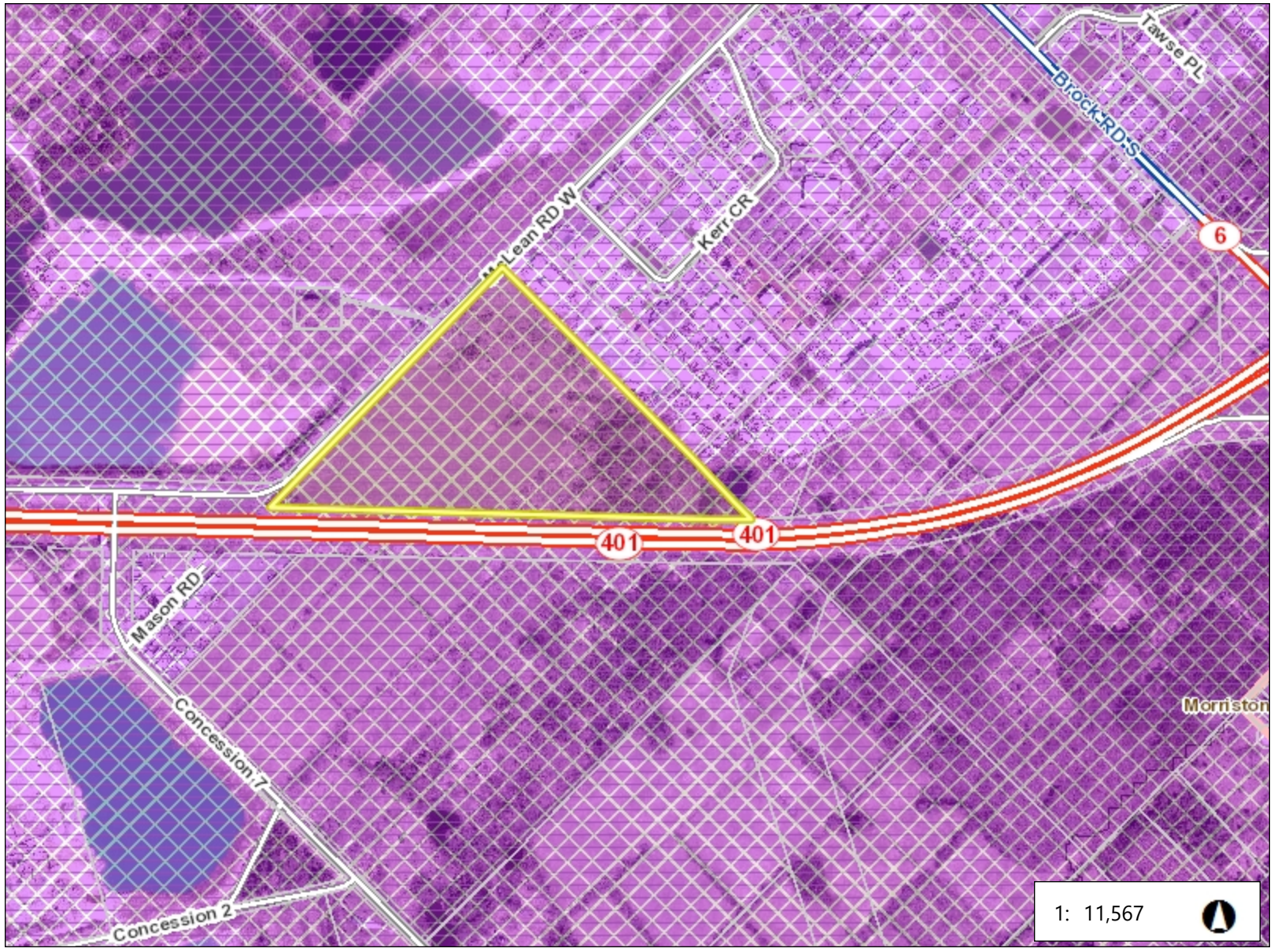
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

Notes

Concession 7 Part Lot 26 & 27, Puslinch - Quantity



Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup
- WHPA Q1/Q2 Boundary
- WHPA Q1/Q2
  - Approved
  - Draft
- SGRA
- Prime Agriculture

0.6 0 0.29 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

Includes material © 2025 of the Queen's Printer for Ontario. All rights reserved.

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

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

Notes

SALVINI CONSULTING
Transportation Engineering and Planning

Salvini Consulting Inc.
185 Deer Ridge Drive
Kitchener, ON · N2P 2K5
519-591-0426
julia@salviniconsulting.com

February 17, 2026

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON · N0B 2J0

Re: Pre-Consultation Request - Township Transportation Peer Review Comments
McLean Road West and Highway 401, Puslinch

Dear Monika,

I have reviewed the pre-consultation materials submitted by WSP for an industrial development on McLean Road near Highway 401. The site will require a building and land use permit from MTO given its location adjacent to Highway 401 so we will need to involve our colleagues from MTO in the review of any transportation materials.

A Transportation Impact Study will be required to support the planning applications for the site. The applicant's transportation consultant should submit a proposed Terms of Reference for the study that will address considerations by the Township, the County and the MTO to me through the Township, and I will coordinate a Transportation Pre-Consultation meeting with the relevant transportation stakeholders and the applicant's transportation consultant to confirm the scope in advance of their doing the study. They are welcome to reach out to me to discuss the scope beforehand if they would like at the Township's discretion.

I notice the six driveway connections to McLean Road that are shown on the concept plan. It is unlikely that the Township will support that many driveway connections and the applicant is encouraged to consider how they can be consolidated.

I welcome the opportunity to work with the Township team and the development team on this site plan application as it proceeds.

Sincerely,

[redacted]

Julia Salvini, MEng, PEng, FITE
President

Cc: Mike Fowler and Justine Brotherston, Township of Puslinch
Pasquale Costanzo, Wellington County

PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON

ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LAND AREA	AC	SF	SM
TOTAL LAND AREA	51.6	2,246,687	208,724.0
LOT DIVISION (SM)	LOT A	LOT B	TOTAL
LOT AREA	118,668.14	90,055.82	208,723.96
NATURAL ENVIRONMENT	29,891.02	-	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75	-	5,011.75
MTO SETBACK (14 M)	1,668.82	8,008.34	9,677.16
NET AREA (DEVELOPABLE AREA)	82,096.55	82,047.48	164,144.03
SETBACKS (M)	A	B	
FRONT	6	6	
INTERIOR SIDE	5	5	
EXTERIOR SIDE	15	15	
REAR	7.5	7.5	
LANDSCAPE STRIP (M)	A	B	
FRONT YARD	3	3	
ALONG HWY 401	3	3	
BUILDING HEIGHT	A	B	
CLEAR HEIGHT IN METERS	12.2	11	
BUILDING HEIGHT IN METERS	14.3	13.4	
BUILDING AREA (SM)	A	B	TOTAL
FOOTPRINT	34,094.80	2,838.19	36,932.99
WAREHOUSE	33,551.50	2,575.46	36,126.96
OFFICE (1-STOREY)	543.30	262.73	806.03
TOTAL AREA	34,094.80	2,838.19	36,932.99
RATIOS	A	B	TOTAL
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29	0.03	0.18
COVERAGE BASIS NET AREA	0.42	0.03	0.23
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60	13,954.89	43,809.49
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%	15.5%	24.5%
OUTDOOR STORAGE AREA (SM)	1,594.22	62,415.11	64,009.33
PARKING	A	B	TOTAL
PARKING REQUIRED BY CITY	232	33	265
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218	26	244
OFFICE (1 PER 40 SM)	14	7	21
BICYCLE PARKING (2 PER 1,000 SM)	68	6	74
PROPOSED PARKING (3 M X 6 - 6.1 M)	283	33	316
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16	2	18
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68	6	74
LOGISTICS	A	B	TOTAL
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16	12	28
DRIVE-IN DOORS 3.7 M X 4.3	-	2	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11	439	450
VAN PARKING (3 M X 6.1 M)	72	-	72
SPECIAL DELIVERY AREA (SM)	553.70	-	553.70

LEGEND

△ EXIT

▲ LOADING DOCK

▲ DRIVE-IN DOOR

PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT A (SM)	
LOT AREA	118,668.14
NATURAL ENVIRONMENT	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75
MTO SETBACK (14 M)	1,668.82
NET AREA (DEVELOPABLE AREA)	82,096.55
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING A
FOOTPRINT	34,094.80
WAREHOUSE	33,551.50
OFFICE (1-STOREY)	543.30
TOTAL AREA	34,094.80
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29
COVERAGE BASIS NET AREA	0.42
LANDSCAPE OPEN SAPCE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60
LANDSCAPE OPEN SPACE COVERAGE, , EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%
OUTDOOR STORAGE AREA (SM)	1,594.22
PARKING	
PARKING REQUIRED BY CITY	232
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218
OFFICE (1 PER 40 SM)	14
BICYCLE PARKING (2 PER 1,000 SM)	68
PROPOSED PARKING (3 M X 6 - 6.1 M)	283
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16
DRIVE-IN DOORS 3.7 M X 4.3	-
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11
VAN PARKING (3 M X 6.1 M)	72
SPECIAL DELIVERY AREA (SF)	553.70

LEGEND
△ EXIT
▲ LOADING DOCK
▲ DRIVE-IN DOOR

N

PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT B (SM)	
LOT AREA	90,055.82
NATURAL ENVIRONMENT	-
DRIPLINE & 5 M BUFFER	-
MTO SETBACK (50 m)	24,534.32
NET AREA (DEVELOPABLE AREA)	65,521.50
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING B
FOOTPRINT	2,838.19
WAREHOUSE	2,575.46
OFFICE (1-STOREY)	262.73
TOTAL AREA	2,838.19
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.03
COVERAGE BASIS NET AREA	0.04
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	25,610.70
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	28.4%
OUTDOOR STORAGE AREA (SM)	58,461.25
PARKING	
PARKING REQUIRED BY CITY	33
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	26
OFFICE (1 PER 40 SM)	7
BICYCLE PARKING (2 PER 1,000 SM)	6
PROPOSED PARKING (3 M X 6 - 6.1 M)	33
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	2
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	6
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	12
DRIVE-IN DOORS 3.7 M X 4.3	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	418

LEGEND
△ EXIT
▲ LOADING DOCK
▲ DRIVE-IN DOOR

N

WSP
25 York Street, 7th Floor
Toronto, on
M5J 2V5
437-564-9952
wsp.com

June 24, 2026

Project No. CA0066046.2503

Dear Monika Farncombe
Planning & Corporate Services Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

Subject: **Application for Zoning By-law Amendment**
Puslinch Industrial Complex – McLean Road and Highway 401

Dear Monika Farncombe,

On behalf of Puslinch Park LP (the "Owner"), WSP Canada Inc. ("WSP") is pleased to submit the enclosed Zoning By-law Amendment ("ZBA") application for Removal of the Holding ("H") provision applicable to the lands located at McLean Road West and Highway 401 in the Township of Puslinch (the "Site" or the "Subject Site"). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The enclosed ZBA application is being submitted to permit development of the Site's southern portion, which is approximately 90,055 square metres in area and has 418.7 metres of frontage on McLean Road West. The northern portion of the site is not included in this proposal. A Site Plan Control (SPC) application to permit a proposed warehouse on the northern portion of the Site was submitted on June 9, 2026 (Township File No. D11-PPL) and is currently under review by the Township.

The Application would broaden permissions for outdoor storage and accessory retail on the southern portion of the Site, providing greater flexibility for its future development. Outdoor storage is currently permitted on the Site, subject to certain conditions established through an approved 2022 Minor Variance Application (Township File No. D13/BRO).

As illustrated on the concept plan included with this submission, the proposed development includes an industrial building and long-term open storage uses. The proposal contemplates an industrial warehouse building with supporting office space and accessory retail of approximately 2,838 square metres, oriented to McLean Road. Additionally, 33 car parking spaces are provided south of the building for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building. Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site. The open storage area is set back from McLean Road and Highway 401, with a 3 metre landscaping buffer proposed to screen the outdoor storage uses from view.

The Site is subject to Zoning By-law 023-18 and is zoned IND (SP83)(h7) and NE. The IND zone permits warehouse and dry industrial uses as per Section 9.2 Permitted Uses. The Site is subject to Holding Provision 7

(H7) and discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision will be submitted separately.

The application materials included with this submission have been informed by the pre-consultation meeting held on February 19, 2026, as well as subsequent communications received from the Township and its consultants.

Materials provided with this submission include the following:

1. Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026
2. Draft Zoning By-law Amendment, prepared by WSP, dated June 24, 2026
3. Planning Justification Report prepared by WSP, dated June 24, 2026.
4. Environmental Impact Study, prepared by NRSI, dated June 2026

We trust that the enclosed materials are sufficient for your review. If you have any questions, do not hesitate to contact the undersigned at lisa.wardmather@wsp.com.

Yours sincerely,

Lisa Ward-Mather, MCIP, RPP

Practice Lead, Urban and Community Planning (Land Development)
Strategic Advisory & Planning, Transportation, & Infrastructure

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

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

1. A BY-LAW 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

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

2. THAT Schedule "A" of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule "A" of this By-law;

3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m^2. A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. **Zoning Regulations for Accessory Retail:** For the purpose of this by-law, the following provisions apply to Accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. **Zoning Regulations for Outdoor Storage:** For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area.

				• A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law. Notwithstanding any other provision of this By-law, lands zoned IND (sp83)(h7), IND (SPXX)(h7) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.

4. Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

READ A THIRD TIME AND PASSED THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

Brocolinni Puslinch ZBLA

File #

Legend

- Subject Lands
- Industrial
- Natural Environment

Township of Puslinch - By Law No: XX-XXXX

Not To Scale

2026-06-16

Puslinch Park LP
McLean Road West and Highway 401

Planning Justification Report

June 24, 2026

Table of contents

1.	**Introduction**	**3**
1.1	Approvals History	4
2.	**Site and Surrounding Context**	**5**
2.1	The Subject Site	5
2.2	Surrounding Context	6
3.	**Proposed Development**	**8**
4.	**Policy and Regulatory Framework**	**9**
4.1	The Planning Act R.S.O. 1990, c. P.13	9
4.2	Provincial Planning Statement, 2024	10
4.3	Wellington County Official Plan (December 2025 Consolidation)	12
4.4	Official Plan Amendment 131	14
4.5	Township of Puslinch Zoning By-law 023-18	16
4.6	Puslinch Design Guidelines	27
5.	**Supporting Technical Studies**	**31**
6.	**Summary of Opinion**	**32**
7.	**Signatures**	**33**
8.	**Appendix A – Draft Zoning By-law Amendment**	**34**

1. Introduction

WSP Canada Inc ("WSP") has been retained by Puslinch Park LP (the "Owner"), to prepare a Planning Justification Report ("PJR") in support of a Zoning By-law Amendment Application (the "Application") for the lands located east of McLean Road West and north of Highway 401 in the Township of Puslinch, County of Wellington, Ontario (the "Site" or the "Subject Site"). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The Site's northeastern and southwestern segments are planned to be developed separately. The Application proposes to facilitate the development of the southwestern portion of the Site ("Southern Lot") to provide greater flexibility by permitting accessory retail and expanding permissions for outdoor storage. The Southern Lot is approximately 90,055 square metres in area, with 418.7 metres of frontage on McLean Road West.

The northeastern, or "Northern Lot," which is 118,668 square metres in size, is the subject of an application for Site Plan Control (SPC) (Township File No. D11-PPL), which was submitted on June 9, 2026, to permit the development of a warehouse and associated parking. The proposed development of the Northern Lot is not addressed in detail within this PJR, as the proposed rezoning does not apply to the SPC application.

The Site is subject to a Holding Provision (H7). A ZBLA application is being submitted under separate cover to lift the Holding Provision and permit the development of both the Northern and Southern Lots.

A Pre-consultation meeting regarding the proposed development of the Site was held on February 19, 2026. Comments were provided on February 25, 2026 from Township staff, NPG Planning Consultants, the County of Wellington, the Ministry of Transportation, Harden Environmental, Aboud & Associates, Salvini Consulting, and the Grand River Conservation Authority. A revised comment memo was received from the Township's Planning Consultants, NPG, on February 25, 2026.

Comments received addressed the planned development on the Northern Lot, plans to expand permissions for outdoor storage on the Southern Lot, and the removal of the Holding Provision.

All required application materials, subsequently identified by NPG on March 23, 2026, have been included with this submission.

The Planning Justification Report will:

- Describe the Subject Site and surrounding area;
- Describe the proposed development, including site layout and proposed land use;
- Review and assess the proposed development against the applicable planning policy and zoning
- Provide a planning justification in support of the proposed Zoning By-law Amendment.

This PJR will demonstrate that the proposed development is consistent / conforms with applicable planning policies and represents good planning. Furthermore, it is our opinion that the proposed Application is appropriate and desirable and should be approved.

1.1 Approvals History

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) and outdoor storage in the form of temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

The conditions provided within the Notice of Decision (Township File No. D13/BRO) are the following:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

2. Site and Surrounding Context

2.1 The Subject Site

The Site is located within the Township of Puslinch and is legally described as Part of Lots 26 and 27 Concession 7. The Site is generally triangular in shape and fronts on the east side of McLean Road West and abuts the north side of Highway 401. An aerial of the Subject Site is provided in **Figure 1**.

Figure 1 Aerial image of the Site

The Site is currently vacant and is covered with light vegetation. A wooded area is located within the Northern Lot at the eastern end of the Site, as is a small wetland which is within the Grand River Conservation Authority's Regulation area. According to provincial mapping software, this wetland is unevaluated (**Figure 2**). The wetland is within the Northern Lot and, as confirmed by the Environmental Impact Study (EIS) prepared by NRSI (dated June 2026), is not impacted by the proposed development on that portion of the Site (see **Section 5**).

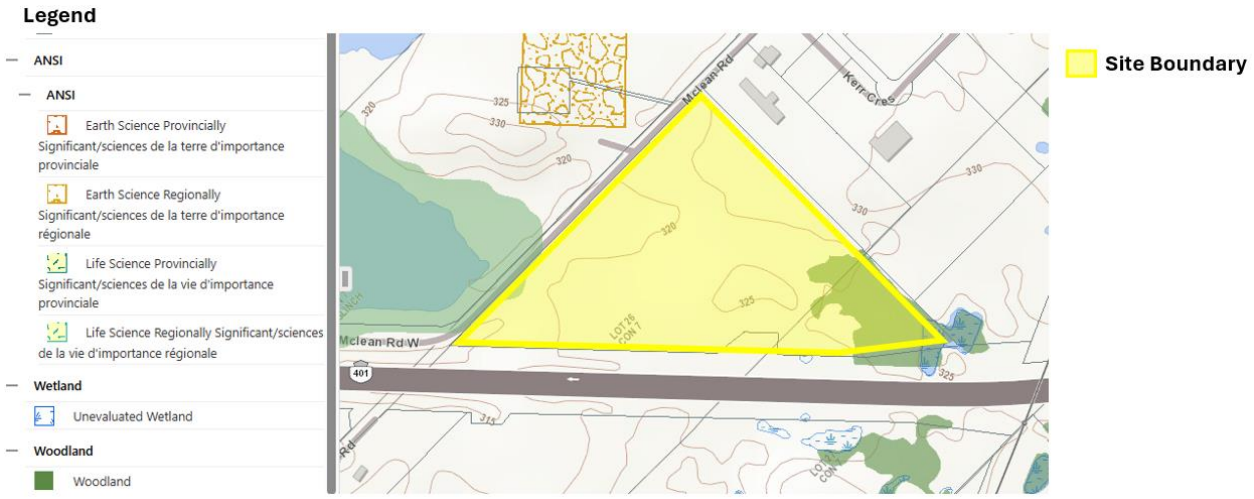


Figure 2 Natural features present on the Site (Source: Ministry of Natural Resources: Natural Heritage Areas).

The Southern Lot is triangular in shape with an area of approximately 90,055.8 square metres, and a 418.7 metre frontage on McLean Road West. The Southern Lot is currently used for agricultural purposes.

2.2 Surrounding Context

The Site is located in a rural-industrial area in the centre of Puslinch Township. The surrounding area contains predominantly industrial and employment uses. The Site is located approximately 2 kilometres from the Hamlet of Morriston.

McLean Road West is classified as a township road as per the Road Classifications Layer on County of Wellington Mapping. No associated or projected Right-of-Way widths are provided for McLean Road West.

The immediate context surrounding the Site is as follows and as shown in **Figure 3**:

- **North**: To the north of the Site are aggregate extraction and industrial uses.
- **South:** To the south of the Site is Highway 401, agricultural lands, rural employment, and wooded areas.
- **East:** To the east of the Site are Industrial uses, commercial uses, and a cemetery.
- **West:** To the west of the Site are industrial and aggregate extraction uses, further is a private cultural recreational facility (park, assembly hall, and water feature) and low density residential uses.

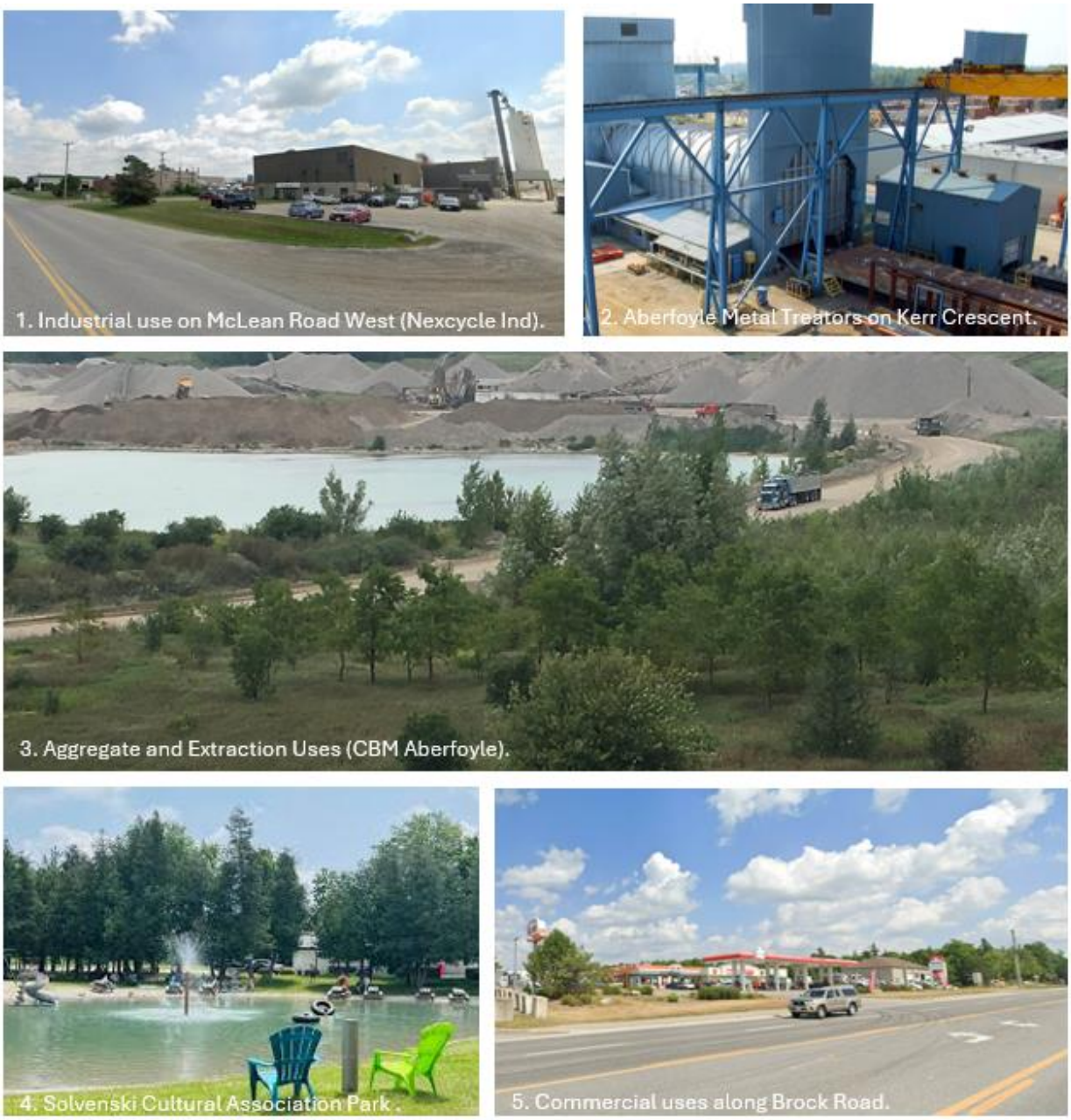


Figure 3 Images of the surrounding area, including adjacent industrial (Source: Google Map and Aberfoyle Metal Treaters), adjacent aggregate extraction uses (Source: CBM Aberfoyle Pit)

3. Proposed Development

Since the approval of the Minor Variance application, plans for the development of the Southern Lot have been revised. As illustrated on the Conceptual Site Plan shown in **Figure 4**, the Southern Lot is now proposed with an industrial building and longer term open storage uses. The draft ZBLA is intended to enable flexibility for future development, including potential industrial, open storage, and accessory retail uses.

Figure 4: Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026

The proposal contemplates an industrial warehouse building of approximately 2,838 square metres, with supporting office space. The building is rectangular and oriented to McLean Road with a frontage of 71.6m and a height of 14.3m. The building is proposed to be set back 15.2 metres from McLean Road and a 3 metre landscape strip is proposed along the McLean Road frontage.

While no accessory retail has been included on the Conceptual Site Plan, the ZBLA is proposed to permit this use to allow for the potential future inclusion of retail space within the warehouse. Details regarding the location and floor area associated with a potential future accessory retail use would be provided as part of a future development application.

The Conceptual Site Plan illustrates 33 car parking spaces that are provided south of the warehouse for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building.

Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site (69.3% of the Southern Lot). The open storage area is set back 15.2 metres from McLean Road, 4.3 metres from the north boundary, and 14.2 metres from the south lot line which extends along Highway 401. A 3 metre landscaping buffer is proposed along the Highway 401 frontage which will screen the outdoor storage uses from the Highway.

Three vehicle entrances are proposed from the McLean Road frontage, one south of the office building for private vehicles, and two north of the building for the open storage of trailer trucks.

The development is proposed to be serviced through a private well and waste water system. Details regarding the servicing strategy will be developed as part of detailed design.

4. Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the Site.

4.1 The Planning Act R.S.O. 1990, c. P.13

The *Planning Act* R.S.O. 1990, c. P.13 ("Planning Act") establishes the legislative framework for land use planning in the Province of Ontario and outlines the authority for municipalities to regulate land uses through Official Plans, Zoning By-law and development approvals. The overall purpose of the *Planning Act* is to promote a coordinated, efficient and transparent planning system that supports economical development, housing, land use compatibility and the protection of natural heritage through the provincial policy framework. The *Planning Act* requires that all planning decisions be consistent with Provincial policy, including the Provincial Planning Statement, 2024, and have regard to the matters of Provincial interest provided in Section 2 of the *Planning Act*.

The matters of Provincial interest in Section 2 of the *Planning Act* identify the key matters that are to be considered in all land use planning decisions by planning authorities. The matters of Provincial interest relevant for the proposed development include:

(e)	the supply, efficient use and conservation of energy and water;
(h)	the orderly development of safe and healthy communities;
(k)	the adequate provision of employment opportunities;
(l)	the protection of the financial and economic well-being of the Province and its municipalities;
(p)	the appropriate location of growth and development.

These above noted matters of Provincial interest establish a policy basis that supports employment-generating uses, including industrial uses, as essential components of the Provincial planning framework. The proposed development has regard for the *Planning Act* and the matters of provincial interest.

The Site is an appropriate location for moderately expanded permissions related to outdoor storage uses. As discussed in Section 4.3 below, the proposed use is permitted in the County of Wellington Official Plan. Furthermore, the Site's location adjacent to Highway 401 is desirable as a strategic location for the transportation of goods. The proposed development encourages the development of complete communities by providing contextually appropriate employment opportunities. The addition of accessory retail is also appropriate in this location, as it could support the proposed industrial use without negative impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 ("PPS") took effect on October 20, 2024, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("Growth Plan") and the Provincial Policy Statement, 2020. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS "shall be read in its entirety and all relevant policies are to be applied to each situation" (Policy 6.1.1).

The vision for development in Ontario is provided within Chapter 1 of the PPS, which highlights the importance of supporting growth and long-term prosperity. Development is intended to be compact, transit-supportive, and optimize investments in infrastructure and public service facilities to support convenient access to quality employment, services, and housing, among others.

The PPS emphasizes that the Province encourages the cultivation of a competitive economy. The PPS intends to position the Province as a globally significant hub for commercial business and industry. The PPS also directs that growth be focused within both urban and rural settlement areas to sustain rural communities (Chapter 1: Introduction, Vision).

Chapter 2 of the PPS directs planning authorities to support complete communities through land use planning by providing a mix and range of land uses, including employment uses, to meet long-term needs (Policy 2.1.6). Furthermore, the development of the Site for an industrial use will contribute to the provincial goal of supporting complete communities. Section 2.5 Rural Areas in Municipalities establishes the framework for managing land use in rural areas. Policy 2.5.1 (e) provides that rural areas should promote "diversification of the economic base and employment opportunities." Section 2.6 addresses Rural Lands in Municipalities and defines permitted uses, which include agricultural uses, residential development, resource-based uses, cemeteries and other rural land uses, among others (2.6.1). Sections 2.6.2 and 2.6.2 state that development that can be sustained by rural service levels should be promoted and that development should be appropriate for planned or available infrastructure.

The proposed ZBLA is consistent with policies in this section of the PPS by facilitating the provincial goal of diversifying the rural economy through expanded permissions for a rural industrial use that does not require additional servicing.

Section 2.8 Employment outlines the guiding policies to direct economic development, the production and protection of jobs within the Province. Policy 2.8.1.1(a) of the PPS requires planning authorities to provide for an appropriate mix and range of employment, institutional and mixed uses to meet long term needs; provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses to support various economic activities and ancillary uses and account for the needs of existing and future businesses; identify strategic sites for investment of employment sites, including market-ready sites, and address potential barriers to investment; encourage intensification of employment uses and compatible, compact mixed use development; and address land use compatibility (Policy 2.8.1.1). Section 2.8.3 addresses development within 300 metres of employment areas. As the Site is approximately 100 metres from lands redesignated to rural employment in OPA 131 (see **Section 4.4** below), this section applies to the Site:

> *… on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*

The relief being sought in the ZBLA will permit accessory retail and broaden permissions related to the provision of outdoor storage uses on the Southern Lot. These permissions will allow the site to be optimized for long-term use, to support economic activity and meet the needs of future tenants. The proposed uses are compatible with and will not negatively impact the employment uses planned in PA7-10.

Section 3.6 addresses sewage, water, and stormwater services. Policy 3.6.4 provides that where municipal sewage services, municipal water services or private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for such services to be provided long-term, with no negative impacts.

The proposed development is consistent with Policy 3.6.4 of the PPS as it will be supported by individual on-site sewage services and on-site water services which are appropriate in an area that does not have access to public or communal services. The proposed servicing approaches will facilitate an industrial use in a manner which will not have negative impacts. A condition is included in the draft ZBLA which requires potential future accessory retail to not require a permit to take water and/or Environmental Compliance Approval, are necessary for a permitted use.

Chapter 4 provides policies for the Wise Use and Management of Resources. Section 4.1.8 provides that development and site alteration shall not be permitted on lands adjacent to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

The proposed development is consistent with the policies of Chapter 4 as a buffer is provided which will protect the wooded area and unevaluated wetland present on the Site. The mitigation measures include a 30 metre buffer and an additional 5 metre dripline buffer. The EIS prepared by NRSI and submitted with this application concludes that the development has been designed to avoid the ecological features on the Site. By following the recommended mitigation strategies as identified in the EIS, no negative impacts to the ecological features are expected as a result of the proposed development.

The proposed development is consistent with the policies of the PPS 2024 by optimizing existing industrially designated lands for long term use by potential tenants. The proposed ZBLA would broaden zoning permissions to support a wider range of employment opportunities and enhance the long-term viability and market-readiness of the Site.

4.3 Wellington County Official Plan (December 2025 Consolidation)

The Wellington County Official Plan ("County Official Plan"), was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The December 2025 office consolidation has been reviewed for this PJR. We note that the County is currently conducting a Municipal Comprehensive Review of the Official Plan.

Part 2 of the County Official Plan outlines the planning vision and commitment to achieve several objectives, including opportunities for jobs, commerce and services (Policy 2.2.3). In addition, Part 2 of the Official Plan encourages the development of effective land use patterns as it concerns energy and servicing (Policy 2.28 and 2.22).

In the County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural on Land Use Schedule B7 – Puslinch (Figure 3). The wetland on the Northern Lot is designated Core Greenlands.

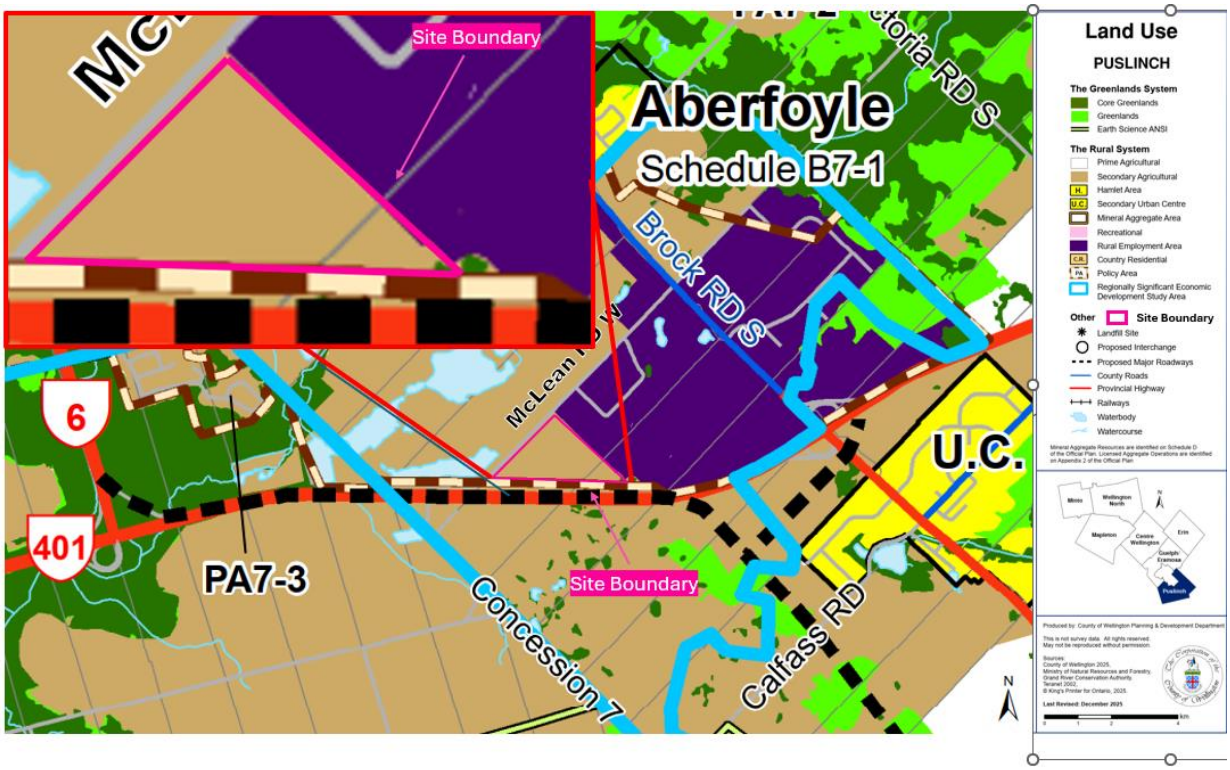


Figure 5: Schedule B7 –Land Use Schedule from the County of Wellington Official Plan

Section 5.4 of the Official Plan outlines the relevant policies for lands designated Core Greenlands. The Core Greenlands land use designation identifies all provincially significant and other wetlands (including unevaluated) (Policy 5.4). Section 5.4.1 states "Development and site alteration will not be permitted in wetlands considered provincially significant." As shown in **Figure 2**, the wetlands present on the Site are unevaluated and are not considered Provincially Significant Wetlands ("PSW"). Section 5.4.1 further states "all other wetlands will be protected in large measure."

The proposed development will not extend into the unevaluated wetlands or the wooded area at the eastern corner of the Northern Lot. The area is proposed to be maintained as Greenlands, with a 30 metre buffer, and a dripline buffer of 5m. The EIS provided with this submission concludes that there will be no negative impacts to the ecological features present on the Site.

Lands designated as Secondary Agricultural in the County Official Plan are subject to the policies of Section 6.5. Permitted uses within Secondary Agricultural designation include those uses permitted within the Prime Agricultural Area, such as Agricultural uses, single detached homes and additional residential units, aggregate operations, forestry uses and community service facilities, among others. Additional uses permitted within the Secondary Agricultural designation include public service facilities and small scale commercial, industrial and institutional uses (6.5.3).

Conditions for the development of commercial, industrial and institutional uses for Secondary Agricultural areas are provided in Section 6.5.5, and include:

a) appropriate sewage and water systems can be established;
b) the proposed use is compatible with surrounding uses;
c) the use requires a non-urban location due to:
   - market requirements;
   - land requirements;
   - compatibility issues.
d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Industrial and commercial uses are permitted within the Secondary Agricultural land use designation, provided that they meet the criteria in Section 6.5.5. In our opinion, the proposed ZBLA meets these criteria. Regarding 6.5.5.a), per the submission materials provided with the SPC application, the proposed warehouse on the Northern Lot can be serviced through on-Site services. The specific details regarding the provision of sewage and water services on the Southern Lot will be developed as part of detailed design. As required in this Section, the proposed uses, which include a warehouse (including business office and accessory retail) and outdoor storage, are limited to one lot. These uses are also appropriate in a rural location, as they require a large lot and benefit from adjacency to Highway 401 (6.5.5 c)). Additionally, the proposed development is compatible with uses on surrounding sites and will not have adverse impacts on future potential agricultural or aggregate uses (6.5.5 b), d) and e)).

As illustrated on Schedule B7 (**Figure 5**), the Site is within the Puslinch Economic Development Area, or Policy Area 7-1 which is described in Section 9.8.6 as “an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township.”

The Site’s location within Policy Area 7-1 reinforces its role as a strategic site for the provision of industrial land uses. The proposed ZBLA will expand permissions for uses that will support economic activity within the surrounding area, as intended within this Policy Area.

The proposed development conforms with the policies of the County Official Plan, which supports opportunities for employment, economic activity and encourages compatibility between land uses. Furthermore, the proposed development meets the criteria associated with industrial uses within the Secondary Agricultural land use designation.

4.4 Official Plan Amendment 131

Official Plan Amendment 131 (OPA 131) was adopted by County of Wellington Council on April 30, 2026 by By-law 5977-26. OPA 131 proposes to align the rural area policies of the County Official plan with the PPS and to complete "Rural Phase 3B" of the County’s Official Plan review. The OPA has been submitted to the Ministry of Municipal Affairs and Housing for approval and posted to the ERO for comment. If approved, the amendment would, among other proposed changes, address rural employment growth needs in Puslinch by designating new rural employment area lands in Puslinch, update rural employment and residential policy, and modify the existing Puslinch Industrial Policy.

As part of the Municipal Comprehensive Review, consultants had identified a need for a minimum of 30 hectares for additional employment lands in the Township. Puslinch By Design was undertaken by the County of Wellington and the Township of Puslinch to identify locations for rural employment area growth, within the Puslinch Regionally Significant Economic Development Study Area.

To address the need for rural employment growth, OPA 131 proposes to add rural employment land within Puslinch. These changes include revising land use designations from Secondary Agricultural to Rural Employment Area and adding new policy areas that establish site-specific policies for newly identified rural employment areas (PA7-11) and newly identified rural prestige rural employment areas (PA7-10). Revisions are also proposed to the

requirements for agricultural impact assessments for development within Prime Agricultural Areas and secondary agricultural areas.

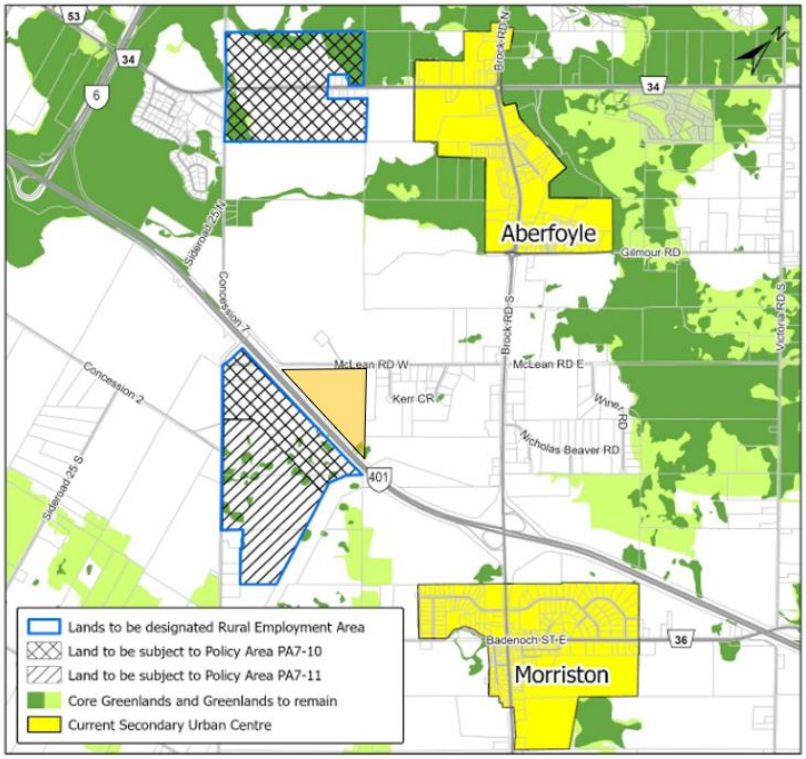


Figure 6 Excerpt from OPA 131. Draft Schedule A4 identifying Rural Employment Areas.

The Site is located directly across Highway 401 from proposed Rural Employment Areas PA7-10 and PA7-11 (Figure 6), which appropriately positions the proposed development in proximity to these strategic rural employment policy areas.

Chapter 6 Rural System includes secondary agricultural areas. In OPA 131, Section 6.2 Purpose is proposed to be revised by removing the existing preamble and replacing it with the following:

> *The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy (Section 6.2, OPA 131).*

OPA 131 defines the purpose of the Rural System, which includes support for "…economic activities which depend on Wellington's natural resources to deliver a sustainable and diversified agricultural industry and rural economy and create opportunities for a variety of resource, employment and community uses." Section 6.2 further states that the "Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System."

Furthermore, OPA 131 proposes to amend Section 6.3 and the vision for Secondary Agricultural land uses, adding the following language:

> *Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the infrastructure, which is planned or available, and avoids the need for uneconomical expansion.*

The proposed ZBLA is aligned with the revised description of the Rural System that includes opportunities for a variety of uses including employment uses. As required in proposed Section 6.3, the development will not introduce constraints to agricultural or resource-related uses and can be sustained at current service levels.

OPA 131 proposes to amend Policy 9.8.3 Puslinch Industrial Policy to require Rural Employment lands to implement the Rural Employment Area Design Guidelines, which address signage, landscaping, lighting, building design and outdoor storage, among other matters. These design guidelines do not apply to the Site but will be considered through the detailed design process for the Southern Lot. In particular, Section 3.3.1 addresses the Highway 401 Frontage, providing that buildings along this frontage "should be prioritized for an elevated standard of design due to their high visibility from the highway, creating a defined image of the Township of Puslinch."

Guidelines 12 and 13 regarding outdoor storage state that:

> 12. *Outdoor storage and display of items that are visible from Highway 401 are not permitted.*
>
> 13. *Parking and loading facilities generally shall not be located between buildings and Highway 401.*

Outdoor storage is currently permitted on the Southern Lot through the approved Minor Variance, but is limited to short-term trailer parking. The ZBLA proposes to provide additional flexibility regarding this use, as current permissions are restrictive. As illustrated on the Site Plan, landscaping is proposed along the Highway 401 and McLean Road frontages to provide screening and contribute to a high quality environment. The specific details of the landscape design will be determined as part of detailed design for the future development of the Southern Lot. Regarding the proposed permission for accessory retail on the Southern Lot, relevant guidelines including those related to parking, access and building entrances will be considered as part of a potential future development application.

The Application conforms with OPA 131 as it will provide opportunities for industrial development in an appropriate location that is proximate to new Rural Employment areas. The proposed ZBLA will permit an accessory use and expand a permitted use on the Southern Lot that will support diversification of the rural economy in the County.

4.5 Township of Puslinch Zoning By-law 023-18

The Township of Puslinch Zoning By-law 023-18 establishes the regulations for land use and building design, size, placement, and character. The Site is zoned Industrial (IND) and Natural Environment (NE), and is subject to Site Specific Special Provision 83 (SP83) and Holding Provision 7 (H7)), as shown in **Figure 6**. Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site. As noted above, the approved Minor Variance permits outdoor storage, with conditions.

This section summarizes the applicable zoning provisions, including the areas of zoning non-conformity that are addressed in the draft ZBLA included with this submission. This section provides a rationale for the requested zoning revisions which will facilitate the development of the Southern Lot. The proposed amendments will not apply to the proposed development on the Northern Lot.

4.5.1 Holding Provision 7 (H7)

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

> *Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.*

Discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision is being submitted separately.

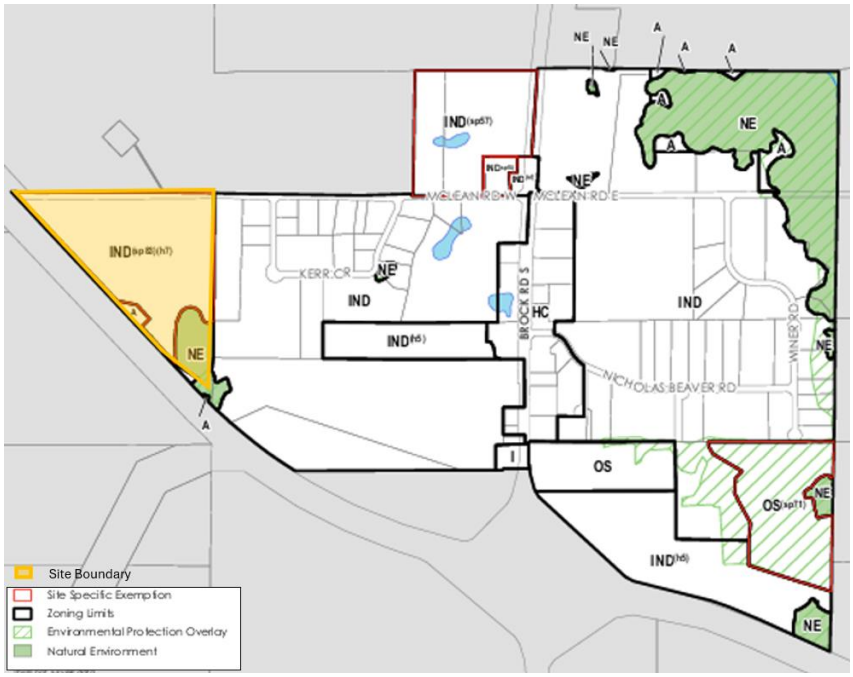


Figure 6 Schedule A Township of Puslinch Zoning By-law 023/18 Map A-4 Aberfoyle Industrial Area

4.5.2 IND – Industrial Zone

As per Section 9.2 Permitted Uses, the IND zone permits a range of industrial uses including but not limited to warehouse, dry industrial uses, service or repair establishment, outdoor storage area or accessory processing area, outdoor storage use, and transport terminal. While outdoor storage areas and uses are prohibited on the Site through Site Specific Special Provision 83 (SP83), the approved minor variance (D13/BRO) permits these uses with conditions.

The proposed ZBLA will provide additional flexibility for outdoor storage uses to facilitate the development of the Southern Lot. Various use-specific special provisions are included within the ZBLA that provide relief to various provisions related to outdoor storage in Zoning By-law 023-18. The ZBLA will also permit accessory retail on the Southern Lot, which is not currently permitted within the IND zone. Two use-specific special provisions for accessory retail are included within the ZBLA as follows:

- Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use.
- Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot.

These provisions will ensure that any future proposed accessory retail use can be appropriately serviced and that the use will be secondary to the principal use.

4.5.3 Development Standards

Based on the Conceptual Site Plan prepared by Broccolini, dated June 16, 2026, Table 1 provides a detailed compliance analysis of how the proposed development meets Section 9.3 Development Standards for the IND Zone of the Zoning By-law.

Table 1: IND Zone Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Minimum Required Lot Area	0.4 ha	9 ha	Yes
Minimum Required Lot Frontage	30m	418.7m	Yes
Minimum Required Front Yard	6m	15.2m	Yes
Minimum Required Interior Side Yard	5m	39.6 m (Hwy 401) - 241.5 m (Northern Lot)	Yes
Minimum Required Exterior Side Yard	15 m	Not applicable	Yes
Minimum Required Rear Yard	7.5 m	Not applicable	Yes
Maximum Permitted Lot Coverage	75%	3.1%	Yes
Minimum Required Landscaped Open Space	15%	24.5 (Full Site) 15.5% (Southern Lot)	Yes
Maximum Permitted Building Height	25 m	14.3m	Yes

4.5.4 Industrial Design Overlay

Additional provisions are outlined in Section 13.5 Industrial Design Overlay. Per the 2008 Puslinch Design Guidelines Study, it is a goal of the Township to provide a high level of design for industrial development visible from Provincial highways and arterial streets. The Site is identified with the Industrial Design Overlay on Schedule B-4 of the Bylaw and is subject to the following special regulations outlined in Table 2.

Table 2: Industrial Design Overlay Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Permitted Uses (Regulation 13.5.a.)	All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas. Notwithstanding this requirement, outdoor storage is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.	Section 14, Site-Specific Special Provision 83 prohibits open storage on the Site and the approved Minor Variance application permits open storage for short term trailer parking (see **Section 1**). Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage may not be limited to trailer parking; it may include equipment, goods, raw materials and other items. Accessory retail is not a permitted use in the IND zone. The ZBLA would permit a small-scale accessory retail component that is enclosed within the building and would support the principal use on the Southern Lot.	Relief is required. Given that the outdoor storage will be screened by landscaping, this amendment will have no negative impacts. The proposed ZBLA includes conditions to ensure that any accessory retail use would be small in scale and serviced by on-site services. The addition of accessory retail is not anticipated to have negative impacts and will support the principal use.
Buildings entrances (Regulation 13.5.b.)	Buildings shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.	The proposed building on the Southern Lot is oriented to McLean Rd and is not anticipated to be visible from Highway 401. Additional detailed design will take place as part of a subsequent	Relief is required. Given that the building on the Southern Lot will be screened from Highway 401 by landscaping, this

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
		applications process through which additional revisions can be made.	amendment will have no negative impacts.
Screening and buffering **(Regulation 13.5.c.)**	Parking areas, loading spaces, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.	Screening and landscape buffers provided along Highway 401 to mitigate views of parking, loading and service areas.	Yes
Architectural Details: Elevations **(Regulation 13.5.d.)**	All exterior building elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.	Details regarding architectural details or materials to be determined through detailed design.	Yes
Landscape Strip **(Regulation 13.5.e.)**	A strip of land not less than nine (9) metres in width shall be provided along the lot line which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.	Landscape strip of 3 m provided along the lot line abutting Highway 401.	Relief is required. A 3 metre landscape strip is proposed which will provide sufficient buffering.

4.5.5 Outdoor Storage Zoning Provisions

The Site Specific Special Provision 83 (SP83) prohibits outdoor storage area and uses on the Site.

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking. The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022, for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)

4. Permission for short-term (< 3 days) truck trailer parking

Additional to the above requirements, the following conditions apply to open storage uses on the site:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

The approved Minor Variance provides conditional relief from various provisions related to outdoor storage in Section 4.22. However, given the need for additional flexibility regarding the planned development of outdoor storage on the Southern Lot, a ZBLA is proposed to remove the prohibition against outdoor storage in SP83 and replace it with site-specific permissions that expand on the permissions in the approved Minor Variance. Although the draft ZBLA would amend the Zoning By-law and not the Minor Variance, the permissions from the Minor Variance application are provided here, for the sake of clarity.

Table 3 outlines the regulations for Open Storage in Section 4.22, and **Table 4** outlines the regulations of the Minor Variance. A compliance analysis is also provided within **Table 3** and **Table 4**.

Table 3: Outdoor Storage Provisions

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Location of Outdoor Storage areas **(Regulation 4.22.a (i))**	The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street;	Outdoor storage is proposed within the interior side yard. The approved Minor Variance application permits Outdoor Storage within 20m of a lot line abutting a street.	Relief is required to permit outdoor storage in the interior side yard. Given that landscaping is proposed to screen the outdoor storage use, this amendment is appropriate. The ZBLA will also permit outdoor storage within 10 metres of a lot line abutting a street. Given the landscaping proposed along McLean Road West, this amendment will have no negative impacts.
Location of Outdoor Storage areas (Regulation 4.22.a(ii))	No outdoor storage area shall be located closer than two (2) metres to any lot line;	Outdoor storage is proposed 15.2m and 5m from the lot lines.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Area of Outdoor Storage (Regulation 4.22.a (iii))	The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot.	Outdoor storage is proposed to cover 69.3% of the entire site and exceeds the area of the building on the Southern Lot	Relief is required to permit an outdoor storage area that is larger than the principal building's floor area. This amendment is appropriate, given the lot's large size and proposed mitigation measures.
Outdoor Area Screening (Regulation 4.22.a (iv))	The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;	Landscape screening to be provided	Yes
Storage materials height (Regulation 4.22.a (v))	No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;	Outdoor storage is expected to be under 6m in height	Yes
Prohibited storage materials (Regulation 4.22.a (vi))	The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;	Not Applicable	Yes
Storage near residential zone (Regulation 4.22.a (vii))	An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;	Not Applicable	Yes
Storage on top stable surfaces (Regulation 4.22.a (viii))	Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and	Outdoor storage would be located on top of a stable surface	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Storage prohibited in landscaped open space (Regulation 4.22.a (ix))	Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.	Outdoor storage is not located within landscaped open space	Yes
Farm equipment storage (Regulation 4.22.b)	Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.	Not Applicable	Yes
Sale of goods of outdoor storage materials (Regulation 4.22.c)	Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.	Not Applicable	Yes

Table 4: Minor Variance (Township File No. D13/BRO) Provisions for Outdoor Storage

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Lot Line Location Permission **(Minor Variance #1)**	Outdoor storage is permitted within 20m of a lot line abutting a street	Outdoor storage is located 15.2m from the lot line abutting Mclean Road West.	Yes
Front Yard Location Permissions **(Minor Variance #2)**	Loading docks are permitted in the front yard facing McLean Rd	Loading docks are located behind the proposed warehouse building.	Yes
Trailer Parking Duration **(Minor Variance #3)**	Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)	Trailers may be parked for longer than 3 days.	The ZBLA would permit outdoor storage for longer than 3 days on the Southern Lot. This amendment is appropriate to provide

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
			additional flexibility that will not have negative impacts.
Trailer Parking Duration **(Minor Variance #4)**	Permission for short-term (< 3 days) truck trailer parking	Trailers may be parked for longer than 3 days.	The ZBLA would permit longer term truck trailer parking within the Southern Lot. This amendment is appropriate as it will provide additional flexibility that will have no negative impacts.
Relief for Transportation Trailers **(Minor Variance: Conditions #1)**	That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;	Southern Lot outdoor storage includes 450 trailer parking spaces. The proposed development provides 12 loading locks on the Southern Lot the maximum allowed trailer parking is 30 spaces. Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage area may include the storage of trailers, equipment, goods, raw materials, or other items.	The ZBLA would permit outdoor storage within the Southern Lot that is not limited to transportation trailers. This amendment proposes to permit additional outdoor storage which will be screened and have no negative impacts.
(Minor Variance: Conditions #2)	That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;	Trailers may be parked for longer than 4 business days.	The ZBLA would permit longer term transport trailer parking. This amendment proposes to permit additional outdoor storage and will have no negative impacts.
(Minor Variance: Conditions #3)	That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and	A setback of 6 metres is provided from the outdoor storage area.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Minor Variance: Conditions #4)	That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.	Visual screening is provided through a landscaping strip.	Yes

4.5.6 Parking and Loading

33 parking spaces and twelve loading spaces are provided on the east side of the building facing Highway 401. Loading regulations are provided in Section 5.1 and parking regulations are outlined in Section 5.2 of the Town's Zoning By-law. A detailed compliance analysis of whether the proposed development meets the applicable requirements is outlined within **Table 5**.

Table 5: Loading Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Parking – Industrial (Table 5.3)	Industrial: 1/100 m² for the first 10,000 m² of floor area and 1/200 m² for any floor area after the first 10,000 m², 26 spaces required. Office 1 per 40m², 7 spaces required	Industrial: 26 spaces provided Office: 7 spaces provided	Yes
Parking – Retail Store (Table 5.3)	1 per 20 m²	Per the defined use-specific provision in the ZBLA, the maximum size of a potential future retail component is 25% of the warehouse GFA (2,838m²) which is 709.5m². At most, required parking would be 35 parking spaces.	Required parking will be assessed as part of a future development application that proposes accessory retail.
Barrier Free parking (Table 5.5)	1 + 3% of total number parking spaces	2 provided	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Bicycle Parking - Industrial **(Table 5.6)**	2/1,000 m^2 = 6 required	6 provided	Yes
Bicycle Parking - Retail **(Table 5.6)**	The greater of 2 spaces or 1 space /1000 m^2	Assuming a maximum accessory retail floor area of 709.5m^2, required bicycle parking would be 2 spaces.	Bicycle Parking requirements would be assessed as part of a future development application.
Number of Loading Spaces Required **(Regulation 5.1.2 Table 5.1)**	A minimum of 2 loading spaces is required for a building with a net floor area of greater than 2,500 m^2 and less than 5,000 m^2	12 spaces provided	Yes
Dimensions of Loading Spaces **(Regulation 5.1.3.a)**	The minimum dimensions of a loading space shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.	Loading spaces are 4.3 metres in width and 18.3 metres in length, with a vertical clearance of at least 4 metres.	Yes
Location of Loading Spaces **(Regulation 5.1.4.a.i)**	a. Required loading spaces shall: be provided on the same lot occupied by the building or structure for which the said loading spaces are required;	Loading spaces provided on the same lot occupied by the building.	Yes
Location of Loading Spaces **(Regulation 5.1.4.a.ii)**	abut the building for which the loading space is provided; and	Loading spaces abut the building.	Yes
Location of Loading Spaces **(Regulation 5.1.4.a.iii)**	shall not form a part of any street or lane.	Loading spaces are located behind the building, away from the street.	Yes
Yards Where Permitted	a. Loading spaces shall not be permitted:	Loading spaces located beyond 3 metres of any lot line.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Regulation 5.1.5.a.i)	closer than three (3) metres to any lot line;		
Yards Where Permitted (Regulation 5.1.5.a.ii)	in any front yard;	Loading spaces are not located in the front yard	Yes
Yards Where Permitted **(Regulation 5.1.5.a.iii)**	in any minimum required yard;	Loading spaces are not located in any required yard	Yes
Yards Where Permitted **(Regulation 5.1.5.a.iv)**	between the exterior closest to the exterior lot line and the exterior lot line; and	Loading spaces are not located between the exterior closest to the exterior lot line and the exterior lot line	Yes
Yards Where Permitted **(Regulation 5.1.5.a.v)**	closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a building or structure or located in a Residential Zone.	The Site is not located near a residential zone.	Yes
Access to Loading Spaces **(Regulation 5.1.6.a)**	Access to loading spaces shall be by means of a driveway at least six (6) metres wide contained within the lot on which the loading spaces are located.	Access to loading spaces provided through a driveway of 9.1 metres and contained within the lot in which the loading spaces is located.	Yes

4.6 Puslinch Design Guidelines

The Puslinch Design Guidelines (2010) apply to commercial, industrial and institutional development proposals throughout the Township and are intended to develop an enhanced streetscape along Brock Rd, improve the quality of site and building design, and protect Puslinch's unique character.

The Guidelines are to be used for development and to make land-use decisions for planning applications (such as zoning by-law amendments). The guidelines applicable to the Site are found in Section B Promoting Quality Development.

We note that, as this rezoning application provides a conceptual level of detail, it does not include detailed information regarding architectural detailing and materials. This additional information will be provided as part of a subsequent development application.

Table 6: B Commercial, Industrial, and Institutional Uses Guidelines

Item	Guideline	Proposed	Compliance
Architectural Details (Guideline B1.1)	Provide additional architectural detailing such as variations in colour and material, windows and surface articulation	Not yet determined	Architectural detailing will be addressed during detailed design.
Blank Facades (Guideline B1.1)	Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public. Use building materials and detail design to express the base, middle and top of a building facade.	Not yet determined	Façade design will be addressed during detailed design.
Building Design (Guideline B1.2)	Design buildings with highway or country road visibility to give prominence to the location and a sense of prestige. Orient building entrances and office components to face highway or county road frontage.	The building proposed on the Southern Lot building is oriented towards McLean Road West to define the street edge. The building is not anticipated to be visible from Highway 401.	Yes
Outdoor Storage Screening (Guideline B1.2)	Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from county roads, and shall otherwise be screened from off-site view.	Outdoor storage will be screened from McLean Road West and Highway 401 with landscaping.	Yes
Building visibility (Guideline B2.1)	Incorporate details such as wall projections, material variation and articulated building elements (e.g. dormers,	Not yet determined.	These items will be addressed during detailed design.

Item	Guideline	Proposed	Compliance
	bays) to enhance the visibility of buildings at gateways and intersections of other major roads.		
Entry features (Guideline B2.2)	Connect the proposed development to the public street with entry features incorporating landscaping, street furniture, special paving, lows walls, etc.	Not yet determined.	These items will be addressed during detailed design.
Sidewalks / Walkways (Guideline B2.3)	Provide walkways from buildings and parking areas which connect to the public sidewalk or planned public sidewalk.	Not yet determined. The design of the public realm will respond to the plans to improve McLean Road West.	These items will be addressed during detailed design and when the design for McLean Road West has been determined.
Accessible Walkways (Guideline B3.1)	Incorporate accessible walkways to building entrances and within parking areas.	Walkways to be provided to public sidewalks from parking and building entrances.	These items will be addressed during detailed design.
Bike Parking (Guideline B3.2)	Provide bicycle parking facilities for customers and staff.	6 Bike parking spaces are provided.	Yes
Landscaping (Guideline B4.1)	Incorporate landscaping (planting strips and landscaped traffic islands) in parking areas.	Not yet determined.	This will be addressed during detailed design.
Screening (Guideline B4.2)	Screen parking, loading, service areas and equipment (e.g. mechanical, electrical, etc.) from public view through architectural screening, landscape buffering, berms or a combination.	Screening through the landscape buffer provided along McLean Road West and Highway 401.	Yes
Lighting (Guideline B4.3)	Use cut-off lighting fixtures to minimize glare. Ensure that site	To be determined during detailed design.	Lighting will be designed with

Item	Guideline	Proposed	Compliance
	lighting does not infringe upon adjacent property, including roads.		consideration for this guideline.
Free Standing Signage in Puslinch (Guideline B5.1)	Monument-style signage which incorporates elements of the building design and materials is encouraged and preferred over pylon-type signage.	To be determined during detailed design	Signage will be determined through detailed design.

5. Supporting Technical Studies

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified by the Township of Puslinch. Additional supporting technical studies will be submitted as part of a future Site Plan Control application. For further details, refer to the full study that is included with this submission.

Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) was completed by NRSI, dated June 2026 in support of the proposed development. NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. The proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

6. Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional opinion that the proposed ZBLA represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development has regard for the matters of provincial interest outlined in Section 2 of *The Planning Act*.
- The proposed development is consistent with the policies of the PPS as it promotes efficient industrial development adjacent to and compatible with employment areas to support economic diversification.
- The proposed development conforms with the policies of the County of Wellington Official Plan, as it is a permitted use within the Secondary Agricultural land use designation. Furthermore, the proposed use is located with Policy Area 7-1, the Regionally Significant Economic Development Study Area and is proximate to new rural employment areas.
- The proposed development will not result in negative impacts on the surrounding area; and
- The proposed development can be appropriately serviced by private servicing.

In conclusion, the proposed Zoning By-law Amendment represents good planning, is in the public interest and should be approved.

7. Signatures

[redacted]

Lisa Ward Mather, MCIP RPP
Practice Lead

Amber Guidice, MES
Project Planner

Annie Yang, MCIP RPP
Project Planner

This Planning Justification Report has been prepared by WSP Canada Inc. (“WSP”) for Puslinch Park LP (“Client”) in accordance with the agreement between WSP and the Client. This Planning Justification is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.

8. Appendix A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

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

1. A BY-LAW 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

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

2. THAT Schedule “A” of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule “A” of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m^2. A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. **Zoning Regulations for Accessory Retail:** For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. **Zoning Regulations for Outdoor Storage:** For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law.

				Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.

4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

READ A THIRD TIME AND PASSED THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

wsp.com

Puslinch Park LP
McLean Road West and Highway 401

Planning Justification Report

June 24, 2026

Table of contents

1.	**Introduction**	**3**
1.1	Approvals History	4
2.	**Site and Surrounding Context**	**5**
2.1	The Subject Site	5
2.2	Surrounding Context	6
3.	**Proposed Development**	**8**
4.	**Policy and Regulatory Framework**	**9**
4.1	The Planning Act R.S.O. 1990, c. P.13	9
4.2	Provincial Planning Statement, 2024	10
4.3	Wellington County Official Plan (December 2025 Consolidation)	12
4.4	Official Plan Amendment 131	14
4.5	Township of Puslinch Zoning By-law 023-18	16
4.6	Puslinch Design Guidelines	27
5.	**Supporting Technical Studies**	**31**
6.	**Summary of Opinion**	**32**
7.	**Signatures**	**33**
8.	**Appendix A – Draft Zoning By-law Amendment**	**34**

1. Introduction

WSP Canada Inc ("WSP") has been retained by Puslinch Park LP (the "Owner"), to prepare a Planning Justification Report ("PJR") in support of a Zoning By-law Amendment Application (the "Application") for the lands located east of McLean Road West and north of Highway 401 in the Township of Puslinch, County of Wellington, Ontario (the "Site" or the "Subject Site"). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The Site's northeastern and southwestern segments are planned to be developed separately. The Application proposes to facilitate the development of the southwestern portion of the Site ("Southern Lot") to provide greater flexibility by permitting accessory retail and expanding permissions for outdoor storage. The Southern Lot is approximately 90,055 square metres in area, with 418.7 metres of frontage on McLean Road West.

The northeastern, or "Northern Lot," which is 118,668 square metres in size, is the subject of an application for Site Plan Control (SPC) (Township File No. D11-PPL), which was submitted on June 9, 2026, to permit the development of a warehouse and associated parking. The proposed development of the Northern Lot is not addressed in detail within this PJR, as the proposed rezoning does not apply to the SPC application.

The Site is subject to a Holding Provision (H7). A ZBLA application is being submitted under separate cover to lift the Holding Provision and permit the development of both the Northern and Southern Lots.

A Pre-consultation meeting regarding the proposed development of the Site was held on February 19, 2026. Comments were provided on February 25, 2026 from Township staff, NPG Planning Consultants, the County of Wellington, the Ministry of Transportation, Harden Environmental, Aboud & Associates, Salvini Consulting, and the Grand River Conservation Authority. A revised comment memo was received from the Township's Planning Consultants, NPG, on February 25, 2026.

Comments received addressed the planned development on the Northern Lot, plans to expand permissions for outdoor storage on the Southern Lot, and the removal of the Holding Provision.

All required application materials, subsequently identified by NPG on March 23, 2026, have been included with this submission.

The Planning Justification Report will:

- Describe the Subject Site and surrounding area;
- Describe the proposed development, including site layout and proposed land use;
- Review and assess the proposed development against the applicable planning policy and zoning
- Provide a planning justification in support of the proposed Zoning By-law Amendment.

This PJR will demonstrate that the proposed development is consistent / conforms with applicable planning policies and represents good planning. Furthermore, it is our opinion that the proposed Application is appropriate and desirable and should be approved.

1.1 Approvals History

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) and outdoor storage in the form of temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

The conditions provided within the Notice of Decision (Township File No. D13/BRO) are the following:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

2. Site and Surrounding Context

2.1 The Subject Site

The Site is located within the Township of Puslinch and is legally described as Part of Lots 26 and 27 Concession 7. The Site is generally triangular in shape and fronts on the east side of McLean Road West and abuts the north side of Highway 401. An aerial of the Subject Site is provided in **Figure 1**.

Figure 1 Aerial image of the Site

The Site is currently vacant and is covered with light vegetation. A wooded area is located within the Northern Lot at the eastern end of the Site, as is a small wetland which is within the Grand River Conservation Authority's Regulation area. According to provincial mapping software, this wetland is unevaluated (**Figure 2**). The wetland is within the Northern Lot and, as confirmed by the Environmental Impact Study (EIS) prepared by NRSI (dated June 2026), is not impacted by the proposed development on that portion of the Site (see **Section 5**).

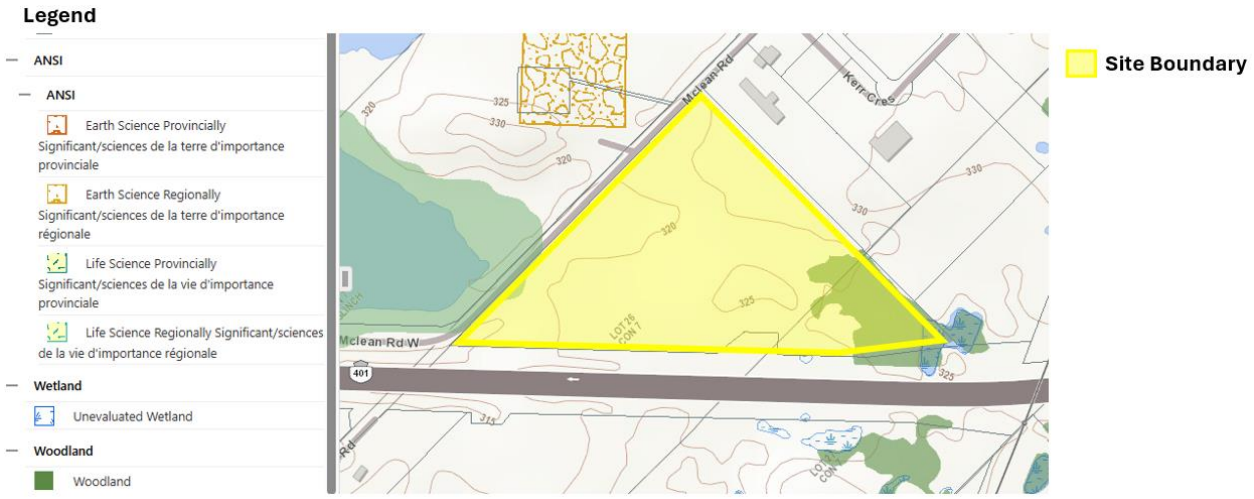


Figure 2 Natural features present on the Site (Source: Ministry of Natural Resources: Natural Heritage Areas).

The Southern Lot is triangular in shape with an area of approximately 90,055.8 square metres, and a 418.7 metre frontage on McLean Road West. The Southern Lot is currently used for agricultural purposes.

2.2 Surrounding Context

The Site is located in a rural-industrial area in the centre of Puslinch Township. The surrounding area contains predominantly industrial and employment uses. The Site is located approximately 2 kilometres from the Hamlet of Morriston.

McLean Road West is classified as a township road as per the Road Classifications Layer on County of Wellington Mapping. No associated or projected Right-of-Way widths are provided for McLean Road West.

The immediate context surrounding the Site is as follows and as shown in **Figure 3**:

- **North**: To the north of the Site are aggregate extraction and industrial uses.
- **South:** To the south of the Site is Highway 401, agricultural lands, rural employment, and wooded areas.
- **East:** To the east of the Site are Industrial uses, commercial uses, and a cemetery.
- **West:** To the west of the Site are industrial and aggregate extraction uses, further is a private cultural recreational facility (park, assembly hall, and water feature) and low density residential uses.

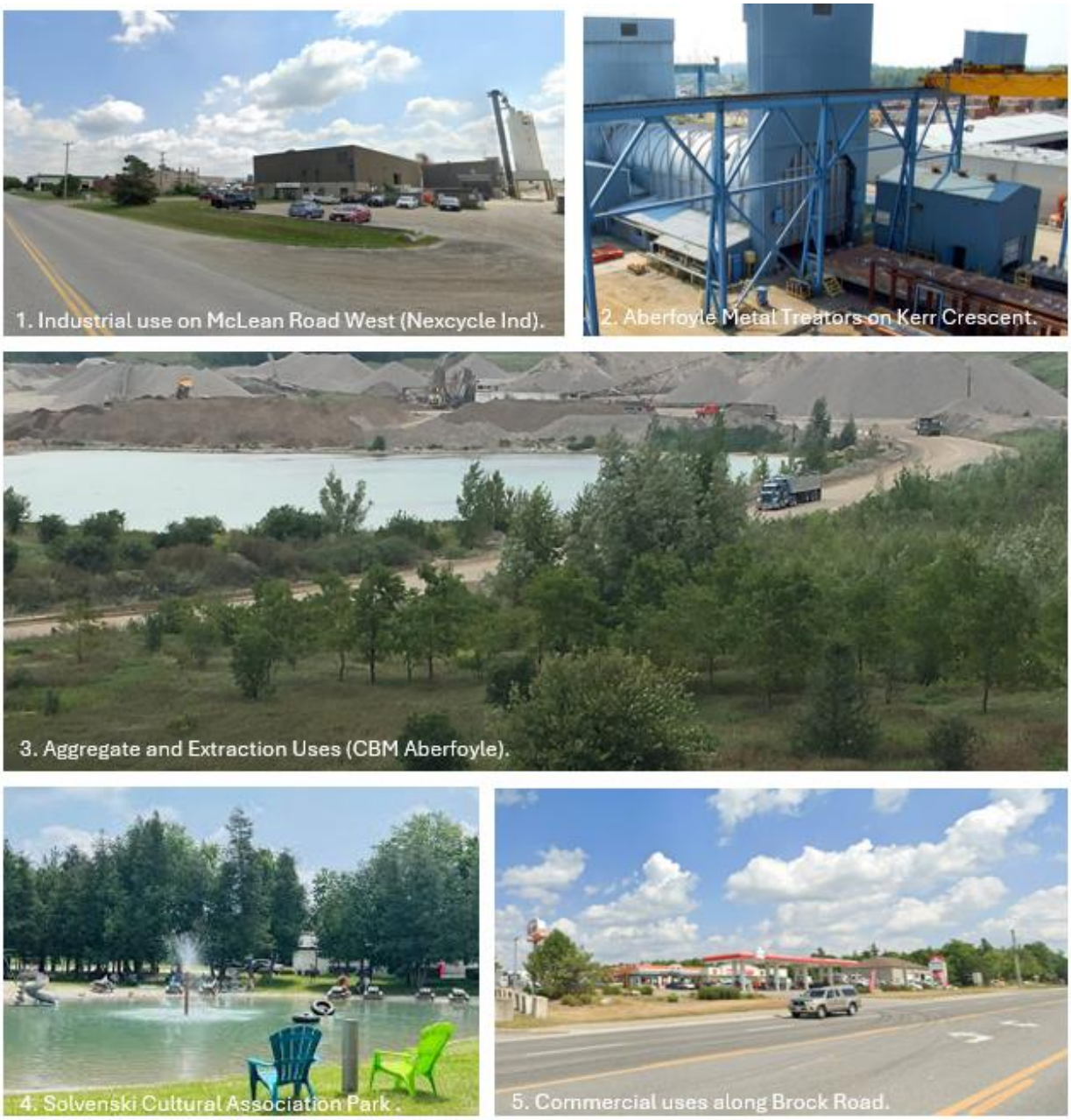


Figure 3 Images of the surrounding area, including adjacent industrial (Source: Google Map and Aberfoyle Metal Treaters), adjacent aggregate extraction uses (Source: CBM Aberfoyle Pit)

3. Proposed Development

Since the approval of the Minor Variance application, plans for the development of the Southern Lot have been revised. As illustrated on the Conceptual Site Plan shown in **Figure 4**, the Southern Lot is now proposed with an industrial building and longer term open storage uses. The draft ZBLA is intended to enable flexibility for future development, including potential industrial, open storage, and accessory retail uses.

Figure 4: Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026

The proposal contemplates an industrial warehouse building of approximately 2,838 square metres, with supporting office space. The building is rectangular and oriented to McLean Road with a frontage of 71.6m and a height of 14.3m. The building is proposed to be set back 15.2 metres from McLean Road and a 3 metre landscape strip is proposed along the McLean Road frontage.

While no accessory retail has been included on the Conceptual Site Plan, the ZBLA is proposed to permit this use to allow for the potential future inclusion of retail space within the warehouse. Details regarding the location and floor area associated with a potential future accessory retail use would be provided as part of a future development application.

The Conceptual Site Plan illustrates 33 car parking spaces that are provided south of the warehouse for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building.

Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site (69.3% of the Southern Lot). The open storage area is set back 15.2 metres from McLean Road, 4.3 metres from the north boundary, and 14.2 metres from the south lot line which extends along Highway 401. A 3 metre landscaping buffer is proposed along the Highway 401 frontage which will screen the outdoor storage uses from the Highway.

Three vehicle entrances are proposed from the McLean Road frontage, one south of the office building for private vehicles, and two north of the building for the open storage of trailer trucks.

The development is proposed to be serviced through a private well and waste water system. Details regarding the servicing strategy will be developed as part of detailed design.

4. Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the Site.

4.1 The Planning Act R.S.O. 1990, c. P.13

The *Planning Act* R.S.O. 1990, c. P.13 ("Planning Act") establishes the legislative framework for land use planning in the Province of Ontario and outlines the authority for municipalities to regulate land uses through Official Plans, Zoning By-law and development approvals. The overall purpose of the *Planning Act* is to promote a coordinated, efficient and transparent planning system that supports economical development, housing, land use compatibility and the protection of natural heritage through the provincial policy framework. The *Planning Act* requires that all planning decisions be consistent with Provincial policy, including the Provincial Planning Statement, 2024, and have regard to the matters of Provincial interest provided in Section 2 of the *Planning Act*.

The matters of Provincial interest in Section 2 of the *Planning Act* identify the key matters that are to be considered in all land use planning decisions by planning authorities. The matters of Provincial interest relevant for the proposed development include:

(e)	the supply, efficient use and conservation of energy and water;
(h)	the orderly development of safe and healthy communities;
(k)	the adequate provision of employment opportunities;
(l)	the protection of the financial and economic well-being of the Province and its municipalities;
(p)	the appropriate location of growth and development.

These above noted matters of Provincial interest establish a policy basis that supports employment-generating uses, including industrial uses, as essential components of the Provincial planning framework. The proposed development has regard for the *Planning Act* and the matters of provincial interest.

The Site is an appropriate location for moderately expanded permissions related to outdoor storage uses. As discussed in Section 4.3 below, the proposed use is permitted in the County of Wellington Official Plan. Furthermore, the Site's location adjacent to Highway 401 is desirable as a strategic location for the transportation of goods. The proposed development encourages the development of complete communities by providing contextually appropriate employment opportunities. The addition of accessory retail is also appropriate in this location, as it could support the proposed industrial use without negative impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 ("PPS") took effect on October 20, 2024, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("Growth Plan") and the Provincial Policy Statement, 2020. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS "shall be read in its entirety and all relevant policies are to be applied to each situation" (Policy 6.1.1).

The vision for development in Ontario is provided within Chapter 1 of the PPS, which highlights the importance of supporting growth and long-term prosperity. Development is intended to be compact, transit-supportive, and optimize investments in infrastructure and public service facilities to support convenient access to quality employment, services, and housing, among others.

The PPS emphasizes that the Province encourages the cultivation of a competitive economy. The PPS intends to position the Province as a globally significant hub for commercial business and industry. The PPS also directs that growth be focused within both urban and rural settlement areas to sustain rural communities (Chapter 1: Introduction, Vision).

Chapter 2 of the PPS directs planning authorities to support complete communities through land use planning by providing a mix and range of land uses, including employment uses, to meet long-term needs (Policy 2.1.6). Furthermore, the development of the Site for an industrial use will contribute to the provincial goal of supporting complete communities. Section 2.5 Rural Areas in Municipalities establishes the framework for managing land use in rural areas. Policy 2.5.1 (e) provides that rural areas should promote "diversification of the economic base and employment opportunities." Section 2.6 addresses Rural Lands in Municipalities and defines permitted uses, which include agricultural uses, residential development, resource-based uses, cemeteries and other rural land uses, among others (2.6.1). Sections 2.6.2 and 2.6.2 state that development that can be sustained by rural service levels should be promoted and that development should be appropriate for planned or available infrastructure.

The proposed ZBLA is consistent with policies in this section of the PPS by facilitating the provincial goal of diversifying the rural economy through expanded permissions for a rural industrial use that does not require additional servicing.

Section 2.8 Employment outlines the guiding policies to direct economic development, the production and protection of jobs within the Province. Policy 2.8.1.1(a) of the PPS requires planning authorities to provide for an appropriate mix and range of employment, institutional and mixed uses to meet long term needs; provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses to support various economic activities and ancillary uses and account for the needs of existing and future businesses; identify strategic sites for investment of employment sites, including market-ready sites, and address potential barriers to investment; encourage intensification of employment uses and compatible, compact mixed use development; and address land use compatibility (Policy 2.8.1.1). Section 2.8.3 addresses development within 300 metres of employment areas. As the Site is approximately 100 metres from lands redesignated to rural employment in OPA 131 (see **Section 4.4** below), this section applies to the Site:

> *… on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*

The relief being sought in the ZBLA will permit accessory retail and broaden permissions related to the provision of outdoor storage uses on the Southern Lot. These permissions will allow the site to be optimized for long-term use, to support economic activity and meet the needs of future tenants. The proposed uses are compatible with and will not negatively impact the employment uses planned in PA7-10.

Section 3.6 addresses sewage, water, and stormwater services. Policy 3.6.4 provides that where municipal sewage services, municipal water services or private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for such services to be provided long-term, with no negative impacts.

The proposed development is consistent with Policy 3.6.4 of the PPS as it will be supported by individual on-site sewage services and on-site water services which are appropriate in an area that does not have access to public or communal services. The proposed servicing approaches will facilitate an industrial use in a manner which will not have negative impacts. A condition is included in the draft ZBLA which requires potential future accessory retail to not require a permit to take water and/or Environmental Compliance Approval, are necessary for a permitted use.

Chapter 4 provides policies for the Wise Use and Management of Resources. Section 4.1.8 provides that development and site alteration shall not be permitted on lands adjacent to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

The proposed development is consistent with the policies of Chapter 4 as a buffer is provided which will protect the wooded area and unevaluated wetland present on the Site. The mitigation measures include a 30 metre buffer and an additional 5 metre dripline buffer. The EIS prepared by NRSI and submitted with this application concludes that the development has been designed to avoid the ecological features on the Site. By following the recommended mitigation strategies as identified in the EIS, no negative impacts to the ecological features are expected as a result of the proposed development.

The proposed development is consistent with the policies of the PPS 2024 by optimizing existing industrially designated lands for long term use by potential tenants. The proposed ZBLA would broaden zoning permissions to support a wider range of employment opportunities and enhance the long-term viability and market-readiness of the Site.

4.3 Wellington County Official Plan (December 2025 Consolidation)

The Wellington County Official Plan ("County Official Plan"), was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The December 2025 office consolidation has been reviewed for this PJR. We note that the County is currently conducting a Municipal Comprehensive Review of the Official Plan.

Part 2 of the County Official Plan outlines the planning vision and commitment to achieve several objectives, including opportunities for jobs, commerce and services (Policy 2.2.3). In addition, Part 2 of the Official Plan encourages the development of effective land use patterns as it concerns energy and servicing (Policy 2.28 and 2.22).

In the County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural on Land Use Schedule B7 – Puslinch (Figure 3). The wetland on the Northern Lot is designated Core Greenlands.

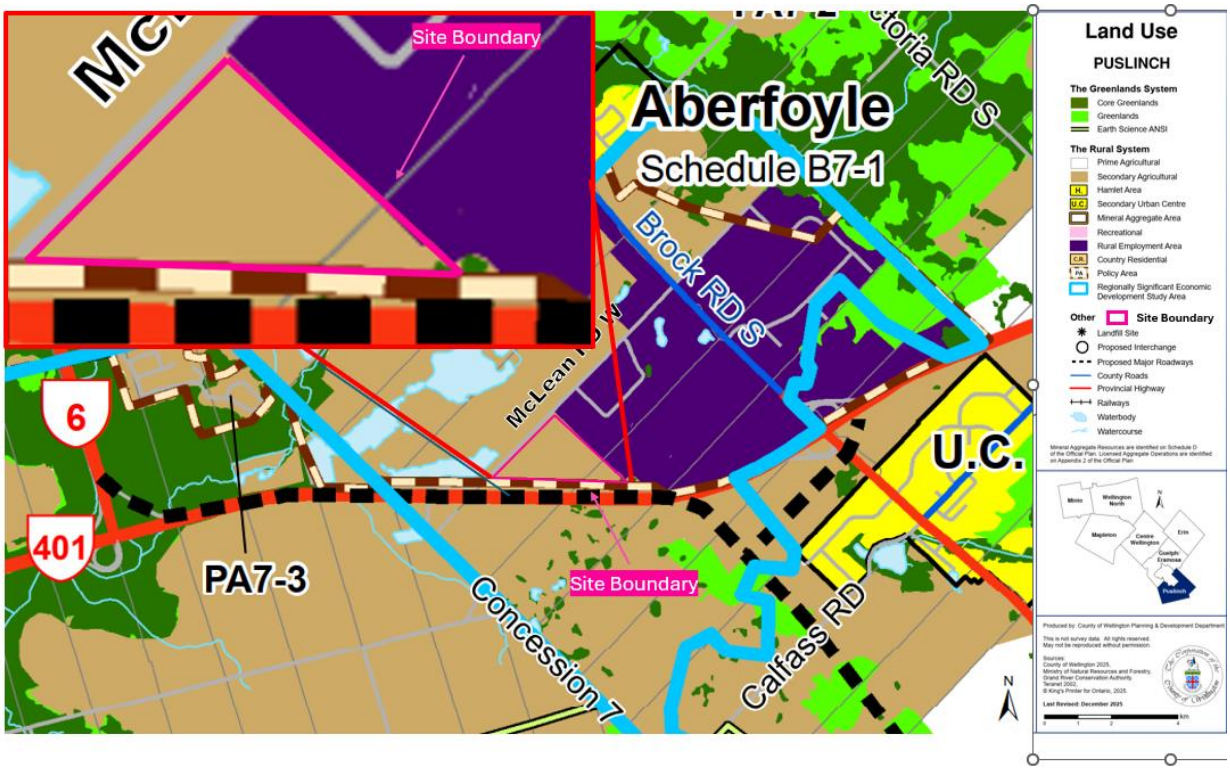


Figure 5: Schedule B7 –Land Use Schedule from the County of Wellington Official Plan

Section 5.4 of the Official Plan outlines the relevant policies for lands designated Core Greenlands. The Core Greenlands land use designation identifies all provincially significant and other wetlands (including unevaluated) (Policy 5.4). Section 5.4.1 states "Development and site alteration will not be permitted in wetlands considered provincially significant." As shown in **Figure 2**, the wetlands present on the Site are unevaluated and are not considered Provincially Significant Wetlands ("PSW"). Section 5.4.1 further states "all other wetlands will be protected in large measure."

The proposed development will not extend into the unevaluated wetlands or the wooded area at the eastern corner of the Northern Lot. The area is proposed to be maintained as Greenlands, with a 30 metre buffer, and a dripline buffer of 5m. The EIS provided with this submission concludes that there will be no negative impacts to the ecological features present on the Site.

Lands designated as Secondary Agricultural in the County Official Plan are subject to the policies of Section 6.5. Permitted uses within Secondary Agricultural designation include those uses permitted within the Prime Agricultural Area, such as Agricultural uses, single detached homes and additional residential units, aggregate operations, forestry uses and community service facilities, among others. Additional uses permitted within the Secondary Agricultural designation include public service facilities and small scale commercial, industrial and institutional uses (6.5.3).

Conditions for the development of commercial, industrial and institutional uses for Secondary Agricultural areas are provided in Section 6.5.5, and include:

a) appropriate sewage and water systems can be established;
b) the proposed use is compatible with surrounding uses;
c) the use requires a non-urban location due to:
   - market requirements;
   - land requirements;
   - compatibility issues.
d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Industrial and commercial uses are permitted within the Secondary Agricultural land use designation, provided that they meet the criteria in Section 6.5.5. In our opinion, the proposed ZBLA meets these criteria. Regarding 6.5.5.a), per the submission materials provided with the SPC application, the proposed warehouse on the Northern Lot can be serviced through on-Site services. The specific details regarding the provision of sewage and water services on the Southern Lot will be developed as part of detailed design. As required in this Section, the proposed uses, which include a warehouse (including business office and accessory retail) and outdoor storage, are limited to one lot. These uses are also appropriate in a rural location, as they require a large lot and benefit from adjacency to Highway 401 (6.5.5 c)). Additionally, the proposed development is compatible with uses on surrounding sites and will not have adverse impacts on future potential agricultural or aggregate uses (6.5.5 b), d) and e)).

As illustrated on Schedule B7 (**Figure 5**), the Site is within the Puslinch Economic Development Area, or Policy Area 7-1 which is described in Section 9.8.6 as “an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township.”

The Site’s location within Policy Area 7-1 reinforces its role as a strategic site for the provision of industrial land uses. The proposed ZBLA will expand permissions for uses that will support economic activity within the surrounding area, as intended within this Policy Area.

The proposed development conforms with the policies of the County Official Plan, which supports opportunities for employment, economic activity and encourages compatibility between land uses. Furthermore, the proposed development meets the criteria associated with industrial uses within the Secondary Agricultural land use designation.

4.4 Official Plan Amendment 131

Official Plan Amendment 131 (OPA 131) was adopted by County of Wellington Council on April 30, 2026 by By-law 5977-26. OPA 131 proposes to align the rural area policies of the County Official plan with the PPS and to complete "Rural Phase 3B" of the County’s Official Plan review. The OPA has been submitted to the Ministry of Municipal Affairs and Housing for approval and posted to the ERO for comment. If approved, the amendment would, among other proposed changes, address rural employment growth needs in Puslinch by designating new rural employment area lands in Puslinch, update rural employment and residential policy, and modify the existing Puslinch Industrial Policy.

As part of the Municipal Comprehensive Review, consultants had identified a need for a minimum of 30 hectares for additional employment lands in the Township. Puslinch By Design was undertaken by the County of Wellington and the Township of Puslinch to identify locations for rural employment area growth, within the Puslinch Regionally Significant Economic Development Study Area.

To address the need for rural employment growth, OPA 131 proposes to add rural employment land within Puslinch. These changes include revising land use designations from Secondary Agricultural to Rural Employment Area and adding new policy areas that establish site-specific policies for newly identified rural employment areas (PA7-11) and newly identified rural prestige rural employment areas (PA7-10). Revisions are also proposed to the

requirements for agricultural impact assessments for development within Prime Agricultural Areas and secondary agricultural areas.

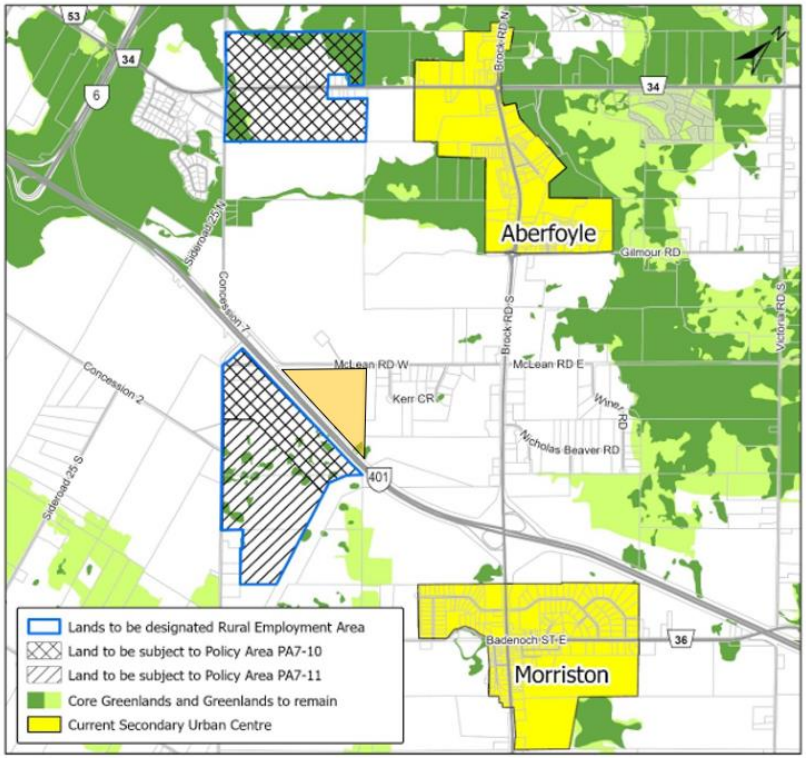


Figure 6 Excerpt from OPA 131. Draft Schedule A4 identifying Rural Employment Areas.

The Site is located directly across Highway 401 from proposed Rural Employment Areas PA7-10 and PA7-11 (Figure 6), which appropriately positions the proposed development in proximity to these strategic rural employment policy areas.

Chapter 6 Rural System includes secondary agricultural areas. In OPA 131, Section 6.2 Purpose is proposed to be revised by removing the existing preamble and replacing it with the following:

> *The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy (Section 6.2, OPA 131).*

OPA 131 defines the purpose of the Rural System, which includes support for "…economic activities which depend on Wellington's natural resources to deliver a sustainable and diversified agricultural industry and rural economy and create opportunities for a variety of resource, employment and community uses." Section 6.2 further states that the "Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System."

Furthermore, OPA 131 proposes to amend Section 6.3 and the vision for Secondary Agricultural land uses, adding the following language:

> *Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the infrastructure, which is planned or available, and avoids the need for uneconomical expansion.*

The proposed ZBLA is aligned with the revised description of the Rural System that includes opportunities for a variety of uses including employment uses. As required in proposed Section 6.3, the development will not introduce constraints to agricultural or resource-related uses and can be sustained at current service levels.

OPA 131 proposes to amend Policy 9.8.3 Puslinch Industrial Policy to require Rural Employment lands to implement the Rural Employment Area Design Guidelines, which address signage, landscaping, lighting, building design and outdoor storage, among other matters. These design guidelines do not apply to the Site but will be considered through the detailed design process for the Southern Lot. In particular, Section 3.3.1 addresses the Highway 401 Frontage, providing that buildings along this frontage "should be prioritized for an elevated standard of design due to their high visibility from the highway, creating a defined image of the Township of Puslinch."

Guidelines 12 and 13 regarding outdoor storage state that:

> 12. *Outdoor storage and display of items that are visible from Highway 401 are not permitted.*
>
> 13. *Parking and loading facilities generally shall not be located between buildings and Highway 401.*

Outdoor storage is currently permitted on the Southern Lot through the approved Minor Variance, but is limited to short-term trailer parking. The ZBLA proposes to provide additional flexibility regarding this use, as current permissions are restrictive. As illustrated on the Site Plan, landscaping is proposed along the Highway 401 and McLean Road frontages to provide screening and contribute to a high quality environment. The specific details of the landscape design will be determined as part of detailed design for the future development of the Southern Lot. Regarding the proposed permission for accessory retail on the Southern Lot, relevant guidelines including those related to parking, access and building entrances will be considered as part of a potential future development application.

The Application conforms with OPA 131 as it will provide opportunities for industrial development in an appropriate location that is proximate to new Rural Employment areas. The proposed ZBLA will permit an accessory use and expand a permitted use on the Southern Lot that will support diversification of the rural economy in the County.

4.5 Township of Puslinch Zoning By-law 023-18

The Township of Puslinch Zoning By-law 023-18 establishes the regulations for land use and building design, size, placement, and character. The Site is zoned Industrial (IND) and Natural Environment (NE), and is subject to Site Specific Special Provision 83 (SP83) and Holding Provision 7 (H7)), as shown in **Figure 6**. Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site. As noted above, the approved Minor Variance permits outdoor storage, with conditions.

This section summarizes the applicable zoning provisions, including the areas of zoning non-conformity that are addressed in the draft ZBLA included with this submission. This section provides a rationale for the requested zoning revisions which will facilitate the development of the Southern Lot. The proposed amendments will not apply to the proposed development on the Northern Lot.

4.5.1 Holding Provision 7 (H7)

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

> *Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.*

Discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision is being submitted separately.

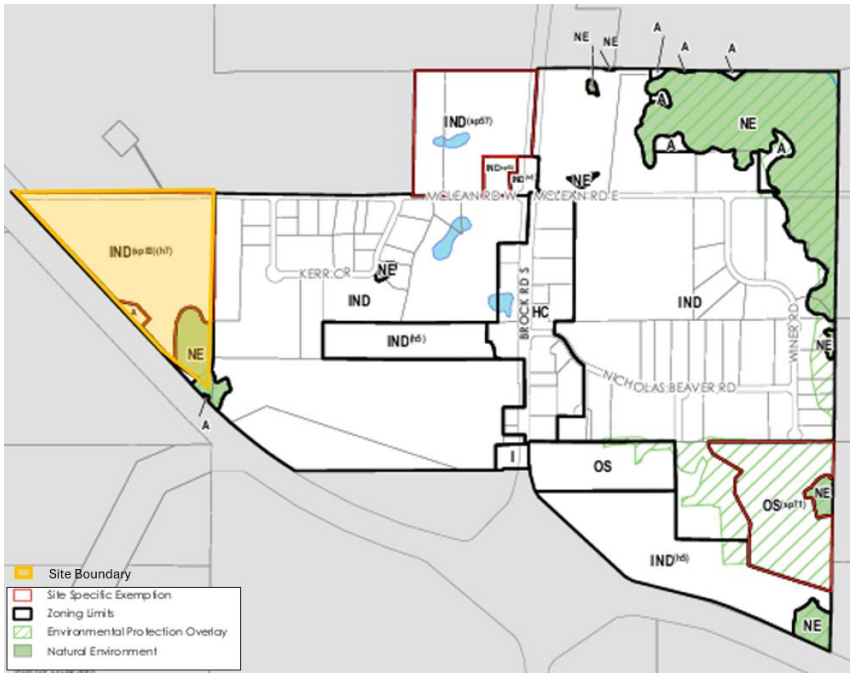


Figure 6 Schedule A Township of Puslinch Zoning By-law 023/18 Map A-4 Aberfoyle Industrial Area

4.5.2 IND – Industrial Zone

As per Section 9.2 Permitted Uses, the IND zone permits a range of industrial uses including but not limited to warehouse, dry industrial uses, service or repair establishment, outdoor storage area or accessory processing area, outdoor storage use, and transport terminal. While outdoor storage areas and uses are prohibited on the Site through Site Specific Special Provision 83 (SP83), the approved minor variance (D13/BRO) permits these uses with conditions.

The proposed ZBLA will provide additional flexibility for outdoor storage uses to facilitate the development of the Southern Lot. Various use-specific special provisions are included within the ZBLA that provide relief to various provisions related to outdoor storage in Zoning By-law 023-18. The ZBLA will also permit accessory retail on the Southern Lot, which is not currently permitted within the IND zone. Two use-specific special provisions for accessory retail are included within the ZBLA as follows:

- Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use.
- Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot.

These provisions will ensure that any future proposed accessory retail use can be appropriately serviced and that the use will be secondary to the principal use.

4.5.3 Development Standards

Based on the Conceptual Site Plan prepared by Broccolini, dated June 16, 2026, Table 1 provides a detailed compliance analysis of how the proposed development meets Section 9.3 Development Standards for the IND Zone of the Zoning By-law.

Table 1: IND Zone Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Minimum Required Lot Area	0.4 ha	9 ha	Yes
Minimum Required Lot Frontage	30m	418.7m	Yes
Minimum Required Front Yard	6m	15.2m	Yes
Minimum Required Interior Side Yard	5m	39.6 m (Hwy 401) - 241.5 m (Northern Lot)	Yes
Minimum Required Exterior Side Yard	15 m	Not applicable	Yes
Minimum Required Rear Yard	7.5 m	Not applicable	Yes
Maximum Permitted Lot Coverage	75%	3.1%	Yes
Minimum Required Landscaped Open Space	15%	24.5 (Full Site) 15.5% (Southern Lot)	Yes
Maximum Permitted Building Height	25 m	14.3m	Yes

4.5.4 Industrial Design Overlay

Additional provisions are outlined in Section 13.5 Industrial Design Overlay. Per the 2008 Puslinch Design Guidelines Study, it is a goal of the Township to provide a high level of design for industrial development visible from Provincial highways and arterial streets. The Site is identified with the Industrial Design Overlay on Schedule B-4 of the Bylaw and is subject to the following special regulations outlined in Table 2.

Table 2: Industrial Design Overlay Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Permitted Uses (Regulation 13.5.a.)	All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas. Notwithstanding this requirement, outdoor storage is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.	Section 14, Site-Specific Special Provision 83 prohibits open storage on the Site and the approved Minor Variance application permits open storage for short term trailer parking (see **Section 1**). Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage may not be limited to trailer parking; it may include equipment, goods, raw materials and other items. Accessory retail is not a permitted use in the IND zone. The ZBLA would permit a small-scale accessory retail component that is enclosed within the building and would support the principal use on the Southern Lot.	Relief is required. Given that the outdoor storage will be screened by landscaping, this amendment will have no negative impacts. The proposed ZBLA includes conditions to ensure that any accessory retail use would be small in scale and serviced by on-site services. The addition of accessory retail is not anticipated to have negative impacts and will support the principal use.
Buildings entrances (Regulation 13.5.b.)	Buildings shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.	The proposed building on the Southern Lot is oriented to McLean Rd and is not anticipated to be visible from Highway 401. Additional detailed design will take place as part of a subsequent	Relief is required. Given that the building on the Southern Lot will be screened from Highway 401 by landscaping, this

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
		applications process through which additional revisions can be made.	amendment will have no negative impacts.
Screening and buffering **(Regulation 13.5.c.)**	Parking areas, loading spaces, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.	Screening and landscape buffers provided along Highway 401 to mitigate views of parking, loading and service areas.	Yes
Architectural Details: Elevations **(Regulation 13.5.d.)**	All exterior building elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.	Details regarding architectural details or materials to be determined through detailed design.	Yes
Landscape Strip **(Regulation 13.5.e.)**	A strip of land not less than nine (9) metres in width shall be provided along the lot line which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.	Landscape strip of 3 m provided along the lot line abutting Highway 401.	Relief is required. A 3 metre landscape strip is proposed which will provide sufficient buffering.

4.5.5 Outdoor Storage Zoning Provisions

The Site Specific Special Provision 83 (SP83) prohibits outdoor storage area and uses on the Site.

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking. The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022, for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)

4. Permission for short-term (< 3 days) truck trailer parking

Additional to the above requirements, the following conditions apply to open storage uses on the site:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

The approved Minor Variance provides conditional relief from various provisions related to outdoor storage in Section 4.22. However, given the need for additional flexibility regarding the planned development of outdoor storage on the Southern Lot, a ZBLA is proposed to remove the prohibition against outdoor storage in SP83 and replace it with site-specific permissions that expand on the permissions in the approved Minor Variance. Although the draft ZBLA would amend the Zoning By-law and not the Minor Variance, the permissions from the Minor Variance application are provided here, for the sake of clarity.

Table 3 outlines the regulations for Open Storage in Section 4.22, and **Table 4** outlines the regulations of the Minor Variance. A compliance analysis is also provided within **Table 3** and **Table 4**.

Table 3: Outdoor Storage Provisions

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Location of Outdoor Storage areas **(Regulation 4.22.a (i))**	The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street;	Outdoor storage is proposed within the interior side yard. The approved Minor Variance application permits Outdoor Storage within 20m of a lot line abutting a street.	Relief is required to permit outdoor storage in the interior side yard. Given that landscaping is proposed to screen the outdoor storage use, this amendment is appropriate. The ZBLA will also permit outdoor storage within 10 metres of a lot line abutting a street. Given the landscaping proposed along McLean Road West, this amendment will have no negative impacts.
Location of Outdoor Storage areas (Regulation 4.22.a(ii))	No outdoor storage area shall be located closer than two (2) metres to any lot line;	Outdoor storage is proposed 15.2m and 5m from the lot lines.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Area of Outdoor Storage (Regulation 4.22.a (iii))	The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot.	Outdoor storage is proposed to cover 69.3% of the entire site and exceeds the area of the building on the Southern Lot	Relief is required to permit an outdoor storage area that is larger than the principal building's floor area. This amendment is appropriate, given the lot's large size and proposed mitigation measures.
Outdoor Area Screening (Regulation 4.22.a (iv))	The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;	Landscape screening to be provided	Yes
Storage materials height (Regulation 4.22.a (v))	No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;	Outdoor storage is expected to be under 6m in height	Yes
Prohibited storage materials (Regulation 4.22.a (vi))	The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;	Not Applicable	Yes
Storage near residential zone (Regulation 4.22.a (vii))	An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;	Not Applicable	Yes
Storage on top stable surfaces (Regulation 4.22.a (viii))	Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and	Outdoor storage would be located on top of a stable surface	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Storage prohibited in landscaped open space (Regulation 4.22.a (ix))	Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.	Outdoor storage is not located within landscaped open space	Yes
Farm equipment storage (Regulation 4.22.b)	Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.	Not Applicable	Yes
Sale of goods of outdoor storage materials (Regulation 4.22.c)	Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.	Not Applicable	Yes

Table 4: Minor Variance (Township File No. D13/BRO) Provisions for Outdoor Storage

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Lot Line Location Permission **(Minor Variance #1)**	Outdoor storage is permitted within 20m of a lot line abutting a street	Outdoor storage is located 15.2m from the lot line abutting Mclean Road West.	Yes
Front Yard Location Permissions **(Minor Variance #2)**	Loading docks are permitted in the front yard facing McLean Rd	Loading docks are located behind the proposed warehouse building.	Yes
Trailer Parking Duration **(Minor Variance #3)**	Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)	Trailers may be parked for longer than 3 days.	The ZBLA would permit outdoor storage for longer than 3 days on the Southern Lot. This amendment is appropriate to provide

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
			additional flexibility that will not have negative impacts.
Trailer Parking Duration **(Minor Variance #4)**	Permission for short-term (< 3 days) truck trailer parking	Trailers may be parked for longer than 3 days.	The ZBLA would permit longer term truck trailer parking within the Southern Lot. This amendment is appropriate as it will provide additional flexibility that will have no negative impacts.
Relief for Transportation Trailers **(Minor Variance: Conditions #1)**	That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;	Southern Lot outdoor storage includes 450 trailer parking spaces. The proposed development provides 12 loading locks on the Southern Lot the maximum allowed trailer parking is 30 spaces. Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage area may include the storage of trailers, equipment, goods, raw materials, or other items.	The ZBLA would permit outdoor storage within the Southern Lot that is not limited to transportation trailers. This amendment proposes to permit additional outdoor storage which will be screened and have no negative impacts.
(Minor Variance: Conditions #2)	That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;	Trailers may be parked for longer than 4 business days.	The ZBLA would permit longer term transport trailer parking. This amendment proposes to permit additional outdoor storage and will have no negative impacts.
(Minor Variance: Conditions #3)	That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and	A setback of 6 metres is provided from the outdoor storage area.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Minor Variance: Conditions #4)	That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.	Visual screening is provided through a landscaping strip.	Yes

4.5.6 Parking and Loading

33 parking spaces and twelve loading spaces are provided on the east side of the building facing Highway 401. Loading regulations are provided in Section 5.1 and parking regulations are outlined in Section 5.2 of the Town's Zoning By-law. A detailed compliance analysis of whether the proposed development meets the applicable requirements is outlined within **Table 5**.

Table 5: Loading Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Parking – Industrial (Table 5.3)	Industrial: 1/100 m² for the first 10,000 m² of floor area and 1/200 m² for any floor area after the first 10,000 m², 26 spaces required. Office 1 per 40m², 7 spaces required	Industrial: 26 spaces provided Office: 7 spaces provided	Yes
Parking – Retail Store (Table 5.3)	1 per 20 m²	Per the defined use-specific provision in the ZBLA, the maximum size of a potential future retail component is 25% of the warehouse GFA (2,838m²) which is 709.5m². At most, required parking would be 35 parking spaces.	Required parking will be assessed as part of a future development application that proposes accessory retail.
Barrier Free parking (Table 5.5)	1 + 3% of total number parking spaces	2 provided	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Bicycle Parking - Industrial **(Table 5.6)**	2/1,000 m^2 = 6 required	6 provided	Yes
Bicycle Parking - Retail **(Table 5.6)**	The greater of 2 spaces or 1 space /1000 m^2	Assuming a maximum accessory retail floor area of 709.5m^2, required bicycle parking would be 2 spaces.	Bicycle Parking requirements would be assessed as part of a future development application.
Number of Loading Spaces Required **(Regulation 5.1.2 Table 5.1)**	A minimum of 2 loading spaces is required for a building with a net floor area of greater than 2,500 m^2 and less than 5,000 m^2	12 spaces provided	Yes
Dimensions of Loading Spaces **(Regulation 5.1.3.a)**	The minimum dimensions of a loading space shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.	Loading spaces are 4.3 metres in width and 18.3 metres in length, with a vertical clearance of at least 4 metres.	Yes
Location of Loading Spaces **(Regulation 5.1.4.a.i)**	a. Required loading spaces shall: be provided on the same lot occupied by the building or structure for which the said loading spaces are required;	Loading spaces provided on the same lot occupied by the building.	Yes
Location of Loading Spaces **(Regulation 5.1.4.a.ii)**	abut the building for which the loading space is provided; and	Loading spaces abut the building.	Yes
Location of Loading Spaces **(Regulation 5.1.4.a.iii)**	shall not form a part of any street or lane.	Loading spaces are located behind the building, away from the street.	Yes
Yards Where Permitted	a. Loading spaces shall not be permitted:	Loading spaces located beyond 3 metres of any lot line.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Regulation 5.1.5.a.i)	closer than three (3) metres to any lot line;		
Yards Where Permitted (Regulation 5.1.5.a.ii)	in any front yard;	Loading spaces are not located in the front yard	Yes
Yards Where Permitted **(Regulation 5.1.5.a.iii)**	in any minimum required yard;	Loading spaces are not located in any required yard	Yes
Yards Where Permitted **(Regulation 5.1.5.a.iv)**	between the exterior closest to the exterior lot line and the exterior lot line; and	Loading spaces are not located between the exterior closest to the exterior lot line and the exterior lot line	Yes
Yards Where Permitted **(Regulation 5.1.5.a.v)**	closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a building or structure or located in a Residential Zone.	The Site is not located near a residential zone.	Yes
Access to Loading Spaces **(Regulation 5.1.6.a)**	Access to loading spaces shall be by means of a driveway at least six (6) metres wide contained within the lot on which the loading spaces are located.	Access to loading spaces provided through a driveway of 9.1 metres and contained within the lot in which the loading spaces is located.	Yes

4.6 Puslinch Design Guidelines

The Puslinch Design Guidelines (2010) apply to commercial, industrial and institutional development proposals throughout the Township and are intended to develop an enhanced streetscape along Brock Rd, improve the quality of site and building design, and protect Puslinch's unique character.

The Guidelines are to be used for development and to make land-use decisions for planning applications (such as zoning by-law amendments). The guidelines applicable to the Site are found in Section B Promoting Quality Development.

We note that, as this rezoning application provides a conceptual level of detail, it does not include detailed information regarding architectural detailing and materials. This additional information will be provided as part of a subsequent development application.

Table 6: B Commercial, Industrial, and Institutional Uses Guidelines

Item	Guideline	Proposed	Compliance
Architectural Details (Guideline B1.1)	Provide additional architectural detailing such as variations in colour and material, windows and surface articulation	Not yet determined	Architectural detailing will be addressed during detailed design.
Blank Facades (Guideline B1.1)	Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public. Use building materials and detail design to express the base, middle and top of a building facade.	Not yet determined	Façade design will be addressed during detailed design.
Building Design (Guideline B1.2)	Design buildings with highway or country road visibility to give prominence to the location and a sense of prestige. Orient building entrances and office components to face highway or county road frontage.	The building proposed on the Southern Lot building is oriented towards McLean Road West to define the street edge. The building is not anticipated to be visible from Highway 401.	Yes
Outdoor Storage Screening (Guideline B1.2)	Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from county roads, and shall otherwise be screened from off-site view.	Outdoor storage will be screened from McLean Road West and Highway 401 with landscaping.	Yes
Building visibility (Guideline B2.1)	Incorporate details such as wall projections, material variation and articulated building elements (e.g. dormers,	Not yet determined.	These items will be addressed during detailed design.

Item	Guideline	Proposed	Compliance
	bays) to enhance the visibility of buildings at gateways and intersections of other major roads.		
Entry features (Guideline B2.2)	Connect the proposed development to the public street with entry features incorporating landscaping, street furniture, special paving, lows walls, etc.	Not yet determined.	These items will be addressed during detailed design.
Sidewalks / Walkways (Guideline B2.3)	Provide walkways from buildings and parking areas which connect to the public sidewalk or planned public sidewalk.	Not yet determined. The design of the public realm will respond to the plans to improve McLean Road West.	These items will be addressed during detailed design and when the design for McLean Road West has been determined.
Accessible Walkways (Guideline B3.1)	Incorporate accessible walkways to building entrances and within parking areas.	Walkways to be provided to public sidewalks from parking and building entrances.	These items will be addressed during detailed design.
Bike Parking (Guideline B3.2)	Provide bicycle parking facilities for customers and staff.	6 Bike parking spaces are provided.	Yes
Landscaping (Guideline B4.1)	Incorporate landscaping (planting strips and landscaped traffic islands) in parking areas.	Not yet determined.	This will be addressed during detailed design.
Screening (Guideline B4.2)	Screen parking, loading, service areas and equipment (e.g. mechanical, electrical, etc.) from public view through architectural screening, landscape buffering, berms or a combination.	Screening through the landscape buffer provided along McLean Road West and Highway 401.	Yes
Lighting (Guideline B4.3)	Use cut-off lighting fixtures to minimize glare. Ensure that site	To be determined during detailed design.	Lighting will be designed with

Item	Guideline	Proposed	Compliance
	lighting does not infringe upon adjacent property, including roads.		consideration for this guideline.
Free Standing Signage in Puslinch (Guideline B5.1)	Monument-style signage which incorporates elements of the building design and materials is encouraged and preferred over pylon-type signage.	To be determined during detailed design	Signage will be determined through detailed design.

5. Supporting Technical Studies

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified by the Township of Puslinch. Additional supporting technical studies will be submitted as part of a future Site Plan Control application. For further details, refer to the full study that is included with this submission.

Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) was completed by NRSI, dated June 2026 in support of the proposed development. NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. The proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

6. Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional opinion that the proposed ZBLA represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development has regard for the matters of provincial interest outlined in Section 2 of *The Planning Act*.
- The proposed development is consistent with the policies of the PPS as it promotes efficient industrial development adjacent to and compatible with employment areas to support economic diversification.
- The proposed development conforms with the policies of the County of Wellington Official Plan, as it is a permitted use within the Secondary Agricultural land use designation. Furthermore, the proposed use is located with Policy Area 7-1, the Regionally Significant Economic Development Study Area and is proximate to new rural employment areas.
- The proposed development will not result in negative impacts on the surrounding area; and
- The proposed development can be appropriately serviced by private servicing.

In conclusion, the proposed Zoning By-law Amendment represents good planning, is in the public interest and should be approved.

7. Signatures

Lisa Ward Mather, MCIP RPP
Practice Lead

Amber Guidice, MES
Project Planner

Annie Yang, MCIP RPP
Project Planner

This Planning Justification Report has been prepared by WSP Canada Inc. (“WSP”) for Puslinch Park LP (“Client”) in accordance with the agreement between WSP and the Client. This Planning Justification is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.

8. Appendix A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

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

1. A BY-LAW 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

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

2. THAT Schedule “A” of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule “A” of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m^2. A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. **Zoning Regulations for Accessory Retail:** For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. **Zoning Regulations for Outdoor Storage:** For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law.

				Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.

4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

READ A THIRD TIME AND PASSED THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

wsp.com

McLean Road Industrial Site, Puslinch, Ontario

Environmental Impact Study

Prepared for:

Puslinch Park Limited Partnership
2680 Skymark Avenue, Suite 800
Mississauga, Ontario, L4W 5L6

Project No. 2706 | June 2026

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

McLean Road Industrial Site, Puslinch, Ontario

Environmental Impact Study

Project Team

Jessica Linton	Senior Biologist, Project Manager
Meghan Douglas	Terrestrial & Wetland Biologist, Certified Arborist, Technical Advisor
Laura Cobham	GIS Analyst

Report submitted on June 3, 2026

Jessica Linton
Project Manager
Senior Biologist

Table of Contents

1.0 Introduction 1
2.0 Project Scoping 3
2.1 Study Area 3
2.2 Background Information 3
2.2.1 Collection and Review of Background Information 3
2.2.2 Significant Species Screening 4
2.2.3 Significant Wildlife Habitat Screening 5
2.3 Terms of Reference and Agency Input 5
2.4 Relevant Policies, Legislation and Planning Studies 6
3.0 Field Methods 12
3.1 Terrestrial Field Surveys 12
3.1.1 Vegetation Surveys 13
3.1.2 Woodland Boundary Delineation 13
3.1.3 Breeding Bird Surveys 13
3.1.4 Mammal Surveys 13
3.1.5 Herpetofaunal Surveys 14
3.1.6 Additional Wildlife 15
4.0 Existing Conditions 16
4.1 Soil, Terrain and Drainage 16
4.2 Vegetation 16
4.2.1 Vegetation Communities 16
4.2.2 Vascular Flora 17
4.3 Wildlife 18
4.3.1 Birds 18
4.3.2 Herpetofauna 18
4.3.3 Mammals 20
4.3.4 Butterflies 20
5.0 Significance and Sensitivity of Natural Features 21
5.1 Wetlands 21
5.2 Significant Woodlands 22
5.3 Significant Wildlife Habitat 22
6.0 Natural Environment Protection 24
7.0 Impact Analysis 25

7.1 Direct Impacts 25
7.2 Indirect Impacts 26
7.3 Induced Impacts 28
8.0 Monitoring Plan 29
8.1.1 Pre-Construction Monitoring 29
8.1.2 During Construction Monitoring 29
8.1.3 Post-Construction Monitoring 29
8.1.4 Restoration and Enhancement Areas 30
9.0 Summary 31
10.0 References 32

List of Tables

Table 1. Relevant Policies, Legislation, and Guidelines. 7
Table 2. Field Work Summary 12
Table 3. Vegetation Communities 17
Table 4. Anuran Call Survey Results 19

List of Appendices

Appendix I Species at Risk and Species of Conservation Concern Screening
Appendix II Significant Wildlife Habitat Screening
Appendix III Terms of Reference and Agency Comments
Appendix IV Species Lists Reported from the Study Area
Appendix V Snake Hibernacula Relocation Plan

Maps

Map 1. Study Area and Natural Features
Map 2. Vegetation Communities and Monitoring Stations
Map 3. Development Constraints

1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for a proposed industrial development located on McLean Road in Puslinch, Ontario. In 2013, in support of a Zone Change Application, an EIS and associated addenda were completed by R.J. Burnside and Associates. The subject property (Map 1) was subsequently zoned as industrial and there is now interest in pursuing development on the site. This EIS has been prepared in support of an Application for Site Plan control to permit the redevelopment of the north portion of the site.

The triangular-shaped subject property, shown on Map 1, is approximately 23 ha in area and is located southeast of McLean Road West on Lots 26 and 27, Concession VII, Township of Puslinch, County of Wellington. The subject property borders McLean Road West and an aggregate operation along the western property boundary, industrial sites to the east, and Highway 401 to the south. The land consists largely of annual row crop fields and culturally influenced vegetation communities associated with an old gravel extraction area. A small, isolated wetland pocket exists along the southern boundary of the subject property with a larger wetland surrounded by woodland present in the far southeastern corner of the property. Both wetland features are regulated by the Grand River Conservation Authority under Ontario Regulation 41/24 (Government of Ontario 2024). The larger wetland in conjunction with the woodland, are identified within the Core Greenlands System in the County of Wellington Official Plan (OP) (2025) and mapped within the Natural Environment (NE) zone per the Township of Puslinch Zoning Bylaw (2024). The subject property is located within Ecoregion 6E.

This EIS report has been prepared in conformity with the Environmental Impact Assessment guidelines within section 4.6.3 of the OP, as well as to address pre-consultation comments provided by the Township of Puslinch and County of Wellington, including peer review comments from Aboud & Associates in the Future Planning Application Requirements document dated February 19, 2026. A meeting was also held with members of the Project Team and Aboud & Associates in April 1, 2026 to scope a Terms of Reference, further discussed in Section 2.3.

To satisfy these requirements, this EIS provides an evaluation of the ecologically significant and sensitive features requiring protection and/or mitigation within the study area, as well as assesses the potential impacts of development in relation to these natural heritage features,

followed by detailed recommendations for necessary mitigation and enhancement measures and the associated monitoring program.

A preliminary Tree Management Plan has been provided by NRSI under a separate cover (NRSI 2026).

2.0 Project Scoping

2.1 Study Area

For the purposes of this report, the term “subject property” refers to the lands owned by the proponent including the area where the development is proposed to occur. The term “study area” refers to the subject property plus the surrounding 120m for which additional information was collected and reviewed, as could be gathered without direct access to these areas (Map 1). This was undertaken in order to address Section 4.1.8 of the Provincial Planning Statement (PPS) which states that development and site alteration are not permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the feature or its ecological functions (MMAH 2024). In addition to the detailed assessment undertaken within the study area, legacy data was also collected from all lands within 1-10km of the property boundary where data was available from agencies and wildlife atlases, as described below.

2.2 Background Information

2.2.1 Collection and Review of Background Information

Existing natural heritage information was collected and reviewed to identify key natural heritage features, habitats and species that are reported from, or have the potential to occur within the study area. The following background information sources were reviewed to provide an accurate understanding of the physical and biological attributes within the study area:

- County of Wellington Official Plan (2025)
- Natural Heritage Information Centre (NHIC) database
- Ministry of Natural Resources, Guelph District (MNR)
- Grand River Conservation Authority (GRCA)
- Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch;
- Government of Canada Species at Risk Act (SARA)
- Department of Fisheries and Ocean Aquatic Species at Risk Mapping
- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile and Amphibian Atlas (ORAA)
- Mammal Atlas of Ontario
- Ontario Butterfly Atlas Online

Species lists were compiled to provide information on species reported from within the study area based on data available from the wildlife atlases listed above. These atlases provide data based on 10x10 km survey squares. Information on species from the survey squares that overlap with the study area were compiled, as well as those documented as part of the studies listed above that were completed within the study area. These initial species lists were used to guide the scope and type of any additional field surveys required to characterize the natural features and wildlife habitats within the subject property.

2.2.2 Significant Species Screening

Based on the compiled species lists for the study area, a screening exercise was completed to assess the potential for reported species at risk (SAR) and species of conservation concern (SCC) to occur in the study area. This involved cross-referencing the preferred habitat for reported species against habitats known to occur in the study area. This exercise was completed to ensure that the potential presence of all SAR and SCC within the study area was adequately assessed in this study.

For the purposes of this EIS, SAR are:

- Those listed on the Protected Species in Ontario List (O. Reg. 60/26 https://www.ontario.ca/laws/regulation/260060). These species are protected by the *Species Conservation Act* (SCA), which includes protection of their habitat.
- Those listed as Threatened, Endangered, or Extirpated on Schedule 1 of the *Species at Risk List*.

Species of Conservation Concern (SCC) are generally[1] those identified as:

- Species identified as nationally endangered or threatened by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), which are not protected under Ontario's SCA,
- Species identified as provincially special concern based on lists of Special Concern (formerly referred to as Vulnerable), Threatened, Endangered, Extirpated, or Extinct Species of Ontario that are updated periodically by COSSARO,
- Species that are listed as rare or historical in Ontario based on records kept by the Natural Heritage Information Centre in Peterborough (S1 is extremely rare, S2 is very rare, S3 is rare to uncommon)

[1] Additional considerations may be given to species based on local rarity, population declines, and municipal considerations.

Species of Conservation Concern are discussed further within the context of Significant Wildlife Habitat (SWH) (Section 5.4.3).

A preliminary screening exercise was conducted on these species to identify which species have suitable habitat within the study area. This involved cross-referencing the preferred habitat for reported SAR and SCC (OMNR 2000) against habitats known to occur on the subject property or adjacent lands. This was completed to ensure that the potential presence of all SAR and SCC within the study area was adequately assessed in this EIS.

The final screening results are provided in Appendix I.

2.2.3 Significant Wildlife Habitat Screening

A screening exercise was completed to assess the presence of Significant Wildlife Habitat (SWH) within the study area. Significant Wildlife Habitat is protected under the Ontario Provincial Planning Statement (PPS) (MMAH 2024), and is described in the MNR Significant Wildlife Habitat Technical Guide (SWHTG) (MNR 2000) as being comprised of four major categories of habitat:

- Seasonal concentration areas;
- Rare vegetation communities and specialized wildlife habitat;
- Habitats of species of conservation concern; and
- Animal movement corridors.

Specific criteria defining wildlife habitat significance for Ecoregion 6E are described in the SWHTG Addendum (MNR 2015). Individual SWH types within these four broad categories were assessed as either not present, candidate, or confirmed for the study area based on a comparison of significance criteria against information obtained from relevant background documents.

The final SWH screening results are provided in Appendix II.

2.3 Terms of Reference and Agency Input

Based on the findings of the background review and previous studies, the SAR/SCC screening and the SWH screening, a Terms of Reference (ToR) for the EIS was prepared by NRSI and submitted on April 16, 2026, to the County of Wellington and their peer reviewer Aboud & Associates. The ToR was approved by Aboud & Associates on May 4, 2026.

Based on correspondence with Brandon Henderson from the GRCA during pre-consultation (February 18, 2026), if the proposed development is located outside of the GRCA's regulated area, no further studies are required by the GRCA. GRCA ecologists also noted they reviewed the regulated wetland mapping and confirmed that it is generally accurate. They also requested that the GRCA wetland mapping and regulated areas be shown on all relevant plans.

The approved ToR (excluding the appendices, as updated versions are included with this report) and agency correspondence are found in Appendix III.

2.4 Relevant Policies, Legislation and Planning Studies

Natural features identified during background review and the field investigations were evaluated against relevant policies, legislation, guidelines, and planning studies to help inform suitable land-use concepts, guide the layout of development, and identify areas to be protected. Table 1 provides an overview of policies and the analysis of natural features within the study area.

Table 1. Relevant Policies, Legislation, and Guidelines.

Policy/Legislation/Study	Description	Project Relevance
Provincial Planning Statement (PPS) (MMAH 2024)	• Issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the 2020 PPS. • Section 4.1 of the PPS – Natural Heritage establishes clear direction on the adoption of an ecosystem approach and the protection of resources that have been identified as 'significant'. This section also identifies that natural features are to be protected for the long term. • The Natural Heritage Reference Manual (OMNR 2010) and the SWHTG (OMNR 2000) were prepared by the MNR to provide guidance on identifying natural features and in interpreting the Natural Heritage sections of the PPS. • Development and site alteration is not permitted within Significant Wetlands in Ecoregion 6E. • Section 4.1.5 of the PPS identifies that development and site alteration shall not be permitted within the area outlined in sub-sections a) – f) "unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions." • Section 4.16 of the PPS states development and site alteration is not permitted in fish habitat except in accordance with provincial and federal requirements	• The following natural features, afforded consideration within the PPS, were identified within the study area: o Candidate Significant Wildlife Habitat o Candidate habitat of Endangered and Threatened Species
Species Conservation Act (SCA), 2025	• The SCA and its regulations replaced the 2007 Endangered Species Act on March 30, 2026. • This has resulted in a number of changes to how at risk species are addressed in planning and development processes in Ontario. • The SCA takes a "registration-first" approach for activities impacting at-risk species, though permits are still required for some activities.	• Several Protected Species were identified as potentially occurring in the vicinity of the study area. The field program was scoped to confirm if habitat for these species is present. • If a protected species or their habitat will be adversely impacted by the proposed undertaking, a registration or permit under the SCA may be required. • Registered activities require the development of a Conservation Plan which outlines how

Policy/Legislation/Study	Description	Project Relevance
	• Protected Species now listed on the Protected Species in Ontario List (Ontario Regulation 60/26). • Protections for species on the Protected Species in Ontario List are described as "Section 16 activities" and include killing, harming, capturing or taking of a member of a species or damage to or destruction of the habitat of a species.	negative adverse impacts will be avoided. If adverse impacts cannot be avoided, the proponent is required to implement one or more Conservation Measures.
***Species at Risk Act* (SARA), 2002** (Government of Canada 2002).	• The SARA is federal legislation that protects species listed as Endangered, Threatened or Special Concern on Schedule 1 of the Act. • SARA prohibits killing, harming, harassing, capturing, or taking of individuals. • Prohibitions regarding individuals and residences for migratory birds and aquatic SAR apply wherever they occur in Canada (including private lands). • For terrestrial SAR, these prohibitions only apply on federal lands. • In the case of a migratory bird species listed under the Migratory Birds Convention Act, certain SARA prohibitions protecting individuals and residences (e.g., nests or dens) of Endangered, Threatened and Extirpated species apply automatically. Additionally, Critical Habitat for these species, where identified, is protected. • In the case of aquatic SAR, SARA prohibitions protect individuals, residence (e.g., fish spawning areas, mussel beds or burrows) and identified critical habitat.	• Several migratory bird SAR protected by the SARA were identified as potentially occurring within the study area. • If SAR protected by the SARA and/or their critical habitat are confirmed within the study area a mitigation plan or permit from the Environment and Climate Change Canada (ECCC) may be required.
Migratory Birds Convention Act (MBCA) (Government of Canada 1994)	• The MBCA protects migratory game birds, insectivorous birds, and several other migratory non-game birds from persecution in the form of harassment. • Prohibits the disturbance, destruction, or taking of a nest or eggs of migratory birds. • The schedule of on-site work must consider MBCA windows, with timing of breeding bird	• Any vegetation removal and grading required for the proposed development must have regard for this legislation in the form of timing window restrictions or other suitable mitigation measures.

Policy/Legislation/Study	Description	Project Relevance
	season typically occurring approximately between April 1 and August 31; however, this is a guideline, since the MBCA applies to nesting bird species at any time. • "Incidental take" is considered illegal, with the exception of a permit obtained by the Canadian Wildlife Service (CWS).	
Migratory Birds Regulations (Government of Canada 2022)	• The Migratory Birds Regulations (MBR 2022) came into force on July 30, 2022, under the MBCA. This added new provisions for certain migratory birds and clarifies when nests are protected. • Provides year-round protection to the nests of 18 species, that are known to re-use nests annually, now listed under Schedule 1.	• Three of the listed species (Great Blue Heron, Green Heron, Pileated Woodpecker) are known from the vicinity of the study area through background review (BSC et al. 2006).
***Fish and Wildlife Conservation Act* (FWCA)** (Government of Ontario 2019)	• The FWCA provides protection for certain bird species, not protected under the MBCA (e.g., raptors and owl), as well as furbearing mammals and their dens or habitual dwellings, aside from the Red Fox (Vulpes vulpes) and Striped Skunk (Mephitis mephitis).	• The timing of construction activities, especially vegetation clearing and site grading, must have consideration for bird nesting (including nesting season for Raptors, Hawks and Owls) and den sites for furbearing mammals. • Typically, wildlife sweeps by a qualified biologist are recommended in advance of any vegetation clearing and site grubbing during the active season to ensure no active nests/dens are present.
County of Wellington Official Plan (Wellington County 2025)	• Section 5.3 identifies the planning approach within the County of Wellington. The County's Greenlands System (Schedule B) will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which maintain, restore or, where possible, enhance the health of the Greenlands System will be encouraged where reasonable. • Section 5.4.1 prohibits development within provincially significant wetlands. All other wetlands are protected in large measure and	• The following Core Greenlands features are present or have the potential to occur within the study area: o Other wetlands o Habitat of endangered or threatened species o Significant Wildlife Habitat o Woodlands

Policy/Legislation/Study	Description	Project Relevance
	development that would seriously impair their future ecological functions is not permitted. • Section 5.4.2 identifies that development and site alteration are not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. • An EIS is required when development is proposed within or adjacent to the Greenlands system.	
Township of Puslinch Zoning Bylaw	• A 30 m setback is required from the Natural Environment (NE) Zone which includes flood prone areas, hazardous lands, and natural heritage features. This may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act. • Environmental Protection (EP) overlay corresponds to the County's Greenlands. Further review or permission to development approvals may be required.	• A portion of the subject property are mapped as NE on Schedule A-4 of the Zoning By-law. A 30 m setback is required from the NE zone unless written approval is obtained from the CA stating otherwise. • A portion of the subject property are mapped as EP on Schedule A-4 of Zoning By-law. Development is not permitted within streams, valleylands, or significant woodlands unless it has been demonstrated to the Township that there will be no negative impact to the features or their ecological functions.
Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits (Government of Ontario 2024)	• Regulation issued under the *Conservation Authorities Act*, R.S.O. 1990. • The Minister's regulation replaced Ontario Regulation 150/06 (and all other individual conservation authority regulations) as of April 1, 2024. • The "pollution" and "conservation of land" tests for granting permission were removed from the Act and a new emphasis on public safety was added. • The Conservation Authority may grant permission for development activities if it is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock, and when the development activities are not likely to create	• There are two GRCA regulated wetlands present within the southeastern portion of the subject property. • The Regulation Limit is considered to be 30m for wetlands

Policy/Legislation/Study	Description	Project Relevance
	conditions that could jeopardize healthy or safety of people or damage or destroy property.	

GRCA Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation (GRCA 2025)	• The GRCA released a new policy document on May 24, 2024 in accordance with Ontario Regulation 41/24, which was updated in September 2025.
	• Development activity, interference or alteration within a regulated area may be permitted where it can be demonstrated that GRCA's policies can be met.
	• Regulated areas include river or stream valleys and an allowance, including; wetlands or other areas where development activity could interfere with the hydrologic function of a wetland; lands adjacent or close to the shoreline of Lake Erie and inland lakes and an allowance; watercourses; or hazardous lands.
	• Within the area of interference for a wetland (30m), the following must be demonstrated:
	  ○ There are no negative or adverse impacts on the wetland feature or its hydrologic functions;
	  ○ There are no negative or adverse impacts on flooding and erosion;
	  ○ All development activity is located outside of the wetland and maintains as much setback as feasible; and
	  ○ Development activity is located above the water table.
		• All wetlands within the study area are regulated by the GRCA.
		• There are no alterations proposed to wetlands.
		• There are no alterations proposed to regulated areas.

3.0 Field Methods

Field studies were completed within the study area to characterize existing conditions and identify significant natural heritage features and species that have the potential to be adversely affected by the proposed development. NRSI staff had previously completed field studies for the study area in 2021 and 2022. The remaining field studies completed in 2026 were determined based agency discussions and the approved ToR. Table 2 provides a summary of the field surveys completed in 2021, 2022 and 2026 by NRSI staff.

Table 2. Field Work Summary

Date	Survey Type	Protocol
September 15, 2021	Fall Vegetation Inventory and ELC	Systematic search by ELC polygon, and Lee et al. 1998
May 7 and May 22, 2026	Spring Vegetation Inventory and ELC Confirmation	
June 3, 2022	Breeding Bird Surveys	10-minute Point Count (OBBA (2001)
June 24, 2022		
March 1, 2021	Bat Habitat Assessment (Leaf-off)	MECP 2022a and 2022b
April 29, 2022	Anurans (Calling Amphibian) Surveys	BSC 2009
May 31, 2022		
June 23, 2022		
May 31, 2022	Turtle Nesting Surveys	MNRF 2016
June 6, 2022		
June 23, 2022		
June 29, 2022		
July 7, 2022		
April 7, 2022	Snake Emergence	MNRF 2016
April 12, 2022		
May 2, 2022		
May 31, 2022	Snake Coverboard Surveys	MNRF 2016
June 3, 2022		
June 8, 2022		
June 15, 2022		
June 23, 2022		
June 29, 2022		
July 7. 2022		
April 17 and May 1, 2026	Woodland Dripline Survey	NRSI staff met with Aboud & Associates to confirm woodland dripline boundary

3.1 Terrestrial Field Surveys

The field methods employed during the 2021, 2022 and 2026 surveys are described in the relevant subsections below.

3.1.1 Vegetation Surveys

Vegetation communities within the subject property were mapped (Map 2) and classified following the Ecological Land Classification (ELC) system for Southern Ontario (Lee et al. 1998). Details on vegetation communities were recorded including species composition, dominance, and uncommon species or features. Classification was carried out over the course of two separate, seasonal assessments (fall 2021 and spring 2026) of natural areas on site, with refinement of ELC classification as necessary.

Individual trees within the development footprint were inventoried as part of a Tree Management Plan submitted under separate cover (NRSI 2026).

3.1.2 Woodland Boundary Delineation

On April 17, 2026, the dripline of the woodland community within the subject property was flagged for review with Aboud & Associates. On May 1, 2026, NRSI staff met with staff from Aboud & Associates to review the flagged boundary. The final boundary was surveyed with a GPS receiver capable of sub-metre accuracy.

3.1.3 Breeding Bird Surveys

Breeding bird surveys consisted of 10-minute point counts at 3 locations with varying habitat types throughout the subject property. Survey stations were selected to account for diversity across the subject property. Incidental observations between point count locations and in conjunction with other field investigations provided supplementary breeding bird data. Surveys occurred between dawn and 1000hrs. Point count locations are shown on Map 2, as indicated by Breeding Bird Monitoring Station (BMB). All visual and auditory observations of birds were recorded, as well as the highest level of breeding evidence exhibited for each species. Breeding evidence was recorded according to the Ontario Breeding Bird Atlas protocol (BSC 2009).

3.1.4 Mammal Surveys

A bat habitat assessment was undertaken on trees throughout the subject property that may be impacted by the proposed development during the leaf-off period.

All signs of mammals (i.e. scat, tracks, dens, etc.) were recorded during all field surveys.

3.1.5 Herpetofaunal Surveys

Anuran Call Surveys

Evening anuran (frog and toad) call surveys were conducted according to the Marsh Monitoring Program protocol (BSC 2009) at 2 stations (Map 2). Monitoring focused on calling frogs and toads during 3-minute surveys, which included call intensity and an estimated number of individuals. Additional information, including survey time, air and water temperature, wind speed, and cloud cover were recorded at each survey station where possible.

Turtle Nesting Surveys

NRSI completed a total of 5 evening turtle nesting surveys between May 31 and July 7, 2022 to identify the occurrence of nesting activity associated with previously observed basking turtles in the larger wetland feature. Suitable nesting habitat in proximity to the Shallow Marsh (MAS) in the southeastern portion of the subject property were visually searched from a distance. If no turtles were observed during the nesting surveys, the habitat was searched for evidence of turtle tracks, predated nests, hatched nests, and test digs for nesting.

Snake Emergence Surveys

A candidate snake hibernaculum was identified within the subject property in 2022. This feature was the result of previous aggregate extraction activities on the site which created a deep extraction area that was subsequently filled with cobble and boulder-sized rocks. NRSI staff completed 3 snake emergence surveys between April 7 and May 2, 2022, following the recommended protocol (MNRF 2016).

Snake Surveys

Cover board surveys were undertaken to identify snake species present within the study area. In order to conduct active searches and cover board surveys, a Wildlife Scientific Collectors Authorization was obtained from the NDMNRF Guelph District. The permit (#1101084) was obtained in May 2022 from the NDMNRF Guelph district office.

A total of 10 snake cover boards were installed within the study area on May 2, 2022 and are shown on Map 2. Each board measured 4ft x 4ft with the upper surface painted black to absorb heat. Boards were checked a total of 7 times between May 31 and July 7, 2022 for the presence of snakes. Snake cover boards were checked in the morning or late evening to avoid hot mid-day temperatures when snakes may avoid using the boards to thermoregulate. When checking boards, biologists lifted each board slowly to check for snakes underneath, taking care

to replace the board to its original position. All snake species, number of individuals, approximate length, and behaviors were recorded.

3.1.6 Additional Wildlife

All additional observations of mammals, birds, herpetofauna, odonata, and lepidoptera were documented on all field visits. This included actual direct observations of individuals, as well as signs of wildlife presence (e.g. tracks, scats, dens, nests).

4.0 Existing Conditions

4.1 Soil, Terrain and Drainage

The study area is located within the physiographic region described as the Horseshoe Moraines (Chapman and Putnam 1984). Bedrock is characterized as the Guelph Formation, and is comprised primarily of sandstone, shale, dolostone, and siltstone (OGS 2021). The surficial geography of the Horseshoe Moraines is characterized by irregular, stony knobs and ridges, which are composed mostly of till with some sand and gravel deposits and sand and gravel terraces with swampy valley floors (Chapman and Putnam 1984). The study area is underlain by sandy silt to silty sand till over Paleozoic terrain and gravel glaciofluvial deposits (OGS 2021). As noted, there is a history of aggregate extraction on the site and evidence of extensive past disturbances and rock piling from agricultural activities.

The study area lies within the GRCA jurisdiction, within the Mill Creek Subwatershed. The Mill Creek Subwatershsed lies within the eastern portion of the Horseshoe Moraines, and is characterized by northeast and southwest trending bands of hummocky terrain. Three distinct moraines are present, two of which (the Paris and Galt Moraines) form a major drainage division for the Mill Creek Subwatershed. There are frequent closed drainage systems, which are characterized by frequent, small ponds and marshy areas, as exemplified by the presence of small wetlands located within the subject property. The watershed is characterized by glacially deposited sands and gravels contained within a valley associated with the Paris and Galt Moraines. The valley receives groundwater inputs from the rainfall infiltrating into the moraines, and forms wetlands throughout.

4.2 Vegetation

4.2.1 Vegetation Communities

A summary of ELC communities characterized within the study area is provided in Table 3 and the location of each community is shown on Map 2. The majority of the subject property is characterized by an agricultural field with a small area of Mineral Cultural Thicket (CUT1). A portion within the southeastern corner is comprised of a Shallow Marsh (MAS) within a Dry-Fresh White Pine-Sugar Maple Mixed Forest (FOM2-2).

Table 3. Vegetation Communities

ELC Code	Community Type	Community Description
Forest		
FOM2-2	Dry-Fresh White Pine Sugar Maple Mixed Forest Type	In the southeastern extent of the site, there is a small woodlot appearing to be composed of a naturalizing plantation. This feature was dominated by White Pine (*Pinus strobus*), Sugar Maple (*Acer saccharum)*, and Scots Pine (*Pinus sylvestris*). Dense canopy cover consisted of portions of pure conifers with the remainder consisting of mixed canopy. Smaller abundances of Eastern Hemlock (*Tsuga canadensis*) and Eastern White Cedar (*Thuja occidentalis*). American Beech (*Fagus grandifolia*) and Trembling Aspen (*Populus tremuloides*) are also present in rare abundance. The shrub layer includes cover of Chokecherry (*Prunus virginiana*) and Common Buckthorn (*Rhamnus cathartica*). Ground cover was limited due to the dense canopy of coniferous trees and was dominated by a layer of May-apple (*Podophyllum peltatum*) with other scattered herbaceous plants.
Wetland		
MAS	Shallow Marsh	A shallow marsh exists in the far southeast extent of the subject property and is present within a natural depression collecting run-off and drainage from the subject property. A shallow open water habitat exists within a fringe of occasional Eastern White Cedar, and Trembling Aspen. Ground cover within the fringe consisted of Field Horsetail (*Equisetum arvense*) and Marsh Marigold (*Caltha palustris*). Lesser Duckweed (*Lemna minor*) is present on the surface of the water.
MAS2-1	Shallow Cattail Marsh (Mineral soil)	This small shallow marsh is present along the southern boundary of the subject property. It is dominated by Common Cattail (*Typha latifolia*) with Crack Willow (*Salix fragilis*) along its edges.
Cultural		
CUM1	Mineral Cultural Meadow	The majority of this community was previously identified as CUT1 in 2022. However, it has since been cleared and now represents a graminoid dominant early successional meadow community. Species include Smooth Brome (*Bromus inermis*), Reed-Canary Grass and Common Dandelion (*Taraxicum officinale*).
CUT1	Mineral Cultural Thicket Ecosite	The cultural thicket is located along the western edge of the FOM2-2 and is sparsely treed (<25%) with occasional Eastern White Cedar, Black Cherry (*Prunus serotina*), Crabapple (*Malus coronaria*) and Trembling Aspen (*Populus tremulouides*) dominating the canopy. Much of the cover consists of shrubs: Chokecherry, Gray Dogwood (*Cornus racemosa*), Tartarian Honey Suckle (*Lonicera tatarica*) and Common Buckthorn. Herbaceous species tolerant of drier conditions have established within the CUT. The vegetation composition is dominated by Goldenrod Species (*Solidago sp.*), Brome (*Bromus sp.*), Vetch (*Astragalus sp.*) and Avens (*Geum sp.*).

4.2.2 Vascular Flora

In total, 77 plant species (two of which were identified to genus only) were observed by NRSI biologists during the 2022 and 2026 vascular plant inventories. Of the 77 vascular flora species reported from within the study area, 51 (66%) are considered native and 26 (34%) are

considered non-native. The prevalence of non-native species, particularly Common Buckthorn and Tartarian Honeysuckle, is characteristic of sites that are heavily influenced by anthropogenic disturbances such as the previous aggregate extraction activities.

No SAR, SCC, and locally significant vascular flora plants were observed by NRSI biologists during field surveys. A complete list of the vascular plant species observed in the study area during vascular flora inventories and ELC completed by NRSI biologists is provided in Appendix IV.

4.3 Wildlife

4.3.1 Birds

According to the Ontario Breeding Bird Atlas (OBBA) (BSC et al. 2006), 129 bird species are reported from the 10km x 10km square (17NJ61) that overlaps with the study area.

NRSI biologists observed 34 bird species from within the study area during breeding bird surveys and other field surveys. Most species were observed exhibiting possible or probable evidence of breeding, as indicated by singing males, courtship displays, or the presence of the species within a permanent territory. Species that were confirmed as breeding within the study area included Ruffed Grouse (*Bonasa umbellus*), American Robin (*Turdus migratorius*), Brown Thrasher (*Toxostoma rufum*), European Starling (*Sturnus vulgaris*), Field Sparrow (*Spizella pusilla*), Brown-headed Cowbird (*Molothrus ater*), and Common Grackle (*Quiscalus quiscula*).

No SAR, SCC, and locally significant birds were observed by NRSI biologists during field surveys. The full list of all birds observed by NRSI biologists is provided in Appendix IV.

4.3.2 Herpetofauna

According to the Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature 2019), 24 species of herpetofauna are reported from the 10km x 10km square (17NJ61) that overlaps with the study area. The majority of these species are common throughout southern Ontario and considered to have stable populations. Preliminary background screening identified potentially suitable habitat was present within the study area in the vicinity of the Shallow Marsh (MAS) for Jefferson Salamander (*Ambystoma jeffersonanium*); however, further site investigations found that habitat was not suitable.

Appendix IV provides a full list of all herpetofauna species observed and records from within the study area. NRSI observed 7 species of herpetofauna within the subject property; however, no

SAR were observed. The results of the targeted surveys (anuran call surveys, turtle nesting surveys, snake board surveys, visual encounter surveys) carried out during the 2022 field season are described in the following sections.

Anuran Surveys

Anuran call surveys detected two frog species, both of which are ranked common and secure in Ontario. Table 4 below outlines the results of the anuran call surveys. An additional frog species, Wood Frog (*Lithobates sylvaticus*) was incidentally heard during the 2026 spring vegetation surveys.

Table 4. Anuran Call Survey Results

Anuran Call Station[1]	Species[2]	Anuran Call Survey[3]		
		1	2	3
ANR-001	Green Frog	-	Code 1(1)	
	Gray Treefrog	-	-	Code 1(1)
ANR-002	None	-		

[1]See Map 2 for monitoring station locations.
[2]Gray Treefrog (*Hyla versicolor*), Green Frog (*Lithobates clamitans melanota*).
[3]Marsh Monitoring Program protocol (BSC 2009b) anuran call code with estimated number of individuals in brackets.
Code 1 = Individuals can be counted; calls not simultaneous. Estimated number of individuals in brackets.
Code 2 = Calls distinguishable; some simultaneous calling. Estimated number of individuals in brackets.
Code 3 = Full chorus; calls continuous and overlapping. Assumes 20 individuals.

Turtle Observations

NRSI staff incidentally observed multiple Midland Painted Turtle (*Chrysemys picta marginata*) basking within the northeastern MAS community in both 2022 and 2026 during other field surveys. Observations in early spring suggest this area is used as an overwintering area by turtles. This is discussed further in the report in the context of SWH in Section 5.3.
No turtle nesting evidence was observed during the surveys completed between May 31 and July 7, 2022.

Snake Coverboard Surveys

Three snake species were observed under artificial snake coverboards by NRSI in 2022. Theses included Eastern Gartersnake (*Thamnophis sirtalis sirtalis*), Dekay's Brownsnake (*Storeria dekayi*), and Eastern Milksnake (*Lampropeltis triangulum*). The coverboard with the greatest number of snakes observed within the subject property was found at SNK-004 (2 observations) (Map 2). NRSI did not observe multiple snakes under any of the boards.

Snake Emergence Surveys

NRSI staff observed 12 Eastern Gartersnakes, 1 Dekay's Brownsnake in the vicinity of the candidate snake hibernaculum during the snake emergence survey conducted on April 7, 2022. Another 19 Eastern Gartersnakes, including 11 individuals in a mating ball, were observed in the area on April 12, 2022, and one additional Eastern Gartersnake was observed on May 2, 2022. This is discussed further in the report in the context of SWH in Section 5.3.

4.3.3 Mammals

According to the Mammal Atlas of Ontario, 46 mammal species are reported within the 10x10km atlas square that overlaps with the study area (Dobbyn 1994). NRSI biologists observed 4 mammal species all of which are considered common in Ontario with secure populations. A complete list of mammal species is provided in Appendix IV. Suitable trees and habitat for bat roosting are limited to the woodland in the southeast corner of the subject property.

4.3.4 Butterflies

According to the Ontario Butterfly Atlas, 54 butterfly species are reported to occur within the 10x10km atlas square that overlaps with the study area (Macnaughton et al. 2022). NRSI biologists observed 6 butterfly species during surveys completed within the subject property, which included one SCC, the Monarch (*Danaus plexippus*).

Monarch is considered a species of 'Special Concern' (COSSARO 2026) and was up-listed to 'Endangered' federally in 2016, although it has not yet been added to Schedule 1 of the SARA (Government of Canada 2026).

A complete list of butterfly species observed by NRSI biologists is provided in Appendix IV.

5.0 Significance and Sensitivity of Natural Features

The identification of significant and sensitive natural features is required to understand what areas need to be protected and what areas present opportunities for development. Natural features that are sensitive to disturbance are identified based on the rarity or significance of the feature in the context of the natural heritage policies governing their protection.

Some of the natural features in the study area are considered part of the County of Wellington's Natural Heritage System (NHS), which is divided into two parts: Core Greenland Features and Greenland Features. Core Greenland features are identified as Provincially Significant Wetlands (PSWs), other wetlands, habitat of endangered or threatened species, and fish habitat. Greenlands are identified as Significant Wildlife Habitat (SWH), Significant woodlands, streams and valleylands that occur outside of Core Greenlands.

Within the Core Greenlands designation, development and site alteration is not permitted within PSW or in habitat of threatened or endangered species, except in accordance with provincial and federal requirements (Wellington County 2025). Within the Greenlands designation, development and site alteration is not permitted within SWH unless it has been demonstrated that there will be no negative impacts on habitat or its ecological functions. The proposed development requires the EIS to characterize the sensitivity of features potentially impacted by the development.

The following is a summary of the significance and sensitivity of the study area natural features and how the natural heritage policies and legislation described in Section 2.4 inform the identification of constraints for the proposed development. Recommended buffers for the natural features described throughout Section 5.0 are detailed within Section 6.0 of this report.

5.1 Wetlands

Two unevaluated wetlands were documented within the southeast portion of the subject property (Map 2). These wetlands are approximately 0.01ha (MAS2-1) and 0.45ha (MAS) in size, and are fed by surface water from the woodland and adjacent agricultural fields. Both of the wetland features are regulated by the GRCA under Ontario Regulation 41/24, and are identified within the Core Greenlands System in the County of Wellington Official Plan (2025) and mapped within the Natural Environment (NE) zone per the Township of Puslinch Zoning Bylaw (2024). These features were not evaluated in accordance with the Ontario Wetland Evaluation System. A PSW is any wetland that either achieves a total score of 600+ points, or

achieves a score of 200+ points in the Biological component or the Special Features component. In many cases, it is the Special Features component that affords a large point count to a wetland which leads to PSW designation. There are several main criteria to obtaining a high evaluation score and, in general, for wetlands that do not fulfill most or all of these criteria, it is nearly impossible to obtain the required points for PSW designation. These small features were reviewed in the field by an OWES evaluator and it was determined that if evaluated, they would not score near the 600 points required to make them provincially significant. Therefore, they have been retained as unevaluated, but are considered locally significant.

5.2 Significant Woodlands

The Wellington County Official Plan (2025) identifies significant woodlands are over 4 ha within a rural setting and 1 ha within an urban setting. The wooded area within the southeastern corner of the subject property is approximately 3.5 ha in size, and therefore does not meet the criteria for significance. Although there are some notable, large Sugar Maple trees within the woodland, in general the feature has a high proportion of non-native species and history of disturbance.

5.3 Significant Wildlife Habitat

Snake Hibernacula

In 2022, the presence of a snake hibernacula was confirmed by visual observations of Eastern Gartersnake and Dekay's Brownsnake around the site. Gartersnakes were observed basking, travelling around the site, and engaged in mating balls. The feature (previously located in the area labelled ‘disturbed/graded area on Map 2) was the result of previous extraction activities on the site which created a deep extraction area which was subsequently filled with rocks. Geophysics GPR International Inc. was retained to map the underground conditions at the hibernacula using Ground Penetrating Radar. Within the interpreted excavation area, a distinct zone could be delineated at an approximate depth of 2.5m below grade underlain by approximately 1.5 m of coarser material that was thought to provide sufficient void space for the accommodation of snakes. This anomaly formed a linear, channel-like feature that trended east-northeast over 20 m, with the thickest part of the zone underlying an area of approximately 3 m by 5 m.

As the hibernacula was located within the central part of the proposed development area, the County and MNR were consulted about the potential to remove and compensation for this

feature elsewhere on site. The plan to relocate the hibernacula and snakes using the feature is outlined in Appendix V.

Two artificial hibernaculum were created at the south end of the subject property in accordance with the MNR's Best Management Practices (MNRF 2018). NRSI conducted a snake salvage in the fall of 2022 using a combination of artificial cover object surveys, visual encounter surveys, and funnel trap surveys across the subject property. This resulted in 97 snakes, including Eastern Gartersnake, Decay's Brown Snake, Eastern Ribbon Snake and Eastern Milksnake, being relocated to the new hibernaculum. The old hibernaculum was subsequently removed outside the snake active period.

The artificial hibernaculum was monitored for a period of 3 years (2022-2024) but unfortunately, no confirmed snake use was documented. The reasons for this remain unknown, as temperature and water level monitoring indicate that conditions were suitable within the artificial habitats. It is possible that the proximity to highway 401 caused too much vibration to be attractive to snakes. Since the relocation did not appear to be successful, a one-time donation was made by Broccolini to Scales Nature Park, as was agreed with the MNR.

Turtle Overwintering

The shallow marsh in the south east corner of the site (Map 2) was confirmed to provide overwintering habitat for turtles. These types of habitats are important on the local landscape and often used habitually by individual turtles and their offspring.

6.0 Natural Environment Protection

Natural feature buffers (strips of native vegetation or undisturbed land) are critical for protecting habitats from human-related impacts. They filter pollutants from runoff, prevent soil erosion, reduce flood risks, and can enhance habitats for wildlife. Buffers to the identified natural heritage features are shown on Map 3. These recommended buffers reflect the form, function, and sensitivity of these features as identified in the previous sections and include 10m from the woodland dripline and 30m from the edges of wetlands. These buffer widths have been identified as both a mitigation measure to reduce potential indirect impacts as well as to provide enhancement opportunities, where applicable. All natural heritage buffers are currently naturalized but could be enhanced through native tree plantings, as required by the Tree Management Plan (NRSI 2026).

7.0 Impact Analysis

NRSI worked closely with the study team to ensure the proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible.

The following is a description of the types of impacts which will be discussed.

- Direct impacts to the natural features on the subject property associated with disruption or displacement caused by the actual proposed 'footprint' of the undertaking;
- Indirect impacts associated with changes in site conditions such as drainage and water quantity/quality;
- Induced impacts associated with impacts after the development is constructed such as subsequent demand on the resources created by increased habitation/use of the area and vicinity; and

Potential impacts arising from the proposed undertaking were determined by comparing the details of the proposed undertaking, including site layout, grading plans (refer to Figure C2-1 of MTE Consultants Civil Engineering Design Drawings), storm water management (SWM) plans (MTE 2026), and any other components of the development, with the characteristics of the existing natural features and their functions.

The proposed development is overlaid on Map 3. It consists of a large (~34,000m^2) building footprint, two associated paved parking areas, and a septic system. This EIS has considered different types of predicted effects (i.e., direct, indirect, and induced) and various mitigation measures that are available and proven to address predicted impacts.

7.1 Direct Impacts

The approach to identifying and delineating the natural features and associated buffers was aimed at avoiding direct impacts from development on important natural features. No direct impacts to identified natural features (woodlands or wetlands identified as designated natural features) will occur based on the proposed Site Plan (Powers Brown Architecture, May 13, 2026). All proposed infrastructure is outside the features and their associated buffers. Direct impacts as a result of the proposed development will be limited to 89 (86 live and 3 dead) isolated tree removals. These are addressed in the Tree Management Plan (NRSI 2026).

Mitigations

- *Vegetation removal is recommended to occur outside of the breeding and nesting season for migratory birds as established by the Canadian Wildlife Service. The peak breeding period for birds in southern Ontario extends from approximately April 1 through August 31 (CWS 2018). Should vegetation removal be required during the nesting season for migratory birds, surveys for nesting birds in "simple habitats" may be undertaken to permit vegetation removal should breeding bird absence be confirmed.*
- *Vegetation removal is recommended to occur outside of the bat roosting period (March 15 to November 30). If vegetation removal is required during the bat roosting period, registration under the Species Conservation Act is recommended to ensure regulatory compliance.*
- *Heavy duty sediment and erosion control/tree protection fencing should be installed at the outer edge of the buffer in accordance with the Erosion and Sediment Control Plan (Figure ES1.1) prepared by MTE Consulting and the TMP (Map 2) prepared by NRSI.*
- *It is recommended that planting of new trees be incorporated into the Detailed Design phase in order to compensate for any tree loss in accordance with the Tree Protection Plan (NRSI 2026).*
- *Suitable regionally-native species should be selected for planting and these should be maintained appropriately.*

7.2 Indirect Impacts

The following are potential sources of indirect impacts associated with the proposed development area:

- Changes to surface flow, groundwater balance and water quality
- Sedimentation and erosion
- Indirect impacts to wildlife

Surface Flow, Groundwater Water Balance and Water Quality

In the existing condition, all surface runoff is infiltrated (MTE 2026). In general, surface water currently drains from the east to the west through a low "channel" located across the center of

the Subject Property that leads to a low area where all runoff is infiltrated. A very small portion of the development area drains to the wetland/woodland area (MTE 2026).
The post-development condition was separated into three catchment areas: the building roof area, the remaining site area, and the area draining to the wetland. To maintain the existing drainage patterns in the post-development scenario, an infiltration pond is proposed to infiltrate runoff up to, and including, the 100-year storm event. Runoff from the paved areas will be directed to one of two oil grit separators located upstream of the proposed infiltration pond (providing >80% removal of total suspended solids) while clean runoff from the rooftop and some landscaped areas will outlet directly into the proposed infiltration pond. Runoff from a portion of the Subject Property (Catchment 301, Figure 1 of MTE Consultants Civil Drawings) will drain to the wetland. Drainage area flowing to the wetland is generally maintained between the pre (0.18 ha) and post-development (0.2 ha) scenarios, therefore impacts to wetland water balance as a result of the development are not anticipated.

Sediment and Erosion

During construction, areas of bare soil will be exposed which have the potential to erode during rainfall events and impact adjacent natural features. In the event of a heavy rain, sediment laden runoff can enter adjacent natural areas by way of overland flow. In order to protect on-site and off-site natural features from potential impacts due to sediment, a sediment and erosion control plan was developed by MTE Consulting.

Mitigations

- *Implement an Erosion and Sediment Control Plan. Siltation control measures such as silt fencing, a mud mat at the construction entrance, and tree protection fencing are recommended.*
- *Disturbed areas should be kept to a minimum and re-vegetated in a reasonable timeframe in order to minimize dust.*
- *Inspection and maintenance of the installed Erosion and Sediment measures throughout the duration of construction, to ensure they are functioning as originally intended.*
- *An environmental monitoring program is recommended and provided in Section 8 to ensure that the sediment and erosion control measures are installed, maintained and functioning as intended.*

Indirect Impacts to Wildlife

The proposed development will maintain and buffer the important natural features within the subject property, thereby maintaining these important areas for wildlife. Potential indirect impacts to wildlife in the retained natural areas may arise from noise and dust associated with construction activities and unnatural lighting resulting from the development. Noise and dust associated with construction is anticipated to be temporary, therefore significant impacts to wildlife from noise and dust are not expected.

Mitigations

- *In order to suppress dust, areas of bare soil should be moistened with water during construction activities to ensure that the amount of dust within the Subject property is reduced. Topsoil stockpile locations should be in areas of lesser wind exposure and away from natural features and their buffers.*
- *Detailed lighting designs will be provided at the detailed design stage. Lighting designs should include directional lighting for developments that are within 30 m of natural features to eliminate lightwash.*
- *A detailed planting plan should be developed for the buffer area, comprised of native species complimentary to the existing vegetation communities.*

7.3 Induced Impacts

Induced impacts are described as those that are not directly related to the construction or operation of the facilities in question, but rather arise from the use of the natural areas as a result of the development. The simplest example is increased use of a natural area by employees or users of the property, unauthorized trail/pathway construction, refuse dumping, etc.

Mitigations

- *Use of the natural areas is difficult to control. Signage should be used to direct recreational users not to trespass into sensitive natural areas.*
- *Fencing should be erected to assist in preventing human induced impacts to natural areas.*

8.0 Monitoring Plan

Pre-, during-, and post-construction monitoring is recommended. The recommended monitoring program is described in more detail below.

8.1.1 Pre-Construction Monitoring

On-site inspections by an environmental inspector, Certified Arborist or qualified biologist of the following to ensure proper installation of:

- Sediment and erosion control measures,
- Tree protection measures, such as fences installed along dripline setbacks and trees to be retained.

8.1.2 During Construction Monitoring

Construction monitoring is the responsibility of the proponent and is tied to the specific undertaking. Generally, construction monitoring must occur to ensure compliance with the conditions of various permits. Often, an environmental inspector is required to carry out construction monitoring during grading, servicing and building construction.

In addition to an environmental inspector, the following are recommended during construction:

- Pruning of any limbs or roots disrupted during construction (of trees to be retained) by a Certified Arborist,
- Maintenance of vegetated setbacks from wetlands and woodlands,
- Fueling of machinery to be done at designated locations away from the Natural Heritage Features,
- Storage of machinery and material, fill, etc. to be done in designated areas away from the Natural Heritage Features,
- Equipment movement through natural areas and associated buffers are controlled,
- Nest searches, if construction during the breeding bird season (April 1 to August 31).
- Registration/compliance with the Species Conservation Act if construction is during the bat active season (March 15 to October 31).

8.1.3 Post-Construction Monitoring

In order to detect any potential negative impacts from development, post-construction monitoring is required. A monitoring program will ensure there are strategic procedures developed to react immediately to any negative effects resulting from the development.

Monitoring efforts should also focus on the following:

- Establishment of buffer plantings, and
- Stabilization of soils.

8.1.4 Restoration and Enhancement Areas

A 2-year warranty is recommended for all proposed planting material throughout the Subject property (shrubs, trees and herbaceous plants). The Tree Management Plan identifies the replacement of 86 live trees at a 2:1 ratio, requiring 172 trees be planted. All plants shall be inspected by an appropriate inspector at the end of the guarantee period. Plants which, at that time, are not in healthy vigorous growing condition, to the inspector's approval, shall be replaced at no extra charge. All tree staking is to be removed just prior to final inspection.

9.0 Summary

NRSI was retained to complete an EIS for a proposed industrial building on McLean Road in Puslinch Township. A biophysical inventory of the site was undertaken to characterize natural features on the site, delineate the boundaries of woodlands and wetlands, and identify areas most suitable for development. The significance and sensitivity of natural features was evaluated in accordance with relevant local and provincial guidelines and appropriate setbacks were identified.

Follow the development of the final Site Plan, grading plans, stormwater management, and sediment and erosion control plans, NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

10.0 References

Bird Studies Canada (BSC), Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources. 26. Ontario Breeding Bird Atlas Database. http://www.birdsontario.org/atlas/aboutdata.jsp?lang=en

Canadian Wildlife Service (CWS). 213. Migratory Birds Convention Act (MBCA) and Regulations. May 3, 213. http://www.ec.gc.ca/nature/default.asp?lang=En&n=7CEBB77D-1

Chapman, L.J. and D.F. Putnam. 1984. The Physiography of Southern Ontario 3rd Edition. Ontario Ministry of Natural Resources. Toronto, Ontario. Ontario Geological Survey, Special Volume 2.

Committee on the Status of Species at Risk in Ontario (COSSARO). 2026

County of Wellington. 2025. Official Plan. Available: https://www.wellington.ca/business-development/planning-development/official-plan-land-use. COSSARO Assessment Results. Last Assessment January 29, 2026

Dobbyn, J.S. 1994. Atlas of the Mammals of Ontario. Don Mills, Federation of Ontario Naturalists.

Government of Canada. 2024. Species at Risk Public Registry: Species Index. http://www.sararegistry.gc.ca/sar/index/default_e.cfm

Government of Ontario. 1997. *Fish and Wildlife Conservation Act*, 1997, S.O. 1997, c. 41. https://www.ontario.ca/laws/statute/97f41

Government of Ontario. 2013. O. Reg. 150/06: Grand River Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Page O. Reg. 150/06.

Grand River Conservation Authority (GRCA). 2022. Grand River Conservation Network: Interactive Mapping Tool. http://www.grandriver.ca/index/document.cfm?Sec=63&Sub1=0&sub2=0

Jefferson Salamander Recovery Team. 2013. Sampling Protocol for Determining the Presence of Jefferson Salamanders (*Ambystoma jeffersonianum*) in Ontario. June 2013.

Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification for Southern Ontario: First Approximation and its Application. Ontario Ministry of Natural Resources, Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-2.

Macnaughton A., Layberry R., Cavasin R., Edwards B., and C. Jones. Ontario Butterfly Atlas. Updated February 2022. Available: https://www.ontarioinsects.org/atlas/index.html

Ministry of Municipal Affairs and Housing (MMAH). 2024. Provincial Planning Statement, 2024. King's Printer for Ontario.

Ministry of Natural Resources (MNR). 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition.

Ministry of Natural Resources and Forestry (MNRF). 2014b. Significant Wildlife Habitat Mitigation Support Tool. Version 2014.

Ministry of Natural Resources and Forestry (MNRF). 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E.

Ministry of Natural Resources and Forestry (MNRF). 2017a. Survey Protocol for Species at Risk Bats within Treed Habitats, Little Brown Myotis, Northern Myotis and Tri-coloured Bat. 13 pp.

Ministry of Natural Resources (MNR). 2024. Natural Heritage Information Centre (NHIC): Make a Natural Heritage Area Map Application. Published: 2014-07-17. Updated 2024-11-20. Available: https://www.ontario.ca/page/make-natural-heritage-area-map

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: https://www.ontario.ca/page/get-natural-heritage-information

Ministry of Natural Resources (MNR). 2026b. Land Information Ontario: Ontario GeoHub. Aquatic Resource Area Survey Point Data. Published: 2009-06-08. Updated: 2026-02-03. Available: https://geohub.lio.gov.on.ca/datasets/

Natural Resource Solutions Inc. (NRSI), 2026. McLean Road Industrial Site, Puslinch, Ontario, Tree Management Plan. Prepare for Puslinch Park Limited Partnership. June 2026.

Ontario Breeding Bird Atlas (OBBA). 2021a. Instructions for General Atlassing. April 2021.

Ontario Breeding Bird Atlas (OBBA). 2021b. Instructions for Point Counts. June 2021.

Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Appendix I
Species at Risk and Species of Conservation Concern Screening

#2706 - McLean Road Environmental Impact Study
Species at Risk and Species of Conservation Concern Screening Table

Common Name	Scientific Name	SRANK[1]	PSO List[2]	COSEWIC[3]	SARA[3]	SARA Schedule[3]	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Vascular Plants										
Smooth Yellow False Foxglove	*Aureolaria flava*	S2?	THR	T	T	Schedule 1	Species at Risk in Ontario (MECP 2024)	Found in dry, open to semi-open upland oak forests typically with White Oak present, on well-drained soils.	No	No upland oak forests located within the subject property.
Birds										
Redhead	*Aythya americana*	S2B,S4N					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Live in shallow cattail/bulrush marshes, lakes and ponds and fens; preferred nesting usually close to shallow water (most within 2 m), but can be found as far as 266 m from water's edge.	No	GRCA regulated wetlands are likely too small to provide nesting habitat.
Ruddy Duck	*Oxyura jamaicensis*	S3B,S4N,S5M					Cornell Lab of Ornithology 2024	Breeds mostly in the prairie pothole region of North America and winters in wetlands throughout the U.S. and Mexico. In the fall through spring, they inhabit open water, both inland and in protected coastal areas such as harbors and small bays.	No	No open and coastal areas present within the subject property.
Blue-winged Teal	*Spatula discors*	S3B,S4M					Cornell Lab of Ornithology 2024	Inhabits shallow ponds and wetlands across much of North America. Prefers grasslands bordering small potholes and other freshwater wetlands.	No	GRCA regulated wetlands are likely too small to provide nesting habitat.
Chimney Swift	*Chaetura pelagica*	S3B		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Commonly found in urban areas near buildings; nests in chimneys, hollow trees, and crevices of rock cliffs. Feeds over open water.	No	No suitable chimneys present.
American Coot	*Fulica americana*	S3B,S4N		NAR	NS	No schedule	Cornell Lab of Ornithology 2024	Inhabits open water habitats such as lakes, ponds and wetlands.	No	No suitable open water wetlands within the subject property.
Common Gallinule	*Gallinula galeata*	S3B					Cornell Lab of Ornithology 2024	Freshwater and brackish marshes, ponds, and lakes that have a mix of submerged, floating, and emergent aquatic vegetation and are open water year-round. They also use artificial aquaculture ponds, rice fields, sewage lagoons, and urban stormwater retention ponds.	No	No suitable open water wetlands within the subject property.
Black Tern	*Chlidonias niger*	S3B,S4M		NAR	NS	No schedule	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Large cattail marshes; marshy edges of rivers, lakes or ponds; wet open fens; wet meadows. Returns to same area to nest each year. Must have areas of shallow water (0.5 to 1m deep) and area of open water near nests. Generally found in marshes >20 ha in size.	No	GRCA regulated wetlands are too small to provide nesting habitat.
Least Bittern	*Ixobrychus exilis*	S4B		SC	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Strongly prefers cattail marshes with a mix of open pools and channels. Also found in swamps and bogs and marshy borders of lakes, ponds, streams and ditches with dense emergent vegetation of cattail, bulrush and sedge. Nests in cattails. Intolerant of loss of habitat and human disturbance.	No	No suitable wetland habitat within the subject property and human disturbance from the adjacent 401 is present.
Black-crowned Night-Heron	*Nycticorax nycticorax*	S3B,S2N,S4M					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Deciduous woodland swamps, cattail marshes, islands, wooded river and lake banks, coastal wetlands	No	No suitable habitat within the subject property.
Barn Swallow	*Hirundo rustica*	S4B		SC	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Farmlands, rural areas and other open or semi-open areas near body of water. Nests almost exclusively on human-made structures such as open barns, buildings, bridges and culverts.	No	No suitable human-made structures present.
Purple Martin	*Progne subis*	S3B					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open, trees areas such as farmland, parks, yards, marshes; usually near large bodies of water; colonial; nests in tree cavities, cliff ledges; most common in nest boxes; requires open space for foraging; prefers trees >15 cm dbh.	No	Subject property is not near a large body of water.
Bank Swallow	*Riparia riparia*	S4B		T	T	Schedule 1	Recovery Strategy for the Bank Swallow in Ontario (Falconer et al. 2016)	Nests in burrows in natural and human-made settings with vertical faces in silt and sand deposits. Usually on banks of river and lakes, but also found in sand and gravel pits.	No	No suitable vertical faces present.
Wood Thrush	*Hylocichla mustelina*	S4B		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Carolinian and Great Lakes-St. Lawrence forest zones. Undisturbed moist mature deciduous or mixed forest with deciduous sapling growth. Near pond or swamp. Must have some trees higher than 12 m.	No	No suitable undisturbed forest habitat present.
Bobolink	*Dolichonyx oryzivorus*	S4B		SC	T	Schedule 1	Recovery Strategy for the Bobolink and Eastern Meadowlark in Ontario (McCracken et al. 2013)	Large (>10 ha), open expansive grasslands, pastures, hayfields, meadows or fallow fields with dense ground cover. Occasionally nest in large (>50 ha) fields of winter wheat and rye in southwestern Ontario.	No	Some smaller open habitats (cultural meadow and agricultural lands) are present but are not large enough to be considered suitable.

Common Name	Scientific Name	SRANK[1]	PSO List[2]	COSEWIC[3]	SARA[3]	SARA Schedule[3]	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Eastern Meadowlark	*Sturnella magna*	S4B,S3N		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open pastures, hayfields, grasslands or grassy meadows with elevated singing perches (small trees, shrubs or fence posts). Also weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields or other open areas. Generally prefers larger tracts of habitat >10 ha, but will sometimes use smaller tracts.	No	Some smaller open habitats (cultural meadow and agricultual lands) are present but are not large enough to be considered suitable.
Reptiles and Amphibians										
Jefferson Salamander	*Ambystoma jeffersonianum*	S2	END	E	E	Schedule 1	Recovery Strategy for the Jefferson Salamander (Linton, J, J. McCarter & H. Fotherby)	Large deciduous or mixed forest containing, or in close proximity to, suitable breeding ponds which include fishless vernal pools or wetlands with suitable hydroperiod for larval development (was present until Aug/Sept). Habitats must contain shelter features including leaf litter, woody debris, rocks, logs, or stumps. Hibernation sites are underground in mammal burrows, root systems, or crevices or fissures in rocks.	No	Surveys completed in 2022 did not detect suitable habitat. The subject property habitat is highly fragmented and has been disturbed, which provides low quality habitat.
Mammals										
Silver-haired Bat	*Lasionycteris noctivagans*	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat Lasiurus cinereus Eastern Red Bat Lasiurus borealis Silver-haired Bat Lasionycteris noctivagans in Canada (COSEWIC 2023)	Roosts primarily in cavities, crevices, and exfoliating bark of typically large-diameter trees in forests and occasionally in or on buildings. Forages in forests of any age, along forests edges and in openings in forests. Primarily overwinters within the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Eastern Red Bat	*Lasiurus borealis*	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat Lasiurus cinereus Eastern Red Bat Lasiurus borealis Silver-haired Bat Lasionycteris noctivagans in Canada (COSEWIC 2023)	Roosts in foliage of trees; reproductive roosting occurs in upper foliage of typically large-diameter, super-canopy trees in deciduous and coniferous forests of any age. Males occasionally roost in shrubs or saplings. Primarily overwinters within the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Hoary Bat	*Lasiurus cinereus*	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat Lasiurus cinereus Eastern Red Bat Lasiurus borealis Silver-haired Bat Lasionycteris noctivagans in Canada (COSEWIC 2023)	Roosts in foliage of trees; reproductive roosting occurs in upper foliage of typically large-diameter, super-canopy trees in deciduous and coniferous forests of any age. Forages in the open, such as open wetlands, grasslands and fields with patchy tree cover. Primarily overwinters in the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Eastern Small-footed Myotis	*Myotis leibii*	S2S3	END				Recovery Strategy for the Eastern Small-footed Myotis (Myotis leibii) in Ontario (Humphrey, C. 2017)	Roosts, including maternity roosts, in crevices in open, sunny, rocky habitats and in buildings. Hibernates in caves or mines. Hunts in forests and wetlands.	No	Suitable habitat is not presnt in the subjct property.
Little Brown Myotis	*Myotis lucifugus*	S3	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby. 2019)	Uses caves, quarries, tunnels, hollow trees or buildings for roosting. Winters in humid caves. Maternity sites in dark warm areas such as attics and barns. Feeds primarily in wetlands and forest edges.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Northern Myotis	*Myotis septentrionalis*	S3	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby. 2019)	Roosts in houses and man-made structures but prefers hollow trees or under loose bark. Hibernates in mines or caves. Hunts within forest, below the canopy.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Tri-colored Bat	*Perimyotis subflavus*	S3?	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby. 2019)	Roosts and maternity colonies in older forests and occassionally in barns or other sturctures. Forage over water and along streams in the forest. Hibernate in caves.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
American Badger (Southwestern Ontario population)	*Taxidea taxus jacksoni*	S1	END	E	E	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open grasslands and oak savannahs; dens in new hole or enlarged existing hole; sometimes makes food caches	No	Suitable grassland and oak savannah habitat is not present.
Butterflies										
Black Dash	*Euphyes conspicua*	S3					Butterflies and Moths of North America Online (2021)	Boggy marshes, wet meadows, and marshy stream banks with host plants Carex stricta.	No	Suitable marshy habitat is not present.
Tawny Emperor	*Asterocampa clyton*	S3					Butterflies and Moths of North America Online (2021)	Densely wooded riparian areas, dry woods, open woods. Requires host tree species of the genus Celtis.	No	Suitable riparian habitat is not present.

Common Name	Scientific Name	SRANK[1]	PSO List[2]	COSEWIC[3]	SARA[3]	SARA Schedule[3]	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Monarch	*Danaus plexippus*	S4B,S2N		E	E	Schedule 1	Species at Risk in Ontario (MECP 2024)	Adults found in a diversity of habitats with a variety of wildflowers. Caterpillars are confined to meadows and open areas where milkweeds grow (larval food plants).	No	Species was incidentally detected during 2022 surveys; however, the subject property does not provide an abundance of host plant species- Milkweed.
Odonates										
Double-striped Bluet	*Enallagma basidens*	S3					Wisconsin Odonata Survey (2023)	Found near ponds with little emergent vegetation, as well as lakes in sheltered coves and slow streches of rivers or streams.	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Spatterdock Darner	*Rhionaeschna mutata*	S3					Wisconsin Odonata Survey (2023)	An eastern species, found in southern Ontario. It is usually found at shallow, fishless ponds, typically with abundant water lilies (including spatterdock).	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Unicorn Clubtail	*Arigomphus villosipes*	S3					Minnesota Dragonfly (2016)	Muddy-bottomed lakes, ponds and slow moving streams with little vegetation	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Clamp-tipped Emerald	*Somatochlora tenebrosa*	S3					Wisconsin Odonata Survey (2023)	Found in southeast Canada, this species prefers shady forest waters, from trickles to streams, occasionally boggy and often partly dry.	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.

Reference List

[1]Ministry of Natural Resources and Forestry (MNRF). 2023. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2023-05-17. Available: https://www.ontario.ca/page/get-natural-heritage-information

[2]Government of Ontario. 2026. Protected Species in Ontario List (O.Reg. 60/26) under the Species Conservation Act, 2025. Accessed April 6, 2026. Available: https://www.ontario.ca/laws/regulation/260060

[3]Government of Canada. 2025. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2025-12-22. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10

[4]Dragonflies Through Binoculars: A Field Guide to Dragonflies of North America Sidney W. Dunkle. 2000. Oxford Press.

[5]Lotts, K and T. Naberhaus. 2021. Butterflies and Moths of North America Online. Available: https://www.butterfliesandmoths.org/; Layberry, R., Hall, P., & Lafontaine, D. (1998). In The Butterflies of Canada. University of Toronto Press.

[6]All About Birds, The Cornell Lab of Ornithology. 2024. Cornell University. Available: https://www.allaboutbirds.org/guide/

[7]COSEWIC. 2012. COSEWIC assessment and status report on the Buff-breasted Sandpiper Tryngites subruficollis in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. x + 44 pp. (www.registrelep-sararegistry.gc.ca/default_e.cfm).

[8]COSEWIC. 2023. COSEWIC assessment and status report on the Hoary Bat Lasiurus cinereus, Eastern Red Bat Lasiurus borealis and Silver-haired Bat, Lasionycteris noctivagans, in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. xxi + 100 pp.

[9]COSEWIC. 2022. COSEWIC assessment and status report on the Northern Oak Hairstreak Satyrium favonius ontario in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. xi + 41 pp. (https://www.canada.ca/en/environment-climate-change/services/species-risk-publicregistry.html).

[10]Minnisota Dragonfly. 2016. Avaliable: http://mndragonfly.info/

[11]Falconer, M., K. Richardson, A. Heagy, D. Tozer, B. Stewart, J. McCracken, and R. Reid. 2016. Recovery Strategy for the Bank Swallow (Riparia riparia) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario. ix + 70 pp.

[12] McCracken, J.D., R.A. Reid, R.B. Renfrew, B. Frei, J.V. Jalava, A. Cowie, and A.R. Couturier. 2013. Recovery Strategy for the Bobolink (Dolichonyx oryzivorus) and Eastern Meadowlark (Sturnella magna) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources, Peterborough, Ontario. viii + 88 pp.

[13]Humphrey, C. 2017. Recovery Strategy for the Eastern Small-footed Myotis (Myotis leibii) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario. vii + 76 pp.

[14]Linton, J, J. McCarter and H. Fotherby 2018. Recovery Strategy for the Jefferson Salamander (Ambystoma jeffersonianum) and Unisexual Ambystoma (Jefferson Salamander dependent population) (Ambystoma laterale - (2) jeffersonianum) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario. vii + 58 pp. https://www.ontario.ca/page/jefferson-salamander-and-jefferson-dependent-unisexual-ambystoma-recovery-Strategy#section-1

[15]Humphrey, C. and H. Fotherby. 2019. Recovery Strategy for the Little Brown Myotis (Myotis lucifugus), Northern Myotis (Myotis septentrionalis) and Tri-colored Bat (Perimyotis subflavus) in Ontario. Ontario Recovery Strategy Series. Prepared by the Ministry of the Environment, Conservation and Parks, Peterborough, Ontario. vii + 35 pp. + Appendix. Adoption of the Recovery Strategy for the Little Brown Myotis (Myotis lucifugus), the Northern Myotis (Myotis septentrionalis), and the Tri-colored Bat (Perimyotis subflavus) in Canada (Environment and Climate Change Canada 2018).

[16]Ontario Ministry of Natural Resources (OMNR). 2000. Significant Wildlife Habitat Technical Guide. Appendix G: Wildlife Habitat Matrices and Habitat Descriptions for Rare Vascular Plants. October 2000.

[17]Ministry of the Environment, Conservation, and Parks (MECP). 2022. Species at Risk in Ontario. Published: 2018-07-12. Updated: 2022-04-01. Available: https://www.ontario.ca/page/species-risk-ontario

[18]Ministry of the Environment, Conservation, and Parks (MECP). 2024. Species at Risk in Ontario. Published: 2018-07-12. Updated: 2024-04-19. Available: https://www.ontario.ca/page/species-risk-ontario

[19]Government of Canada. 2022. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2022-05-11. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10

[20]Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). 2022. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2022-04-11. Available: https://www.ontario.ca/page/get-natural-

Appendix II
Significant Wildlife Habitat Screening

Significant Wildlife Habitat Assessment Tables

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Stopover and Staging Areas (Terrestrial)					Not Present	Not Present
Rationale: Habitat important to migrating waterfowl.	American Black Duck Wood Duck Green-winged Teal Blue-winged Teal Mallard Northern Pintail Northern Shoveler American Wigeon Gadwall	CUM1 CUT1 - Plus evidence of annual spring flooding from melt water or run-off within these Ecosites.	Fields with sheet water during Spring (mid March to May). • Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. • Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available[exlviii]. Information Sources • Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence. • Reports and other information available from Conservation Authorities (CAs) • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Field Naturalist Clubs • Ducks Unlimited Canada • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • Any mixed species aggregations of 100 or more individuals required. • The area of the flooded field ecosite habitat plus a 100-300m radius buffer dependent on local site conditions and adjacent land use is the significant wildlife habitat[cxlviii]. • Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates). • SWHMiST[cxlix] Index #7 provides development effects and mitigation measures.	Though fields are present within the study area, they do not support adequate flooding and stopover/staging habitat.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Stopover and Staging Areas (Aquatic)					Not Present	Not Present
Rationale: Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district.	Canada Goose Cackling Goose Snow Goose American Black Duck Northern Pintail Northern Shoveler American Wigeon Gadwall Green-winged Teal Blue-winged Teal Hooded Merganser Common Merganser Lesser Scaup Greater Scaup Long-tailed Duck Surf Scoter White-winged Scoter Black Scoter Ring-necked Duck Common Goldeneye Bufflehead Redhead Ruddy Duck Red-breasted Merganser Brant Canvasback	MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7	• Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify. • These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water). Information Sources • Environment Canada • Naturalist clubs often are aware of staging/stopover areas. • OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging. • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Ducks Unlimited projects • Element occurrence specification by Nature Serve: http://www.natureserve.org • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of: • Aggregations of 100[i] or more of listed species for 7 days[i], results in > 700 waterfowl use days. • Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH[cxlix] • The combined area of the ELC ecosites and a 100m radius area is the SWH[cxlviii] • Wetland area and shorelines associated with sites identified within the SWHTG[cxlviii] Appendix K[cxlix] are significant wildlife habitat. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded). • SWHMiST[cxlix] Index #7 provides development effects and mitigation measures.	Suitable aquatic habitats are not present within the study area.	
Wildlife Habitat: Shorebird Migratory Stopover Area					Not Present	Not Present
Rationale: High quality shorebird stopover habitat is extremely rare and typically has a long history of use.	Greater Yellowlegs Lesser Yellowlegs Marbled Godwit Hudsonian Godwit Black-bellied Plover American Golden-Plover Semipalmated Plover Solitary Sandpiper Spotted Sandpiper Semipalmated Sandpiper Pectoral Sandpiper White-rumped Sandpiper Baird’s Sandpiper Least Sandpiper Purple Sandpiper Stilt Sandpiper Short-billed Dowitcher Red-necked Phalarope Whimbrel Ruddy Turnstone Sanderling Dunlin Whimbrel	BBO1 BBO2 BBS1 BBS2 BBT1 BBT2 SDO1 SDS2 SDT1 MAM1 MAM2 MAM3 MAM4 MAM5	Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. Sewage treatment ponds and storm water ponds do not qualify as a SWH. Information Sources • Western hemisphere shorebird reserve network. • Canadian Wildlife Service (CWS) Ontario Shorebird Survey. • Bird Studies Canada • Ontario Nature • Local birders and naturalist clubs • Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area	Studies confirming: • Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period. (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) • Whimbrel stop briefly (<24hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant. • The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area[cxlviii] • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • SWHMiST[cxlix] Index #8 provides development effects and mitigation measures.	Suitable aquatic habitats are not present within the study area.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Raptor Wintering Area					Not Present	Not Present
Rational: Sites used by multiple species, a high number of individuals and used annually are most significant	Rough-legged Hawk Red-tailed Hawk Northern Harrier American Kestrel Snowy Owl Special Concern: Short-eared Owl Bald Eagle	Hawks/Owls: Combination of ELC Community Series; need to have present one Community Series from each land class: Forest: FOD, FOM, FOC Upland: CUM, CUT, CUS, CUW	The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. Raptor wintering sites need to be > 20 ha[cxlviii, cxlix] with a combination of forest and upland.[xvi, xvii, xviii, xix, xx, xxi]. Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands[cxlix] Field area of the habitat is to be wind swept with limited snow depth or accumulation. Eagle sites have open water, large trees and snags available for roosting Information Sources • OMNRF Ecologist or Biologist • Field Natural Clubs • Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area • Data from Bird Studies Canada • Reports and other information available from Conservation Authorities CAs.	Studies confirm the use of these habitats by: • One or more Short-eared Owls or; One or more Bald Eagles or; At least 10 individuals and two listed hawk/owl species • To be significant a site must be used regularly (3 in 5 years)[cxlix] for a minimum of 20 days by the above number of birds • The habitat area for an Eagle winter site is the shoreline forest ecosites directly adjacent to the prime hunting area • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • SWHMiST[cxlix] Index #10 and #11 provides development effects and mitigation measures.	Though fields and woodlands are present within the study area, these habitats are fragmented and disturbed, and do not provide an adequate size.	
Wildlife Habitat: Bat Hibernacula					Not Present	Not Present
Rationale Bat hibernacula are rare habitats in Ontario landscapes.	Big Brown Bat Tri-coloured Bat	Bat Hibernacula may be found in these ecosites: CCR1 CCR2 CCA1 CCA2 (Note: buildings are not considered to be SWH)	• Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. • Active mine sites should not be considered as SWH • The locations of bat hibernacula are relatively poorly known. Information Sources • OMNRF for possible locations and contact for local experts • Natural Heritage Information Center (NHIC) Bat Hibernaculum • Ministry of Northern Development and Mines for location of mine shafts. • Clubs that explore caves (eg. Sierra Club) • University Biology Departments with bat experts.	• All sites with confirmed hibernating bats are SWH. • The habitat area includes a 200m radius around the entrance of the hibernaculum[cxlviii, ccvii] for most. • Studies are to be conducted during the peak swarming period (Aug. – Sept.). Surveys should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects"[ccv] • SWHMiST[cxlix] Index #1 provides development effects and mitigation measures.	There are no mine shafts, caves, or Karts within the subject property or study area.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Bat Maternity Colonies					Possible	Candidate
Rationale: Known locations of forested bat maternity colonies is extremely rare in all Ontario landscapes.	Big Brown Bat Silver-haired Bat	Maternity colonies considered SWH are found in forested Ecosites. All ELC Ecosites in ELC Community Series: FOD FOM SWD SWM	Maternity colonies can be found in tree cavities, vegetation and often in buildings[xxii, xxv, xxvi, xxvii, xxxi] (buildings are not considered to be SWH). • Maternity roosts are not found in caves and mines in Ontario[xxii] • Maternity colonies located in Mature deciduous or mixed forest stands[ccix, ccx] with >10/ha large diameter (>25cm dbh) wildlife trees[ccvii] • Female Bats prefer wildlife tree (snags) in early stages of decay, class 1-3[ccxiv] or class 1 or 2[ccxii] • Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred[ccx] Information Sources • OMNRF for possible locations and contact for local experts • University Biology Departments with bat experts.	• Maternity Colonies with confirmed use by: • >10 Big Brown Bats • >5 Adult Female Silver-haired Bats • The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies. • Evaluation methods for maternity colonies should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for wind Power Projects[ccv] • SWHMiS T[cxlix] Index #12 provides development effects and mitigation measures.	Candidate habitat is present in mixed woodland community. Considered low quality due to adjacent 401 highway.	
Wildlife Habitat: Turtle Wintering Area					Candidate	Candidate
Rationale: Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant	Midland Painted Turtle Special Concern: Northern Map Turtle Snapping Turtle	Snapping and Midland Painted Turtles - ELC Community Classes: SW, MA, OA and SA; ELC Community Series: FEO and BOO Northern Map Turtle - Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.	For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. • Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen[cix, cx, cxi, cxviii]. • Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH. Information Sources • EIS studies carried out by Conservation Authorities. • Local field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. • OMNRF ecologist or biologist • Natural Heritage Information Center (NHIC)	• Presence of 5 over-wintering Midland Painted Turtles is significant. • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant. • The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH. • Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. – Oct.) or spring (Mar. – May)[cvii] • Congregation of turtles is more common where wintering areas are limited and therefore significant[cix, cx, cxi, cxii]. • SWHMiST[cxlix] Index #28 provides development effects and mitigation measures for turtle wintering habitat.	8 Midland Painted Turtles were observed basking on September 15, 2022 within the larger GRCA regulated community, suggesting overwintering at this location.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Snake Hibernaculum					Possible	Confirmed
Rationale: Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant	Snakes: Eastern Gartersnake Northern Watersnake Northern Red-bellied Snake Northern Brownsnake Smooth Green Snake Northern Ring-necked Snake Special Concern: Milksnake Eastern Ribbonsnake Lizard: Special Concern (Southern Shield population): Five-lined Skink	For all snakes, habitat may be found in any ecosite other than very wet ones. Talus, Rock Barren, Crevice and Cave, and Alvar sites may be directly related to these habitats. Observations of congregations of snakes on sunny warm days in the spring or fall is a good indicator. For Five-lined Skink, ELC Community Series of FOD and FOM and Ecosites: FOC1 FOC3	• For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural locations. The existence of features that go below the frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH. • Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line[xliv, l, li, liii, cxii.] • Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover. • Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures cciii. Information Sources • In spring, local residents or landowners may have observed the emergence of snakes on their property (e.g. old dug wells). • Reports and other information from CAs. • Local Field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. clubs • Natural Heritage Information Center (NHIC) • OMNRF ecologist or biologist may be aware of locations of wintering skinks	Studies confirming: • Presence of snake hibernacula used by a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. near potential hibernacula (eg. foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct). • Note: If there are Special Concern Species present, then site is SWH • Note: Sites for hibernation possess specific habitat parameters (e.g. temperature, humidity, etc.) and consequently are used annually, often by many of the same individuals of a local population [i.e. strong hibernation site fidelity]. Other critical life processes (e.g. mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30m buffer is the SWH[í] • SWHMiST[cxlix] Index #13 provides development effects and mitigation measures for snake hibernacula. • Presence of any active hibernaculum for skink is significant. • SWHMiST[cxlix] Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat.	Confirmed snake hibernaculum was documented within the northwestern portion of the subject property in 2022. Following this discovery, new artificial hibernaculum were created on the property outside the proposed development area and monitored for 3 years in accordance with authorization from the Ministry of Natural Resources (MNR). The existing hibernacula was also removed in accordance with authorizations from the MNR so this area would no longer be used by snakes.	
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)					Not Present	Not Present
Rationale: Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow populations are declining in Ontario.	Cliff Swallow Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies)	Eroding banks, sandy hills, borrow pits, steep slopes, and sand piles Cliff faces, bridge abutments, silos, barns Habitat found in the following ecosites: CUM1 CUT1 CUS1 BLO1 BLS1 BLT1 CLO1 CLS1 CLT1	• Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area. • Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. • Does not include a licensed/permitted Mineral Aggregate Operation. Information Sources • Reports and other information available from CAs • Ontario Breeding Bird Atlas [ccv] • Bird Studies Canada; *NatureCounts* http://www.birdscanada.org/birdmon/ • Field Naturalist clubs	Studies confirming: • Presence of 1 or more nesting sites with 8[cxlvix] or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season. • A colony identified as SWH will include a 50m radius habitat area from the peripheral nests[ccvii] • Field surveys to observe and count swallow nests are to be completed during the breeding season Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • SWHMiST[cxlix] Index #4 provides development effects and mitigation measures	The study area and subject property do not contain sutiable banks or cliffs for nesting bird breeding habitat.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)					Not Present	Not Present
Rationale: Large Colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Great Blue Heron Black-crowned Night-heron Great Egret Green Heron	SWM2 SWM3 SWM5 SWM6 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7 FET1	• Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. • Most nests in trees are 11 to 15m from ground, near the top of the tree. Information Sources • Ontario Breeding Bird Atlas[ccv], colonial nest records. • Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNR). • NHIC Mixed Wader Nesting Colony • Aerial photographs can help identify large heronries • Reports and other information available from CAs • MNRF District Offices • Local naturalist clubs	Studies confirming: • Presence of 5[í] or more active nests of Great Blue Heron or other listed species. • The habitat extends from the edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH [cc, ccvii] • Confirmation of active heronries are to be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells • SWHMiST[cxlix] Index #5 provides development effects and mitigation measures.	The study area or subject property do not contain suitable habtiat for nesting bird breeding habitat.	
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Ground)					Not Present	Not Present
Rationale: Colonies are important to local bird populations, typically sites are only known colony in area and are used annually.	Herring Gull Great Black-backed Gull Little Gull Ring-billed Gull Common Tern Caspian Tern Brewer's Blackbird	Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1:50,000 NTS map). Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird) MAM1 – 6 MAS1 – 3 CUM CUT CUS	• Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas. • Brewers Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands. Information Sources • Ontario Breeding Bird Atlas[ccv], rare/colonial species records. • Canadian Wildlife Service • Reports and other information available from CAs • Natural Heritage Information Center (NHIC) Colonial Waterbird Nesting Area • MNRF District Offices • Field naturalist clubs	Studies confirming: • Presence of >25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Tern[í]. • Presence of 5 or more pairs for Brewer's Blackbird. • Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant. • The edge of the colony and a minimum 150m area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH[cc, ccvii] • Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"[ccxi] • SWHMiST[cxlix] Index #6 provides development effects and mitigation measures.	The study are and subject property do not contain islands or peninsulas in open water or marshy areas.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Migratory Butterfly Stopover Areas					Not Present	Not Present
Rationale: Butterfly stopovers areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter.	Painted Lady Red Admiral Special Concern: Monarch	Combination of ELC Community Series: Need to have present one Community Series from each landclass: Field: CUM CUS CUT Forest: FOC FOM FOD CUP Anecdotally, a candidate sight for butterfly stopover will have a history of butterflies being observed.	A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present, and will be located within 5 km of Lake Ontario[cxlix]. • The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south[xxxii, xxxiii, xxxiv, xxxv, xxxvi.] • The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat cxlviii, cxlix. • Staging areas usually provide protection from the elements and are often spits of land or areas with the shortest distance to cross the Great Lakes[xxxvii, xxxviii, xxxix, xl, xli.] Information Sources • OMNRF (NHIC) • Agriculture Canada in Ottawa may have list of butterfly experts. • Field Naturalist Clubs • Toronto Entomologists Association • Conservation Authorities	Studies confirm: • The presence of Monarch Use Days (MUD) during fall migration (Aug/Oct)[xliii]. MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. Numbers of butterflies can range from 100-500/day[xxxvii], significant variation can occur between years and multiple years of sampling should occur [xl, xlii]. • Observational studies are to be completed and need to be done frequently during the migration period to estimate MUD • MUD of >5000 or >3000 with the presence of Painted Ladies or Red Admiral's is to be considered significant. • SWHMiST[cxlix] Index #16 provides development effects and mitigation measures.	The study area or subject property is not within 5km of Lake Ontario.	
Wildlife Habitat: Landbird Migratory Stopover Areas					Not Present	Not Present
Rationale: Sites with a high diversity of species as well as high number are most significant	All migratory songbirds. Canadian Wildlife Service Ontario website: http://www.on.ec.gc.ca/wildlife_e.html All migrant raptors species: Ontario Ministry of Natural Resources: Fish and Wildlife Conservation Act, 1997. Schedule 7: Specially Protected Birds (Raptors)	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD	Woodlots need to be >10 ha[j] in size and within 5km [iv, v, vi, vii, viii, ix, x, xi, xii, xiii, xiv, xv] of Lake Ontario. • If multiple woodlands are located along the shoreline, those woodlands <2km from Lake Ontario are more significant[cxlix] • Sites have a variety of habitats; forest, grassland and wetland complexes[cxlix]. • The largest sites are more significant[cxlix] • Woodlots and forest fragments are important habitats to migrating birds[ccxviii], these features located along the shore and located within 5km of Lake Ontario are Candidate SWH[cxlviii]. Information Sources • Bird Studies Canada • Ontario Nature • Local birders and naturalist club • Ontario Important Bird Areas (IBA) Program	Studies confirm: • Use of the woodlot by >200 birds/day and with >35 spp. with at least 10 bird spp. recorded on at least 5 different survey dates. This abundance and diversity of migrant bird species is considered above average and significant. • Studies should be completed during spring (Apr/May) and fall (Aug/Oct) migration using standardized assessment techniques. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"[ccxi] • SWHMiST[cxlix] Index #9 provides development effects and mitigation measures.	The study area and subject property is not within 5km of Lake Ontario.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Deer Yarding Areas					Possible	Possible
Rationale: Winter habitat for deer is considered to be the main factor for northern deer populations. In winter, deer congregate in "yards" to survive severe winter conditions. Deer yards typically have a long history of annual use by deer, yards typically represent 10-15% of an areas summer range.	White-tailed Deer	Note: OMNRF to determine this habitat. ELC Community Series providing a thermal cover component for a deer yard would include: FOM, FOC, SWM and SWC. Or these ELC Ecosites: CUP2 CUP3 FOD3 CUT	• Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter. • The Core of a deer yard (Stratum I) is located within the Stratum II area and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%[cxciv]. • OMNRF determines deer yards following methods outlined in “Selected Wildlife and Habitat Features: Inventory Manual"[cxcv] • Woodlots with high densities of deer due to artificial feeding are not significant.	No Studies Required: • Snow depth and temperature are the greatest influence on deer use of winter yards. Snow depths > 40cm for more than 60 days in a typically winter are minimum criteria for a deer yard to be considered as SWH[lvi, lvii, lviii, lix, lx, Í]. • Deer Yards are mapped by OMNRF District offices. Locations of Core or Stratum 1 and Stratum 2 Deer yards considered significant by OMNRF will be available at local MNRF offices or via Land Information Ontario (LIO). • Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II yard in an "average" winter. MNRF will complete these field investigations[cxcv]. • If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST[cxlix] Index #2 provides development effects and mitigation measures.	Suitable deer yarding or winter concentration areas are not present within the study area or subject property.	
Wildlife Habitat: Deer Winter Congregation Areas					Not Present	Not Present
Rationale: Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions[exlviii]	White-tailed Deer	All Forested Ecosites with these ELC Community Series: FOC FOM FOD SWC SWM SWD Conifer plantations much smaller than 50ha may also be used.	• Woodlots will typically be >100 ha in size. Woodlots <100ha may be considered as significant based on MNRF studies or assessment. • Deer movement during winter in the southern areas of Eco-region 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands[cxlviii]. • If deer are constrained by snow depth refer to the Deer Yarding Area habitat within Table 1.1 of this Schedule. • Large woodlots > 100ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha[ccxxiv]. • Woodlots with high densities of deer due to artificial feeding are not significant. Information Sources • MNRF District Offices • LIO/NRVIS	Studies confirm: • Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF[cxlviii]. • Use of the woodlot by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNR[Í]. • Studies should be completed during winter (Jan/Feb) when >20cm of snow is on the ground using aerial survey techniques[ccxxiv] , ground or road surveys, or a pellet count deer density survey[ccxxv]. • If a SWH is determined for Deer Wintering Area of if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST[cxlix] Index #2 provides development effects and mitigation measures.	No woodlots >100ha are present within the study area.	

Significant Wildlife Habitat Assessment Tables

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Cliff and Talus Slopes					Not Present	Not Present
Rationale: Cliffs and Talus Slopes are extremely rare habitats in Ontario.	Any ELC Ecosite within Community Series: TAO CLO TAS CLS TAT CLT	A Cliff is vertical to near vertical bedrock >3m in height. A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris.	Most cliff and talus slopes occur along the Niagara Escarpment. Information Sources • The Niagara Escarpment Commission has detailed information on location of these habitats. • OMNRF District • Natural Heritage Information Center (NHIC) has location information on their website • Local naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Cliffs or Talus Slopes[lxxviii] • SWHMiST[cxlix] Index #21 provides development effects and mitigation measures.	The study area or subject proerty do not contain cliff and talus slopes.	
Sand Barrens					Not Present	Not Present
Rationale: Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have been lost due to cottage development and forestry.	ELC Ecosites: SBO1 SBS1 SBT1 Vegetation cover varies from patchy and barren to continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always <60%.	Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little or no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered but less than 60%.	Any sand barren area, >0.5ha in size. Information Sources • OMNRF Districts. • Natural Heritage Information Center (NHIC) has location information on their website • Field naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Sand Barrens[lxxviii] • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics)[í]. • SWHMiST[cxlix] Index #20 provides development effects and mitigation measures.	The study area or subject property do not contain sand barren type habitat.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Alvar					Not Present	Not Present
Rationale: Alvars are extremely rare habitats in Ecoregion 6E. Most alvars in Ontario are in Ecoregion 6E and 7E. Alvars in 6E are small and highly localized just north of the Palaeozoic-Precambrian contact.	ALO1 ALS1 ALT1 FOC1 FOC2 CUM2 CUS2 CUT2-1 CUW2 Five Alvar Indicator Species: 1) Carex crawei 2) Panicum philadelphicum 3) Eleochairs compressa 4) Scutellaria parvula 5) Trichostema branchiatum These indicator species are very specific to Alvars within Ecoregion 6E	An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars is complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant. Undisturbed alvars can be phyto- and zoo geographically diverse, supporting many uncommon or are relict plant and animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover[lxxviii].	An Alvar site > 0.5 ha in size[lxxv]. Information Sources • Alvars of Ontario (2000), Federation of Ontario Naturalists[lxxvi]. • Ontario Nature – Conserving Great Lakes Alvars[ccviii]. • Natural Heritage Information Center (NHIC) has location information on their website • Field Naturalist clubs • Conservation Authorities	Field studies identify four of the five Alvar indicator species[lxxv, cxlix] at a Candidate Alvar site is Significant. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotics sp.). • The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses[lxxv]. • SWHMiST[cxlix] Index #17 provides development effects and mitigation measures.	The study area or subject property do not contain alvar habitat.	
Old Growth Forest					Not Present	Not Present
Rationale: Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species.	Forest Community Series: FOD FOC FOM SWD SWC SWM	Old Growth forests are characterized by heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Woodland Stands areas 30ha or greater in size or with at least 10 ha interior habitat assuming 100m buffer at edge of forest Í. Information Sources • OMNRF Forest Resource Inventory mapping • OMNRF Forester, Ecologist or Biologist • Field Local naturalist clubs • Conservation Authorities • Sustainable Forestry License (SFL) companies will possibly know locations through field operations. • Municipal forestry departments	Field Studies will determine: • If dominant trees species of the ecosite are >140 years old, then stand is Significant Wildlife Habitat[cxlviii] • The stand will have experienced no recognizable forestry activities[cxlviii] • The area of Forest Ecosites combined to make up the stand is the SWH. • Determine ELC Vegetation Type for forest stand[lxxviii] • SWHDSS[cxlix] Index #23 provides development effects and mitigation measures.	The study area or subject property do not contain old growth forest habitat.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Savannah					Not Present	Not Present
Rationale: Savannahs are extremely rare habitats in Ontario.	TPS1 TPS2 TPW1 TPW2 CUS2	A Savannah is a tallgrass prairie habitat that has tree cover between 25 – 60%.	• No minimum size to site Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH. Information Sources • Natural Heritage Information Center (NHIC) has location information on their website • OMNRF Ecologists • Field naturalists clubs • Conservation Authorities	Field studies confirm one or more of the Savannah indicator species listed in[lxxv] Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used[cxlviii]. • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics sp.). • SWHMiST[cxlix] Index #18 provides development effects and mitigation measures.	The study area or subject property does not contain savannah habitat.	
Tallgrass Prairie					Not Present	Not Present
Rationale: Tallgrass Prairies are extremely rare habitats in Ontario.	TPO1 TPO2	A Tallgrass Prairie has ground cover dominated by prairie grasses. An open Tallgrass Prairie habitat has < 25% tree cover.	• No minimum size to site Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH. Information Sources • OMNR Districts • Natural Heritage Information Center (NHIC) has location information available on their website • Field naturalists clubs • Conservation Authorities	Field studies confirm one or more of the Prairie indicator species listed in[lxxv] Appendix N should be present. Note: Prairie plant spp. list from Ecoregion 6E should be used[cxlviii]. • Area of the ELC Ecosite is the SWH • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics). • SWHMiST[cxlix] Index #19 provides development effects and mitigation measures.	The study area and subject property does not contain tallgrass prarie.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Other Rare Vegetation Communities					Not Present	Not Present
Rationale: Plant communities that often contain rare species which depend on the habitat for survival.	Provincially Rare S1, S2 and S3 vegetation communities are listed in Appendix M of the SWHTG[cxlviii]. Any ELC Ecosite Code that has a possible ELC Vegetation Type that is Provincially Rare is Candidate SWH.	Rare Vegetation Communities may include beaches, fens, forest, marsh, barrens, dunes and swamps.	ELC Ecosite codes that have the potential to be a rare ELC Vegetation Type as outlined in appendix M[cxlviii] The OMNR/NHIC will have up to date listing for rare vegetation communities. Information Sources • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field naturalists clubs • Conservation Authorities	Field studies should confirm if an ELC Vegetation Type is a rare vegetation community based on listing within Appendix M of SWHTG[cxlviii]. • Area of the ELC Vegetation Type polygon is the SWH. • SWHMiST[cxlix] Index #37 provides development effects and mitigation measures.	There are no other rare vegeration communites present within the study area or subject property.	

Significant Wildlife Habitat Assessment Tables

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Nesting Area					Not Present	Not Present
Rationale: Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant.	American Black Duck Northern Pintail Northern Shoveler Gadwall Blue-winged Teal Green-winged Teal Wood Duck Hooded Merganser Mallard	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SWT1 SWT2 SWD1 SWD2 SWD3 SWD4 Note: includes adjacency to Provincially Significant Wetlands	A waterfowl nesting area extends 120m[cxlix] from a wetland (> 0.5 ha) or a wetland (>0.5ha) and any small wetlands (0.5ha) within 120m or a cluster of 3 or more small (<0.5 ha) wetlands within 120m of each individual wetland where waterfowl nesting is known to occur[cxlix]. • Upland areas should be at least 120m wide so that predators such as raccoons, skunks, and foxes have difficulty finding nests. • Wood Ducks and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites. Information Sources • Ducks Unlimited staff may know the locations of particularly productive nesting sites. • OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat. • Reports and other information available from CAs	Studies confirmed: • Presence of 3 or more nesting pairs for listed species excluding Mallards, or • Presence of 10 or more nesting pairs for listed species including Mallards. • Any active nesting site of an American Black Duck is considered significant. • Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120m[cxlviii] from the wetland and will provide enough habitat for waterfowl to successfully nest. • SWHMiST[cxlix] Index #25 provides development effects and mitigation measures.	Suitable wetland habitats are not present within the study area or subject property.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Bald Eagle and Osprey Nesting, Foraging and Perching Habitat					Not Present	Not Present
Rationale: Nest sites are fairly uncommon in Eco-region 6E are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat.	Osprey Special Concern: Bald Eagle	ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM and SWC directly adjacent to riparian areas – rivers, lakes, ponds and wetlands	• Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. • Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree's canopy. • Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms). Information Sources • Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario. • MNRF values information (LIO/NRVIS) will list known nesting locations. Note: data from NRVIS is provided as a point and does not represent all the habitat. • Nature Counts, Ontario Nest Records Scheme data. • OMNRF Districts • Sustainable Forestry License (SFL) companies will identify additional nesting locations through field operations. • Check the Ontario Breeding Bird Atlas[ccv] or Rare Breeding Birds in Ontario for species documented • Reports and other information available from CAs. • Field naturalists clubs	Studies confirm the use of these nests by: • One or more active Osprey or Bald Eagle nests in an area[cxlviii]. • Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH. • For an Osprey, the active nest and a 300m radius around the nest or the contiguous woodland stand is the SWHccvii, maintaining undisturbed shorelines with large trees within this area is important[cxlviii]. • For a Bald Eagle the active nest and a 400-800m radius around the nest is the SWH[cvi], ccvii. Area of the habitat from 400-800m is dependent on site lines from the nest to the development and inclusion of perching and foraging habitat[cvi]. • To be significant a site must be used annually. When found inactive, the site must be known to be inactive for >3 years or suspected of not being used for >5 years before being considered not significant[ccvii] • Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid March to mid August. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"[ccxi] • SWHMiST[cxlix] Index #26 provides development effects and mitigation measures	Suitable aquatic habitats are not present within the study area. No nests were observed during the 2022 field surveys.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Woodland Raptor Nesting Habitat					Not Present	Not Present
Rationale: Nests sites for these species are rarely identified; these area sensitive habitats and are often used annually by these species.	Northern Goshawk Cooper's Hawk Sharp-shinned Hawk Red-shouldered Hawk Barred Owl Broad-winged Hawk	May be found in all forested ELC Ecosites. May also be found in SWC, SWM, SWD and CUP3.	All natural or conifer plantation woodland/forest stands >30ha with >10ha of interior habitat[lxxxviii, lxxxix, xc, xci, xciii, xciv, xcv, xcvi, cxxxiii]. Interior habitat determined with a 200m buffer[cxlviii]. • Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Cooper's hawk nest along forest edges sometimes on peninsulas or small off-shore islands. • In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest. Information Sources • OMNRF • Check the Ontario Breeding Bird Atlas[ccv] or Rare Breeding Birds in Ontario for species documented. • Check data from Bird Studies Canada • Reports and other information available from CAs	Studies confirm: • Presence of 1 or more active nests from species list is considered significant[cxlviii]. • Red-shouldered Hawk and Northern Goshawk – a 400m radius around the nest or 28ha area of habitat is the SWH[ccvii]. • Barred Owl – a 200m radius around the nest is the SWH[ccvii]. • Broad-winged Hawk and Coopers Hawk – a 100m radius around the nest is the SWH[ccvii]. • Sharp-shinned Hawk – a 50m radius around the nest is the SWH[ccvii]. • Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area. • SWHMiST[cxlix] Index #27 provides development effects and mitigation measures.	No interior habitat or woodland of adequate size is present within the study area or subject property.	
Wildlife Habitat: Turtle Nesting Area					Not Present	Not Present
Rationale: These habitats are rare and when identified will often be the only breeding site for local populations of turtles	Midland Painted Turtle Special Concern: Northern Map Turtle Snapping Turtle	Exposed mineral soil (sand or gravel) areas adjacent (<100m)[cxlviii] or within the following ELC Ecosites: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 BOO1 FEO1	• Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. • For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. • Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used. Information Sources • Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels). • Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them. • Natural Heritage Information Center (NHIC) • Field Naturalist clubs and landowners	Studies confirm: • Presence of 5 or more nesting Midland Painted Turtles • One or more Northern Map Turtle or Snapping Turtle nesting is a SWH[i] • The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH[cxlviii]. • Travel routes from wetland to nesting area are to be considered within the SWH[cxlix]. • Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method. • SWHMiST[cxlix] Index #28 provides development effects and mitigation measures for turtle nesting habitat.	Due to the presence of potential turtle over-wintering within the larger GRCA regulated wetland, turtle nesting was thought to be candidate. However, targeted surveys complted in 2022 did not observe any evidence of nesting.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	**ELC Ecosite Codes**	**Habitat Criteria and Information Sources**	**Defining Criteria**	**Study Area**	**Subject Property**
Wildlife Habitat: Seeps and Springs					Not Present	Not Present
<u>Rationale:</u> Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams.	Wild Turkey Ruffed Grouse Spruce Grouse White-tailed Deer Salamander spp.	Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system[cxvii, cxlix]. • Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species[cxix, cxx, cxxi, cxxii, cxiii, cxiv] <u>Information Sources</u> • Topographical Map • Thermography • Hydrological surveys conducted by CAs and MOE • Field naturalists clubs and landowners • Municipalities and Conservation Authorities may have drainage maps and headwater areas mapped.	Field Studies confirm: • Presence of a site with 2 or more seeps/springs should be considered SWH. • The area of a ELC forest ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat[cxlviii] • SWHMiST[cxlix] Index #30 provides development effects and mitigation measures	Study area is not within the headwaters of any systems, no seeps or springs were observed within the subject property.	
Wildlife Habitat: Amphibian Breeding Habitat (Woodland)					Not Present	Not Present
<u>Rationale:</u> These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Wood Frog	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians.	• Presence of a wetland, pond or woodland pool (including vernal pools) >500m^2 (about 25m diameter)[ccvii] within or adjacent (within 120m) to a woodland (no minimum size)[clxxxii, lxiii, lxv, lxvi, lxvii, lxviii, lxix, lxx] Some small wetlands may not be mapped and may be important breeding pools for amphibians. • Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat[cxlviii] <u>Information Sources</u> • Ontario Herpetofaunal Summary Atlas (or other similar atlases) for records • Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property. • OMNRF District • OMNRF wetland evaluations • Field naturalist clubs • Canadian Wildlife Service Amphibian Road Call Survey • Ontario Vernal Pool Association: http://www.ontariovernalpools.org	Studies confirm: • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or eggs masses)[lxxi] or 2 or more of the listed frog species with Call Level Codes of 3. • A combination of observational study and call count surveys[cviii] will be required during the spring March-June when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands. • The habitat is the woodland area plus a 230m radius of woodland area[lxiii,lxv, lxvi, lxvii, lxviii, lxix, lxx, lxxi] if a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is the be included in the habitat. • SWHMiST[cxlix] Index #14 provides development effects and mitigation measures.	No evidence of salamander breeding or adequate populations of calling frogs were documented from the subject property during the 2022 field surveys.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Amphibian Breeding Habitat (Wetland)					Not Present	Not Present
Rationale: These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations	Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Tree frog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	ELC Community Classes SW, MA, FE, BO, OA and SA. Typically these wetland ecosites will be isolated (>120m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g. Bull Frog) may be adjacent to woodlands.	• Wetlands >500m2 (about 25m diameter)[ccvii] supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats[clxxxiv]. • Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators. • Bullfrogs require permanent water bodies with abundant emergent vegetation. Information Sources • Ontario Herpetofaunal Summary Atlas (or other similar atlases) • Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count. • OMNRF Districts and wetland evaluations • Reports and other information available from CAs.	Studies confirm: • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog/toad species and with at least 20 - individuals (adults or eggs masses)[lxxi, lxxiii], or 2 or more of the listed frog/toad species with Call Level Codes of 3. or; Wetland with confirmed breeding Bullfrogs are significant. • The ELC ecosite wetland area and the shoreline are the SWH. • A combination of observational study and call count surveys[cviii] will be required during spring March to June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands. • If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST[cxlix] Index #15 provides development effects and mitigation measures.	The GRCA regulated wetland does not provide adequate breeding habitat, or is it of adequate size.	
Woodland Area-Sensitive Bird Breeding Habitat					Not Present	Not Present
Rationale: Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds.	Yellow-Bellied Sapsucker Red-breasted Nuthatch Veery Blue-headed Vireo Northern Parula Black-throated Green Warbler Blackburnian Warbler Black-throated Blue Warbler Ovenbird Scarlet Tanager Winter Wren Special Concern: Cerulean Warbler Canada Warbler	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD	• Habitats where interior forest breeding birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha.[cv, cxxxi, cxxxii, cxxxiii, cxxxiv, cxxv, cxxvi, cxxxvii, cxxxviii, cxxxix, cxl, cxli, cxlii, cxliii, cxliv, cxlv, cxlvi, cl, cli, clii, cliii, cliv, clv, clvii, clviii, clix] • Interior forest habitats are at least 200m from forest edge habitat. Information Sources • Local bird clubs • Canadian Wildlife Service (CWS) for the location of forest bird monitoring. • Bird studies Canada conducted a 3-year study of 287 woodlands to determine the effects of forest fragmentation on forest birds and to greatest value to interior species • Reports and other information available from CAs.	• Presence of nesting or breeding pairs of 3 or more of the listed wildlife species. • Note: any site with breeding Cerulean Warblers or Canada Warblers is to be considered SWH. • Conduct field investigations in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • SWHMiST[cxlix] Index #34 provides development effects and mitigation measures.	Interior habitat, mature forests, and woodlands of adequate size are not present within the study area or subject property.	

Significant Wildlife Habitat Assessment Tables

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	**ELC Ecosites**	**Detailed Information and Sources**	**Defining Criteria**	**Study Area**	**Subject Property**
Wildlife Habitat: Marsh Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes.	American Bittern Virginia Rail Sora Common Gallinule American Coot Pied-billed Grebe Marsh Wren Sedge Wren Common Loon Sandhill Crane Green Heron Trumpeter Swan <u>Special Concern</u>: Black Tern Yellow Rail	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SAS1 SAM1 SAF1 FEO1 BOO1 For Green Heron: All SW, MA and CUM1 sites.	• Nesting occurs in wetlands • All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present[cxxiv]. • For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water. <u>Information Sources</u> • Contact OMNRF, wetland evaluations are a good source of information. • Field naturalist clubs • Natural Heritage Information Center (NHIC) Records • Reports and other information available from CAs. • Ontario Breeding Bird Atlas[ccv]	Studies confirm: • Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes; or breeding by any combination of 5 or more of the listed species[i]. • Note: any wetland with breeding of 1 or more Black Terns, Trumpeter Swan, Green Heron or Yellow Rail is SWH[i]. • Area of the ELC ecosite is the SWH • Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi]. • SWHMiST[cxlix] Index #35 provides development effects and mitigation measures	Suitable nesting habitat is not present within the study area or subject property.	
Wildlife Habitat: Open Country Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.	Upland Sandpiper Grasshopper Sparrow Vesper Sparrow Northern Harrier Savannah Sparrow <u>Special Concern</u>: Short-eared Owl	CUM1 CUM2	Large grassland areas (includes natural and cultural fields and meadows) >30 ha [clx, clxi, clxii, clxiii, clxiv, clxv, clxvi, clxvii, clxviii, clxix]. Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years)[i]. Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older. The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species. <u>Information Sources</u> • Agricultural land classification maps, Ministry of Agriculture. • Ask local birders • Ontario Breeding Bird Atlas[ccv] • Reports and other information available from CAs.	Field Studies confirm: • Presence of nesting or breeding of 2 or more of the listed species. • A field with 1 or more breeding Short-eared Owl is to be considered SWH. • The area of SWH is the contiguous ELC ecosite field areas. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi]. • SWHMiST[cxlix] Index #32 provides development effects and mitigation measures.	Suitable grassland habitats are not present within the study area or subject property, and are not of adeuqate size.	

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Shrub/Early Successional Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records cxcix.	<u>Indicator spp.</u>: Brown Thrasher Clay-coloured Sparrow <u>Common spp.</u>: Field Sparrow Black-billed Cuckoo Eastern Towhee Willow Flycatcher <u>Special Concern</u>: Yellow-breasted Chat Golden-winged Warbler	CUT1 CUT2 CUS1 CUS2 CUW1 CUW2 Patches of shrub ecosites can be complexed into a larger habitat for some bird species.	Large field areas succeeding to shrub and thicket habitats>10ha[clxiv] in size. • Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e. no row-cropping, haying or live-stock pasturing in the last 5 years)[i]. Shrub thicket habitats (>10 ha) are most likely to support and sustain a diversity of these species [clxxiii]. Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands. <u>Information Sources</u> • Agricultural land classification maps Ministry of Agriculture Local bird clubs • Ontario Breeding Bird Atlas[ccv] • Reports and other information available from CAs	Field Studies confirm: • Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common species[i]. • A field with breeding Yellow-breasted Chat or Golden-winged Warbler is to be considered as Significant Wildlife Habitat. • The area of the SWH is the contiguous ELC ecosite field/thicket area. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”[ccxi] • SWHMiST[cxlix] Index #33 provides development effects and mitigation measures.	Suitable nesting habitat is not present within the study area or subject property.	
Wildlife Habitat: Terrestrial Crayfish					Not Present	Not Present
<u>Rationale:</u> Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare.[ccii]	Chimney or Digger Crayfish: (*Fallicambarus fodiens*) Devil Crawfish or Meadow Crayfish: (*Cambarus Diogenes*)	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 MAS1 MAS2 MAS3 SWD SWT SWM	Wet meadow and edges of shallow marshes (no minimum size) identified should be surveyed for terrestrial crayfish. • Constructs burrows in marshes, mudflats, meadows, the ground can’t be too moist. Can often be found far from water. • Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually the soil is not too moist so that the tunnel is well formed. Information Sources • Information sources from “Conservation Status of Freshwater Crayfishes” by Dr. Premek Hamr for the WWF and CNF March 1998	Studies Confirm: • Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable marsh meadow or terrestrial sites[cci] • Area of ELC Ecosite or an ecoelement area of meadow marsh or swamp within the larger ecosite area is the SWH • Surveys should be done April to August during in temporary or permanent water Note the presence of burrows or chemistry are often the only indicator of presence, observance or collection of individuals is very difficult[cci] • SWHMiST[cxlix] Index #36 provides development effects and mitigation measures.	Though wetlands are present within the study area and subject property, no crayfish chimneys were observed during the 2022 field surveys.	

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Special Concern and Rare Wildlife Species					Possible	Not Present
Rationale: These species are quite rare or have experienced significant population declines in Ontario.	All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. Lists of these species are tracked by the Natural Heritage Information Centre.	All plant and animal element occurrences (EO) within a 1 or 10km grid. Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy.	When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites[lxxviii]. Information Sources • Natural Heritage Information Centre (NHIC) will have the Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data. • NHIC Website: "Get Information": http://nhic.mnr.gov.on.ca • Ontario Breeding Bird Atlas[ccv] • Expert advice should be sought as many of the rare spp. have little information available about their requirements.	Studies Confirm: • Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable. • The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. The habitat needs to be easily mapped and cover an important life stage component for a species e.g. specific nesting habitat or foraging habitat. • SWHMiST[cxlix] Index #37 provides development effects and mitigation measures.	Provincially Rare (S1-S3, SH) plant and animal species may occur within the study area (refer to the SAR and SCC screening table). No provincially rare plant and animal species were observed during the 2022 field surveys.	

Significant Wildlife Habitat Assessment Tables

Table 5. Characteristics of Animal Movement Corridors for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	**Study Area**	**Subject Property**
Wildlife Habitat: Amphibian Movement Corridors					Not Present	Not Present
Rationale: Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	Corridors may be found in all ecosites associated with water. • Corridors will be determined based on identifying the significant breeding habitat for these species in Table 1.1.	Movement corridors between breeding habitat and summer habitat [clxxiv, clxxv, clxxvi, clxxvii, clxxviii, clxxix, clxxx, clxxxi]. Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Table 1.2.2 (Amphibian Breeding Habitat – Wetland) of this Schedule[i]. Information Sources • MNRF District Office • Natural Heritage Information Center NHIC • Reports and other information available from CAs • Field Naturalist Clubs	• Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites. • Corridors should consist of native vegetation, with several layers of vegetation. Cooridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant[cxlix]. • Corridors should have at least 15m of vegetation on both sides of waterway [cxlix] or be up to 200m wide[cxlix] of woodland habitat and with gaps <20m [cxlix]. • Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat[cxlix]. • SWHMiST[cxlix] Index #40 provides development effects and mitigation measures.	Amphibian breeding habitat (wetland) was not confirmed during the 2022 field surveys.	
Wildlife Habitat: Deer Movement Corridors					Not Present	Not Present
Rationale: Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling.	White-tailed Deer	Corridors may be found in all forested ecosites. A Project Proposal in Stratum II Deer Wintering Area has potential to contain corridors.	Movement corridor must be determined when Deer Wintering Habitat is confirmed as SWH from Table 1.1 of this schedule[i]. • A deer wintering habitat identified by the OMNRF as SWH in Table 1.1 of this Schedule will have corridors that the deer use during fall migration and spring dispersion [clxxxii, clxxxiii, cxlix, cxciv]. • Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). Information Sources • MNRF District Office • Natural Heritage Information Center (NHIC) • Reports and other information available from CAs • Field Naturalist Clubs	• Studies must be conducted at the time of year when deer are migrating or moving to and from winter concentration areas. • Corridors that lead to a deer wintering yard should be unbroken by roads and residential areas. • Corridors should be at least 200m wide[cxlix] with gaps <20m[cxlix] and if following riparian area with at least 15m of vegetation on both sides of waterway[cxlix]. Shorter corridors are more significant than longer corridors[cxlix] • SWHMiST[cxlix] Index #39 provides development effects and mitigation measures.	Deer wintering habitat is not present within the study area.	

Appendix III
Terms of Reference

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

April 16, 2026 Project No. 2706

Monika Farncombe, Township of Puslinch
Cheryl Anne Ross, Aboud and Associates

Dear Ms. Farncombe, and Ms. Ross,

RE: McLean Road West Industrial Site, Puslinch, Ontario
Environmental Impact Study, Terms of Reference

Natural Resource Solutions Inc. (NRSI) has been retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for the proposed industrial development located on McLean Road in the township of Puslinch, Ontario (see Map 1).

The southeast portion of the subject property contains designated natural heritage features including Core Greenlands as per the County of Wellington's Official Plan (2025) and two wetlands that are regulated by the Grand River Conservation Authority (GRCA). Due to the presence of these features, an EIS is required to characterize the natural features within the subject property and assess potential impacts.

The attached Terms of Reference (TOR) outlines our approach to complete the EIS for the proposed development, which has been prepared in accordance with the pre-consultation comments provided by agency staff and their peer reviewers (February 2026). In particular, Aboud & Associates provided additional comments, which were refined during a virtual meeting on April 1, 2026, on the suggested surveys to be completed as part of an EIS for this application, which included the following:

- *Ecological Land Classification*
- *Spring season botanical survey*
- *Wetland Delineation and confirmation with the GRCA*
- *Woodland significance assessment*
- *Woodland delineation and confirmation with the Township's representative ecological consultant (Aboud & Associates).*

All of these recommended survey types, except for a wetland delineation and confirmation, have been included as part of the scope of this EIS, as described below. I trust the information within the TOR provides an adequate description of our proposed studies necessary to complete the EIS.

Sincerely,
Natural Resource Solutions Inc.

Meghan Douglas

Meghan Douglas B.Sc. Certified Arborist
Terrestrial and Wetland Biologist

McLean Road West Industrial Site, Puslinch, Ontario
Environmental Impact Study, Terms of Reference
April 15, 2026

Introduction

An industrial development is proposed at the subject property located off McLean Road West within the Township of Puslinch (Map 1). The majority of the subject property has a history of disturbance including aggregate extraction. Currently, the western two thirds of the property are characterized by an agricultural field. The southeastern corner of the property has a variety of vegetated communities, including cultural meadow, mixed forest, and marsh. There are two GRCA regulated wetland areas located partially within the southeastern corner of the subject property (Map 1). Designated natural features within and adjacent to the subject property include Core Greenlands as per the County of Wellington's Official Plan (2025). Due to the presence of these features, an EIS is required to demonstrate that no negative impacts to significant natural heritage features will occur as a result of the proposed undertaking. The limit of development will be determined by the necessary wetland and woodland buffers established through this EIS.

On April 16, 2026, the Broccolini team had a brief discussion with GRCA staff, Brandon Henderson, regarding the regulated wetlands located within the subject property. It was confirmed that, provided the proposed development does not encroach into GRCA-regulated areas, there is no requirement to stake or field-verify wetland boundaries. Instead, NRSI may rely on the GRCA's available mapping (as shown on Map 1) to delineate the wetland features and associated buffers.

It was also confirmed that the GRCA does not require the Terms of Reference for this study to be circulated to their office. Refer to Appendix I for a copy of the email correspondence summarizing this discussion, including confirmation that a Wetland Impact Study is no longer required as part of the development application.

Background

In 2022, NRSI was retained to complete a Scoped EIS and various ecological surveys to support a previous industrial development proposal that is no longer active. As part of this study, NRSI completed:

- *Confirmation of Ecological Land Classification mapping*
- *Fall vegetation surveys*
- *Breeding bird surveys*
- *Snake emergence and coverboard surveys*
- *Amphibian call surveys*
- *Bat habitat assessment and acoustic monitoring (related to proposed area of tree removals)*
- *Turtle nesting surveys*

During snake emergence surveys an active snake hibernacula was documented within the northern portion of the site where development was proposed. Previous aggregate extraction resulted in buried rubble that provided adequate conditions for local snake overwintering.

Following this discovery, two new artificial hibernaculum were created in 2022 in the southeastern area of the property outside the proposed development area and the existing hibernacula was removed in accordance with approvals from the Ministry of Natural Resources (MNR). The artificial hibernacula features were subsequently monitored for 3 years (2023-2025) in accordance with authorization from the MNR and will remain protected from development.

Project Approach

The following identifies the scope of work required to complete the EIS for the proposed development.

1. Updated background information collection and review;
2. Additional field surveys, as well as use of previous NRSI data (2022) to characterize existing natural heritage features and functions within the subject property; and
3. Reporting which includes
    a. Characterization of natural heritage features within the subject property;
    b. Identification of appropriate setbacks in relation to existing natural heritage features; and
    c. Impact analysis, including the identification of potential impacts from the proposed development and recommendation of mitigative measures.

For the purposes of this TOR, the term “subject property” refers to the lands owned by the proponent including the area where the development is proposed to occur. The term “study area” refers to the subject property plus the surrounding area for which additional information was collected and reviewed, as could be gathered without direct access to these areas. The limits of the study area are defined based on available background information and the province’s natural heritage policies pertaining to lands adjacent to natural heritage features. All lands within 1-10km of the property boundary where legacy data has been collected by agencies and wildlife atlases were included in the study area. All natural heritage features within 120m of the subject property boundary are also included in the study area in order to address Section 4.1.8 of the Provincial Planning Statement (PPS) which states that development and site alteration are not permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the feature or its ecological functions (MMAH 2024).

Phase 1: Background Information Collection and Review

Background information has been collected for the study area that includes the subject property as well as the adjacent lands within 120m of the subject property boundary. This area is considered sufficient to characterize the neighboring natural features that may be influenced by the proposed severance and development.

The following background information sources will be reviewed in the preparation of the EIS:

- Natural Heritage Information Centre (NHIC) database
- Ministry of Natural Resources and Forestry, Guelph District (MNRF)
- County of Wellington Official Plan
- Grand River Conservation Authority (GRCA)
- Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch;
- Government of Canada Species at Risk Act (SARA)

- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile and Amphibian Atlas (ORAA)
- Mammal Atlas of Ontario
- Ontario Butterfly Atlas Online
- Ontario Odonate Atlas
- Research-grade observations from community-based wildlife databases including eBird (2025) and iNaturalist (2025).

Screening for Protected Species and Significant Wildlife Habitat

A preliminary screening for potential Protected Species and Species of Conservation Concern (SCC) that may be present on-site has been completed using background information collected. Protected Species and SCC with occurrence records in the vicinity were screened based on comparing their habitat preferences against habitat conditions reported from the subject property and adjacent lands. See Appendix I for the initial Protected Species and SCC screening of species that have the potential to occur within the subject property[1].

Potential Significant Wildlife Habitat (SWH) types were also screened based on air photo interpretation, previous NRSI 2022 survey data and using discrete significance criteria established by the MNR (MNRF 2015). See Appendix II for the complete SWH screening table for habitats that have the potential to occur within the subject property.

Phase 2: Field Studies and Characterization Map

The following additional field surveys are proposed to be included in the EIS:

Vegetation Community Mapping
NRSI biologists will update the vegetation community mapping on and adjacent to the subject property using the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al.* 1998).

Vegetation Inventory
In conjunction with the ELC mapping described above, NRSI biologists will complete a spring vegetation inventory within the subject property. An emphasis of this inventory will be on the identification, description and mapping of any federally, provincially, or regionally significant species in the Core Natural Area.

Woodland Boundary Delineation
NRSI biologists completed a preliminary delineation of the woodland dripline boundary in 2022 within the subject property. This boundary will be confirmed during the 2026 spring tree inventory using a GPS unit that is accurate to 30cm. A site visit will be arranged with the township's peer reviewer to review and confirm the updated dripline boundary. This boundary will be used in the woodland significance assessment.

Wildlife Habitat Assessment

[1] *Please note: The Species Conservation Act (SCA) came into force on March 30, 2026, repealing the Endangered Species Act and its regulations. This has resulted in significant changes to species protections in Ontario and full guidance from the Ministry of Environment Conservation and Parks (MECP) with regards to its implementation are still pending. Information on Protected Species and SCC may be refined through the EIS.*

Each site visit will include an assessment of the presence of wildlife habitat within the study area. This will include an assessment of potential habitat for Protected Species and SWH presence based on the results of the screening exercise described above. Any potentially significant habitat will be documented, photographed, and GPS-georeferenced.

Incidental Wildlife Observations
Observations of all wildlife will be recorded during the site visit, including birds, herpetofauna, mammals, butterflies and odonates (dragonflies and damselflies). In addition to direct observations, any evidence such as dens, tracks, and scat will be documented.

Tree Inventory
A detailed tree inventory and assessment will be completed by a Certified Arborist of all trees ≥10cm Diameter at Breast Height (DBH) that are anticipated to be removed or impacted through the development activities. Each tree will be tagged with a pre-numbered aluminum forestry tag or assigned a unique identifier if identified as a boundary tree or off-property tree.

The following information will be collected for individually assessed trees:

- Tree tag number/unique identifier;
- Species;
- DBH (cm);
- Number of stems;
- Crown radius (m);
- General health (excellent, good, fair, poor, very poor);
- Potential for structural failure (improbable, possible, probable, imminent);
- General comments (i.e., disease, aesthetic quality, development constraints, sensitivity to development);
- Management recommendations where appropriate (i.e., prune, relocate, remove, retain, etc.) and;
- Reasons for removal, or relocation, if proposed.

Following the completion of field surveys, a characterization map will be prepared to identify the natural heritage features and development constraints on the subject property based on the background review and field surveys.

Phase 3: Impact Assessment and Reporting

Environmental Impact Study Reporting

The EIS report will be prepared in accordance with the County of Wellington Official Plan and will characterize natural features present within the subject property and evaluate their significance. An impact assessment will be completed based on details of the proposed development plan. The analysis will consider potential direct (e.g., habitat removal), indirect (e.g., construction related impacts, hydrological), and induced (e.g., post-construction human use) impacts on the existing natural features and species habitats. The impact analysis will also include an assessment of any temporary impacts such as those resulting from site grading, construction, and/or dewatering, as they pertain to groundwater and surface flow to the wetlands and Core Greenlands. Necessary mitigation measures will be recommended as required.

Recommendations for avoiding impacts to natural heritage features will be provided, including buffers. In addition to identifying opportunities for enhancement and restoration, the EIS may

include recommended conditions of development approval and can be tied to the development process. An EIS report will be prepared that includes maps and appendices including taxonomic species lists and a photolog if applicable.

Tree Management Plan

The Tree Management Plan report will be prepared according to County of Wellington Official Plan requirements and will provide a summary of tree inventory results and recommendations for tree management, mitigation, and compensation if required. A map will be prepared based on the site plan and grading plan and will identify proposed action for individual trees to be retained, removed or relocated, including their dripline, location and type of tree protection fencing.

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

February 18, 2026
Via email

Monika Farncombe
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Pre-Consultation Mclean Road and Highway 401
Maclean Road & Highway 401 (230100000611760)
Broccolini Real Estate Group Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted pre-consultation application which proposes to sever the 20.87 ha lot into a 12.08 ha (Lot A) lot and an 8.79 ha (Lot B) lot. An industrial building with outdoor parking, a private sewage treatment system, and three (3) entrances along Mclean Road are proposed on Lot A. An industrial building with outdoor parking, outdoor storage and three (3) entrances along Mclean Road are proposed on Lot B.

Recommendation
GRCA staff recommend that the site plan is updated to include the wetland features and the extent of the GRCA's regulated area. Please see our comments below that detail our submission requirements, should the proposed development be located within GRCAs regulated area

Documents Reviewed by Staff
Staff have reviewed the following documents submitted with this application:

- Cover Letter prepared by WSP Global Inc. (February 6, 2026)
- Conceptual Site Plan prepared by Ware Malcomb (January 19, 2026)
- Township of Puslinch D13/BRO Notice of Decision (April 12, 2022)

GRCA Comments
GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject land contains wetlands. Due to the presence of these features and their associated regulated allowances, portions of the subject land are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). A copy of GRCA's resource mapping is attached.

GRCA staff have completed a desktop review of the subject property and the proposed development activities. From the aerial imagery the wetlands appear to be mapped correctly and can be used as a reference on the site plan and in the construction details. This information may be downloaded from our website: https://data.grandriver.ca/downloads-geospatial.html.

In support of a future site plan application, we would request the following:

1. Site Plan showing proposed development area and appropriately setback from the wetlands.

If any development activity including construction, site alteration, and grading, is proposed within GRCAs regulated area, we would request that the following also be submitted:

2. Engineering Design Drawings, including a grading and drainage Plan, showing existing and proposed grades informed by a survey.
3. Functional Servicing and Stormwater Management Report, including confirmation if any storm-water management facilities will be required.
    a. site and feature based (wetland) water balance (pre and post development) including annual and monthly feature water balance assessments.
    b. Existing drainage patterns must be maintained.
    c. For all site outlets, control post-development peak flows to pre-development levels for all storms up to and including the 100-year storm (i.e., 2, 5, 10, 25, 50 and 100-year storms) and ensure there are no additional impacts during the regulatory storm.
    d. Regulatory storm must be safely conveyed through the development to the outlet.
    e. Provide extended detention for the 25 mm event with a minimum drawdown time of 24 to 48 hours.
4. Wetland Impact Study (WIS to address any potential hydrologic impacts to the wetlands).
    a. A draft terms of reference should be circulated to the GRCA (and other regulatory agencies) for review and approval.

The wetlands and GRCA's 30-metre regulation limit should be included on all plans. All development activities including construction, site alteration, and grading should be located outside of the wetlands.

Consistent with the GRCA's approved 2023–2025 fee schedule, this application will be considered either a 'minor' Site Plan application (GRCA review fee of $465) or a 'major' site plan application (GRCA review fee of $3,515). Upon receipt of a formal application, and confirmation of the proposed scope of the development, the applicant will be invoiced in the appropriate amount for the GRCA's review of the application.

In addition, if any portion of the development encroaches into the regulated area, a GRCA permit will also be required. In support of a GRCA permit application, in addition to the requirements identified above, we would request

- Erosion and Sediment Control plans for construction works, stamped and signed by a qualified Professional Engineer.
- Outlet details, confirming that there is adequate erosion protection at the site outlet(s) to protect against erosion to the wetland(s).

A separate GRCA permit application fee will be calculated at the time of application.

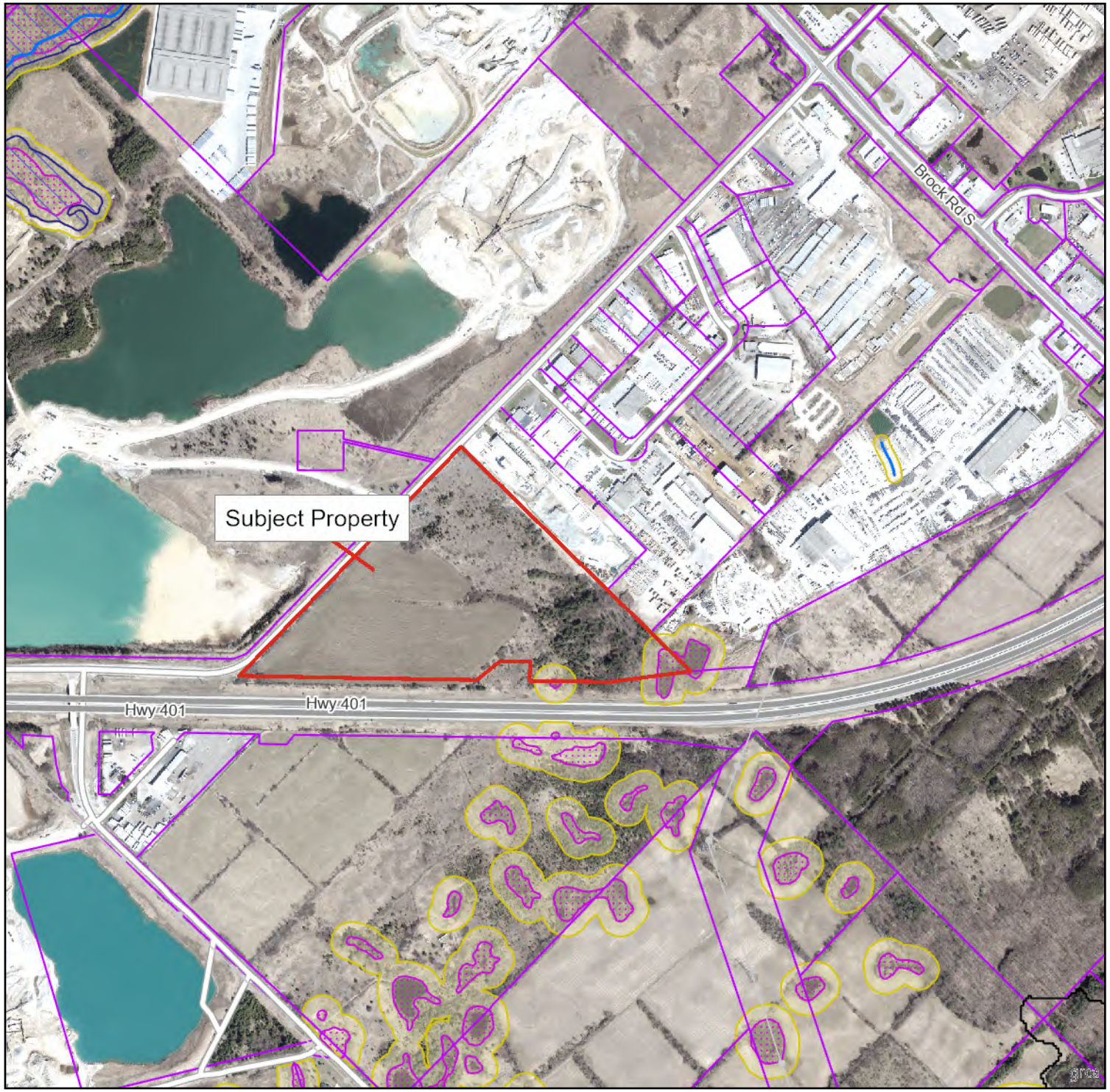
Should you have any questions, please contact Brandon Henderson at 519-621-2763 ext. 2327 or bhenderson@grandriver.ca.

Sincerely,

[redacted]

Chris Foster-Pengelly, M.Sc.
Supervisor of Planning and Regulations
Grand River Conservation Authority

Enclosed: GRCA Mapping
Copy: WSP Global Inc. (agent), Broccolini Real Estate Group Inc. (owner)



Grand River Conservation Authority

Date: Feb 09, 2026
Author: Brandon Henderson

Mclean Road West and Highway 401

Legend

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

Copyright Grand River Conservation Authority, 2026.

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

Scale 1:11,100

NAD83 UTM zone 17 (EPSG:26917)

Map Centre (X,Y): 569417.22, 4811426.86 | Map Link

This map is not to be used for navigation | 2020 Ortho (ON)

ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects

3-5 Edinburgh Road South
Guelph . Ontario
N1H 5N8

519.822.6839
info@aboudtng.com
www.aboudtng.com

URBAN FORESTRY
ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION
NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES
SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT STATEMENTS
ECOLOGICAL LAND CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE
MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION
LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

May 4, 2026 Our Project #: AA21-049A-031A

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

Re: McLean Road West Industrial Site
Township of Puslinch
Peer Review, EIS Terms of Reference Submission

Aboud & Associates Inc. (AA) has been retained by the Township of Puslinch to complete a Peer Review of the Terms of Reference (TOR) document (dated: April 16, 2026) for an Environmental Impact Study (EIS) associated with the proposed industrial development located on McLean Road, in the Township of Puslinch.

Designated features within and adjacent to the subject property include Core Greenlands per the County of Wellington Official Plan (2025), woodlands, and unevaluated wetland features. The Wellington County Draft Natural Heritage System Mapping identifies the presence of existing natural heritage components, enhancement woodlands and enhancement linkages within the subject property.

Per correspondence included within the TOR, GRCA identified that a wetland staking was not required for the subject property, and that NRSI may proceed with using the existing limits available on the GRCA's Web-map application.

Due to the presence of existing natural heritage features an EIS is required by the County of Wellington and Township of Puslinch.

We have reviewed the following documents are part of our assessment:

- McLean Road West Industrial Site, Puslinch, Ontario Environmental Impact Study, Terms of Reference (NRSI, April 2026)
- McLean Road W & Highway 401, Township of Puslinch Ecological Constraint Review (AA, February 2026).
- Aerial photography of the subject property and study area, Google satellite imagery, SWOOP 2015, First Base Solutions Wellington County 2025.
- Wellington County Draft Natural Heritage System Mapping, accessed May 4, 2026,
- GRCA Web-map application, accessed May 4, 2026.
- Natural Heritage Information Center, Make-a-Map, accessed May 4, 2026.
- Ontario Reptile & Amphibian Atlas, accessed May 4, 2026.
- County of Wellington Official Plan (December 2025)
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (April 2025 consolidation)

The Ecological Constraint Review provided by AA (dated: February 17, 2026) has determined that the TOR identifies an appropriate level of studies to be completed to determine compliance of the proposed development with applicable policies; however, it should be noted that since the completion of the Ecological Constraint Review, the *Endangered Species Act* (2007) has been repealed and the *Species Conservation Act* (2025) is now in effect. As such, the EIS must demonstrate compliance with the *Species Conservation Act* (2025), along with all other applicable federal, provincial and municipal legislation.

Based on the information provided, the TOR is consistent with a scoped EIS for a development of this nature; however, Phase 3: Impact Assessment and Reporting should also include an assessment of policy compliance which will be informed by the impact assessment and considered in the recommendation of appropriate mitigation measures. The submission of an updated TOR is not required provided all comments are addressed in the scoped EIS.

Please contact the undersigned should you require additional information.

Yours truly,

ABOUD & ASSOCIATES INC.

Shannon Davison B. Env., Eco. Rest. Cert., CERP
Terrestrial & Wetland Ecologist
MNRF Certified ELC & OWES

&

Cheryl-Anne Ross, B.Sc., F.W.T.
Ecology Lead & Wildlife Ecologist
MNRF Certified ELC & OWES

Outlook

RE: Puslinch - McLean Rd West (proj2706)

From Brandon Henderson <bhenderson@grandriver.ca>
Date Thu 2026-04-16 11:34 AM
To Meghan Douglas <mdouglas@nrsi.on.ca>
Cc Jessica Kwan <jessica.kwan@broccolini.com>; Jessica Linton <jlinton@nrsi.on.ca>; Marc-Olivier Picard <marc-olivier.picard@broccolini.com>; Russell Beach <russell.beach@broccolini.com>; Toni Wodzicki <toni.wodzicki@broccolini.com>

1 attachment (2 MB)
pre-submission-Mclean-Rd-West-and-Hwy-401-GRCA-Comments-20260218.pdf;

Good morning all,

I have attached the GRCA's comments for this pre-consultation to this e-mail. The comments essentially say that if the work remains outside of the GRCA's regulated area no further studies are required from the GRCA. Our ecologists have reviewed the wetland mapping and are satisfied that is generally accurate and we would request that the wetland mapping and regulated area are included on all relevant plans.

GRCA staff have not requested a wetland staking for the property; but, if you are required to stake the wetland by another public agency, I could talk to our ecologists about verifying them (but again, its not a request the GRCA has made). If any development activity is re-located inside the GRCA's regulated area then a Permit will be required and we would request additional information (wetland assessment, topographic survey, SWM report); however, as long as the development remains outside of our regulated area those studies are not required.

Best regards,

Brandon

From: Meghan Douglas <mdouglas@nrsi.on.ca>
Sent: April 16, 2026 11:22 AM
To: Brandon Henderson <bhenderson@grandriver.ca>
Cc: Jessica Kwan <jessica.kwan@broccolini.com>; Jessica Linton <jlinton@nrsi.on.ca>; Marc-Olivier Picard <marc-olivier.picard@broccolini.com>; Russell Beach <russell.beach@broccolini.com>; Toni Wodzicki <toni.wodzicki@broccolini.com>
Subject: Puslinch - McLean Rd West (proj2706)

Good Morning Brandon,

NRSI has been retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for a proposed industrial development located on McLean Road in the Township of Puslinch, Ontario (see attached Map 1).

The subject property contains two wetlands regulated by the Grand River Conservation Authority (GRCA) (refer to Map 1). As part of the planning application review, the Town's peer reviewer, Aboud and Associates, recommended that a wetland delineation and confirmation site visit be completed in consultation with GRCA staff.

It is our understanding, based on your recent discussion with the Broccolini team, that provided the proposed development does not encroach into GRCA-regulated areas, there is no requirement to stake or field-verify the wetland boundaries. Instead, NRSI may rely on the GRCA's available mapping (as shown on Map 1) to identify the wetland features and associated buffers. We further understand that the GRCA does not require the Terms of Reference for this study to be circulated to their office.

Given that the proposed development is located well outside of the regulated limits of the identified wetlands and does not trigger the need for a GRCA permit, the project team is seeking confirmation on whether a Wetland Impact Study is still required as part of the development application submission.

Please let me know what you think on this matter.

Thanks,

Meghan Douglas B.Sc. ERPG Certified Arborist
Terrestrial and Wetland Biologist
Natural Resource Solutions Inc.
Proudly Indigenous-owned
415 Phillip Street, Unit C
Waterloo, ON N2L 3X2
(p) 519-725-2227 Ext. 460 (f) 519-725-2575
(w)www.nrsi.on.ca (e) mdouglas@nrsi.on.ca
Linked In
Over 25 years of environmental consulting excellence

Appendix IV
Species Lists Reported from the Study Area

Plant Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	NHIC Data*	NRSI Observed	FOM2-2	MAS	MAS2-1 inclusion	CUT1	CUM1
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	MNR 2024	NRSI Results From 2021/2022/2026					
Pteridophytes	**Ferns & Allies**													
Dennstaedtiaceae	**Bracken Fern Family**													
Pteridium aquilinum	Bracken Fern	S5							X	X			X	
Dryopteridaceae	**Wood Fern Family**													
Dryopteris carthusiana	Spinulose Wood Fern	S5							X	X				
Gymnosperms	**Conifers**													
Cupressaceae	**Cypress Family**													
Juniperus virginiana	Eastern Red Cedar	S5							X				X	
Thuja occidentalis	Eastern White Cedar	S5							X				X	
Pinaceae	**Pine Family**													
Picea abies	Norway Spruce	SE3							X					
Picea glauca	White Spruce	S5							X	X			X	
Pinus resinosa	Red Pine	S5							X				X	
Pinus strobus	Eastern White Pine	S5							X	X			X	
Pinus sylvestris	Scots Pine	SE5							X	X			X	
Dicotyledons	**Dicots**													
Aceraceae	**Maple Family**													
Acer platanoides	Norway Maple	SE5							X				X	
Acer saccharum	Sugar Maple	S5							X	X				
Anacardiaceae	**Sumac or Cashew Family**													
Rhus typhina	Staghorn Sumac	S5							X				X	X
Apiaceae	**Carrot or Parsley Family**													
Daucus carota	Wild Carrot	SE5							X				X	X
Asteraceae	**Composite or Aster Family**													
Achillea millefolium	Common Yarrow	SE5?							X				X	
Antennaria neglecta	Field Pussytoes	S5							X				X	
Arctium minus	Common Burdock	SE5							X	X				
Centaurea stoebe	Spotted Knapweed	SE5							X				X	
Cirsium vulgare	Bull Thistle	SE5							X				X	
Erigeron pulchellus	Robin's-plantain Fleabane	S5							X				X	
Pilosella caespitosa	Meadow Hawkweed	SE5							X				X	
Solidago canadensis	Canada Goldenrod	S5							X				X	X
Solidago nemoralis	Gray-stemmed Goldenrod	S5							X				X	
Symphyotrichum ericoides	White Heath Aster	S5							X				X	
Symphyotrichum novae-angliae	New England Aster	S5							X				X	
Symphyotrichum urophyllum	Arrow-leaved Aster	S4							X	X			X	
Taraxacum officinale	Common Dandelion	SE5							X				X	X
Betulaceae	**Birch Family**													
Betula papyrifera	Paper Birch	S5							X				X	
Ostrya virginiana	Eastern Hop-hornbeam	S5							X	X				
Boraginaceae	**Borage Family**													
Echium plantagineum	Purple Viper's Bugloss	SEH							X				X	X
Brassicaceae	**Mustard Family**													
Cardamine concatenata	Cut-leaved Toothwort	S5							X	X				
Hesperis matronalis	Dame's Rocket	SE5							X					X
Caprifoliaceae	**Honeysuckle Family**													
Lonicera tatarica	Tatarian Honeysuckle	SE5							X				X	X
Viburnum opulus var. opulus	Cranberry Viburnum	SE4?							X	X				
Cornaceae	**Dogwood Family**													
Cornus alternifolia	Alternate-leaved Dogwood	S5							X	X				
Cornus racemosa	Gray Dogwood	S5							X				X	
Cornus sericea	Red-osier Dogwood	S5							X				X	X
Elaeagnaceae	**Oleaster Family**													
Elaeagnus umbellata	Autumn Olive	SE3							X				X	
Fabaceae	**Pea Family**													
Lotus corniculatus	Garden Bird's-foot Trefoil	SE5							X				X	
Trifolium pratense	Red Clover	SE5							X				X	
Vicia cracca	Tufted Vetch	SE5							X				X	

Fagaceae	**Beech Family**													
Fagus grandifolia	American Beech	S4							X	X				
Quercus alba	White Oak	S5							X	X				
Geraniaceae	**Geranium Family**													
Geranium robertianum	Herb-Robert	S5							X		X			
Oleaceae	**Olive Family**													
Fraxinus americana	White Ash	S4							X	X				
Fraxinus pennsylvanica	Green Ash	S4							X				X	
Syringa vulgaris	Common Lilac	SE5							X				X	
Papaveraceae	**Poppy Family**													
Sanguinaria canadensis	Bloodroot	S5							X	X			X	
Plantaginaceae	**Plantain Family**													
Plantago lanceolata	English Plantain	SE5							X				X	
Ranunculaceae	**Buttercup Family**													
Anemone virginiana	Tall Anemone	S5							x				x	
Ranunculus acris	Tall Buttercup	SE5							X				X	
Rhamnaceae	**Buckthorn Family**													
Rhamnus cathartica	Common Buckthorn	SE5							X	X			X	X
Rosaceae	**Rose Family**													
Crataegus sp.	Hawthorn sp.								X					
Fragaria virginiana	Wild Strawberry	S5							X				X	X
Geum sp.	Avens sp.								X		X	X		
Malus coronaria	Sweet Crabapple	S4							X				X	
Physocarpus opulifolius	Eastern Ninebark	S5							X				X	
Prunus serotina	Black Cherry	S5							X	X				
Prunus virginiana	Choke Cherry	S5							X				X	X
Rubus idaeus	Common Red Raspberry	S5							X				X	X
Sorbus aucuparia	European Mountain-ash	SE4							X	X				
Salicaceae	**Willow Family**													
Populus tremuloides	Trembling Aspen	S5							X	X			X	
Salix x fragilis	*(Salix alba X Salix euxina)*	SNA							X		X	X		
Tiliaceae	**Linden Family**													
Tilia americana	American Basswood	S5							X	X				
Ulmaceae	**Elm Family**													
Ulmus americana	American Elm	S5							X	X			X	
Vitaceae	**Grape Family**													
Parthenocissus quinquefolia	Virginia Creeper	S4?							X	X				
Parthenocissus vitacea	Thicket Creeper	S5							X				X	
Vitis riparia	Riverbank Grape	S5							X	X			X	
Monocotyledons	**Monocots**													
Cyperaceae	**Sedge Family**													
Carex pensylvanica	Pennsylvania Sedge	S5							X	X				
Iridaceae	**Iris Family**													
Sisyrinchium angustifolium	Narrow-leaved Blue-eyed-grass	S4							X				X	
Lemnaceae	**Duckweed Family**													
Lemna minor	Lesser Duckweed	S5							X		X			
Liliaceae	**Lily Family**													
Erythronium americanum	Yellow Trout-lily	S5							X	X			X	X
Maianthemum canadense	Wild Lily-of-the-valley	S5							X	X				
Poaceae	**Grass Family**													
Bromus inermis	Smooth Brome	SE5							X					X
Dactylis glomerata	Orchard Grass	SE5							X				X	
Phalaris arundinacea var. arundinacea	Reed Canary Grass	S5							X					X
Poa pratensis	Kentucky Bluegrass	S5							X				X	
Typhaceae	**Cattail Family**													
Typha latifolia	Broad-leaved Cattail	S5							X		X	X		
Total								**0**	**77**	**27**	**5**	**3**	**51**	**15**

*NHIC Atlas Squares: 17NJ6911, 17NJ6811

References

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: https://www.ontario.ca/page/get-natural-heritage-information

Committee on the Status of Species at Risk in Ontario. 2026. COSSARO Assessment Results. Last Assessment January 29, 2026

Government of Canada. 2026. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2026-02-09. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10

Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Bird Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	PSO	OBBA*	NHIC Data**	NRSI Observed: Highest Level of Breeding Evidence	BMB-001	BMB-002	BMB-003	Other Observations
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	BSC et al. 2006	MNR 2024	NRSI Results from 2021, 2022, 2026				
Anatidae	**Ducks, Geese & Swans**													
Aix sponsa	Wood Duck	S5B,S3N						CO		**0**				
Anas acuta	Northern Pintail	S5B,S4N						CO						
Anas platyrhynchos	Mallard	S5						CO		**OB**	OB	OB		OB
Anas rubripes	American Black Duck	S4						PO						
Aythya americana	Redhead	S2B,S4N						PR						
Branta canadensis	Canada Goose	S5						CO		**OB**		OB		
Cygnus olor	Mute Swan	SNA						CO						
Lophodytes cucullatus	Hooded Merganser	S5						CO						
Mareca americana	American Wigeon	S4B,S4N,S5M						CO						
Mareca strepera	Gadwall	S4B,S4N,S5M						CO						
Oxyura jamaicensis	Ruddy Duck	S3B,S4N,S5M						CO						
Spatula clypeata	Northern Shoveler	S4B,S4N,S5M						PO						
Spatula discors	Blue-winged Teal	S3B,S4M						CO						
Phasianidae	**Partridges, Grouse & Turkeys**													
Bonasa umbellus	Ruffed Grouse	S5						CO		**CO**				CO
Podicipediformes	**Grebes**													
Podilymbus podiceps	Pied-billed Grebe	S4B,S2N						CO						
Columbidae	**Pigeons & Doves**													
Columba livia	Rock Pigeon	SNA						PR						
Zenaida macroura	Mourning Dove	S5						CO		**PR**		PR		
Cuculiformes	**Cuckoos & Anis**													
Coccyzus americanus	Yellow-billed Cuckoo	S4B						PR						
Coccyzus erythropthalmus	Black-billed Cuckoo	S4S5B						PR						
Apodidae	**Swifts**													
Chaetura pelagica	Chimney Swift	S3B	THR	T	T	Schedule 1		PO						
Trochilidae	**Hummingbirds**													
Archilochus colubris	Ruby-throated Hummingbird	S5B						CO						
Rallidae	**Rails, Gallinules & Coots**													
Fulica americana	American Coot	S3B,S4N		NAR	NS	No schedule		CO						
Gallinula galeata	Common Gallinule	S3B						CO						
Porzana carolina	Sora	S5B						PR						
Rallus limicola	Virginia Rail	S4S5B						CO						
Charadriidae	**Plovers & Lapwings**													
Charadrius vociferus	Killdeer	S4B						CO		**PO**	OB	PO		
Scolopacidae	**Sandpipers & Allies**													
Actitis macularius	Spotted Sandpiper	S5B						PR						
Gallinago delicata	Wilson's Snipe	S5B						PR						
Scolopax minor	American Woodcock	S4B						PR						
Laridae	**Gulls, Terns & Skimmers**													
Chlidonias niger	Black Tern	S3B,S4M	SC	NAR	NS	No schedule		PO						
Larus delawarensis	Ring-billed Gull	S5						OB		**OB**		OB		
Ardeidae	**Herons & Bitterns**													
Ardea herodias	Great Blue Heron	S4						PO						
Butorides virescens	Green Heron	S4B						PR						
Ixobrychus exilis	Least Bittern	S4B	THR	SC	T	Schedule 1		PO						
Nycticorax nycticorax	Black-crowned Night-Heron	S3B,S2N,S4M						PO						
Cathartidae	**Vultures**													
Cathartes aura	Turkey Vulture	S5B,S3N						PO						
Pandionidae	**Osprey**													
Pandion haliaetus	Osprey	S5B						CO		**OB**		OB		
Accipitridae	**Hawks, Kites, Eagles & Allies**													
Accipiter cooperii	Cooper's Hawk	S4		NAR	NS	No schedule		CO						
Accipiter striatus	Sharp-shinned Hawk	S5		NAR	NS	No schedule		CO						
Buteo jamaicensis	Red-tailed Hawk	S5		NAR	NS	No schedule		PR						

Buteo platypterus	Broad-winged Hawk	S5B						PR						
Circus hudsonius	Northern Harrier	S5B,S4N		NAR	NS	No schedule		PR						
Strigidae	**Typical Owls**													
Bubo virginianus	Great Horned Owl	S4						PR						
Megascops asio	Eastern Screech-Owl	S4		NAR	NS	No schedule		PR						
Alcedinidae	**Kingfishers**													
Megaceryle alcyon	Belted Kingfisher	S5B,S4N						CO						
Picidae	**Woodpeckers**													
Colaptes auratus	Northern Flicker	S5						CO		**OB**				OB
Dryobates pubescens	Downy Woodpecker	S5						CO		**OB**				OB
Dryobates villosus	Hairy Woodpecker	S5						CO						
Dryocopus pileatus	Pileated Woodpecker	S5						PR		**OB**				OB
Tyrannidae	**Tyrant Flycatchers**													
Contopus virens	Eastern Wood-Pewee	S4B	SC	SC	SC	Schedule 1		PR						
Empidonax alnorum	Alder Flycatcher	S5B						PR						
Empidonax minimus	Least Flycatcher	S5B						PR						
Empidonax traillii	Willow Flycatcher	S4B						PR						
Myiarchus crinitus	Great Crested Flycatcher	S5B						CO						
Sayornis phoebe	Eastern Phoebe	S5B						CO		**PO**			PO	
Tyrannus tyrannus	Eastern Kingbird	S4B						CO		**PO**		PO		
Vireonidae	**Vireos**													
Vireo flavifrons	Yellow-throated Vireo	S4B						PR						
Vireo gilvus	Warbling Vireo	S5B						PR		**PO**			PO	
Vireo olivaceus	Red-eyed Vireo	S5B						CO		**PR**		PO	PR	
Vireo solitarius	Blue-headed Vireo	S5B						PR						
Corvidae	**Crows & Jays**													
Corvus brachyrhynchos	American Crow	S5						CO						
Cyanocitta cristata	Blue Jay	S5						CO		**PO**	PO			
Alaudidae	**Larks**													
Eremophila alpestris	Horned Lark	S4						PR						
Hirundinidae	**Swallows**													
Hirundo rustica	Barn Swallow	S4B	SC	SC	T	Schedule 1		CO		**OB**		OB		
Petrochelidon pyrrhonota	Cliff Swallow	S4S5B						CO						
Progne subis	Purple Martin	S3B						CO						
Riparia riparia	Bank Swallow	S4B	THR	T	T	Schedule 1		PO						
Stelgidopteryx serripennis	Northern Rough-winged Swallow	S4B						PR						
Tachycineta bicolor	Tree Swallow	S4S5B						CO		**OB**	OB			
Paridae	**Chickadees & Titmice**													
Poecile atricapillus	Black-capped Chickadee	S5						CO		**PO**				PO
Sittidae	**Nuthatches**													
Sitta canadensis	Red-breasted Nuthatch	S5						PR						
Sitta carolinensis	White-breasted Nuthatch	S5						CO						
Certhiidae	**Creepers**													
Certhia americana	Brown Creeper	S5						PR						
Troglodytidae	**Wrens**													
Cistothorus palustris	Marsh Wren	S4B,S3N						PR						
Cistothorus stellaris	Sedge Wren	S4B		NAR	NS	No schedule		PO						
Troglodytes aedon	House Wren	S5B						CO						
Troglodytes hiemalis	Winter Wren	S5B,S4N						PR						
Polioptilidae	**Gnatcatchers**													
Polioptila caerulea	Blue-gray Gnatcatcher	S4B						PR						
Regulidae	**Kinglets**													
Regulus satrapa	Golden-crowned Kinglet	S5						CO						
Turdidae	**Thrushes**													
Catharus fuscescens	Veery	S5B						PR						
Hylocichla mustelina	Wood Thrush	S4B	SC	T	T	Schedule 1		PR						
Sialia sialis	Eastern Bluebird	S5B,S4N		NAR	NS	No schedule		PR						
Turdus migratorius	American Robin	S5						CO		**PR**			PR	
Mimidae	**Mockingbirds, Thrashers & Allies**													
Dumetella carolinensis	Gray Catbird	S5B,S3N						CO		**PR**		PR	PR	
Toxostoma rufum	Brown Thrasher	S4B						CO		**CO**		CO		
Sturnidae	**Starlings**													
Sturnus vulgaris	European Starling	SNA						CO		**CO**	PO	CO	PO	
Bombycillidae	**Waxwings**													
Bombycilla cedrorum	Cedar Waxwing	S5						CO		**PR**		PR		
Passeridae	**Old World Sparrows**													

Passer domesticus	House Sparrow	SNA						CO						
Fringillidae	**Finches & Allies**													
Haemorhous mexicanus	House Finch	SNA						CO						
Haemorhous purpureus	Purple Finch	S5						CO						
Spinus tristis	American Goldfinch	S5						CO		**PR**	OB	PR		
Passerellidae	**New World Sparrows & Allies**													
Ammodramus savannarum	Grasshopper Sparrow	S4B	SC	SC	SC	Schedule 1		PO	X					
Melospiza georgiana	Swamp Sparrow	S5B,S4N						CO						
Melospiza melodia	Song Sparrow	S5						CO		**PO**	PO	PO	PO	
Passerculus sandwichensis	Savannah Sparrow	S5B,S3N						CO		**PO**	PO			
Pipilo erythrophthalmus	Eastern Towhee	S4B,S3N						CO						
Pooecetes gramineus	Vesper Sparrow	S4B						PR						
Spizella passerina	Chipping Sparrow	S5B,S3N						CO						
Spizella pusilla	Field Sparrow	S4B,S3N						PR		**CO**	PO	PO		CO
Zonotrichia albicollis	White-throated Sparrow	S5						PR						
Icteridae	**Troupials & Allies**													
Agelaius phoeniceus	Red-winged Blackbird	S5						CO		**PR**	PR	PR	PO	
Dolichonyx oryzivorus	Bobolink	S4B	THR	SC	T	Schedule 1		CO	X					
Icterus galbula	Baltimore Oriole	S4B						CO		**PO**			PO	
Molothrus ater	Brown-headed Cowbird	S5						CO		**CO**		PO		CO
Quiscalus quiscula	Common Grackle	S5						CO		**CO**	PO	PO		CO
Sturnella magna	Eastern Meadowlark	S4B,S3N	THR	T	T	Schedule 1		CO	X					
Parulidae	**Wood Warblers**													
Geothlypis philadelphia	Mourning Warbler	S5B						CO						
Geothlypis trichas	Common Yellowthroat	S5B,S3N						CO						
Leiothlypis ruficapilla	Nashville Warbler	S5B						CO						
Mniotilta varia	Black-and-white Warbler	S5B						PR						
Parkesia noveboracensis	Northern Waterthrush	S5B						PR						
Seiurus aurocapilla	Ovenbird	S5B						CO						
Setophaga coronata	Yellow-rumped Warbler	S5B,S4N						PO						
Setophaga fusca	Blackburnian Warbler	S5B						PO						
Setophaga magnolia	Magnolia Warbler	S5B						PR						
Setophaga pensylvanica	Chestnut-sided Warbler	S5B						PR						
Setophaga petechia	Yellow Warbler	S5B						CO		**PR**	PR	PR		
Setophaga pinus	Pine Warbler	S5B,S3N						PR		**PO**				PO
Setophaga ruticilla	American Redstart	S5B						CO		**PR**			PR	
Setophaga virens	Black-throated Green Warbler	S5B						PR						
Vermivora cyanoptera	Blue-winged Warbler	S4B						CO						
Cardinalidae	**Cardinals, Grosbeaks & Allies**													
Cardinalis cardinalis	Northern Cardinal	S5						CO		**PO**				PO
Passerina cyanea	Indigo Bunting	S5B						CO						
Pheucticus ludovicianus	Rose-breasted Grosbeak	S5B						CO						
Piranga olivacea	Scarlet Tanager	S5B						PR						
Total								**129**	**3**	**34**	**12**	**20**	**10**	**11**

References

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: https://www.ontario.ca/page/get-natural-heritage-information

Ministry of the Environment, Conservation, and Parks (MECP). 2024. Species at Risk in Ontario. Published: 2018-07-12. Updated: 2024-04-19. Available: https://www.ontario.ca/page/species-risk-ontario

Government of Canada. 2026. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2026-02-09. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10

Bird Studies Canada (BSC), Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources. 2006. Ontario Breeding Bird Atlas Database, 31 January 2008. https://www.birdsontario.org/jsp/datasummaries.jsp

Ministry of Natural Resources (MNR). 2024. Natural Heritage Information Centre (NHIC): Make a Natural Heritage Area Map Application. Published: 2014-07-17. Updated 2024-11-20. Available: https://www.ontario.ca/page/make-natural-heritage-area-map

Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Reptile and Amphibian Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	ORAA*	NHIC Data**	NRSI Observed	Anuran Call Survey	Snake Cover Board Survey
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Ontario Nature 2019	MNR 2024	NRSI Results from 2021, 2022, 2026	2022	2022
Turtles												
Chelydra serpentina	Snapping Turtle	S4	SC	SC	SC	Schedule 1		X	X			
Chrysemys picta marginata	Midland Painted Turtle	S4		SC	SC	Schedule 1		X	X	**X**		
Graptemys geographica	Northern Map Turtle	S3	SC	SC	SC	Schedule 1		X				
Snakes												
Lampropeltis triangulum	Eastern Milksnake	S4	NAR	SC	SC	Schedule 1		X	X	**X**		**X**
Nerodia sipedon sipedon	Northern Watersnake	S5	NAR	NAR	NS	No schedule		X				
Storeria dekayi	Dekay's Brownsnake	S5	NAR	NAR	NS	No schedule		X		**X**		**X**
Storeria occipitomaculata	Red-bellied Snake	S5						X				
Thamnophis saurita septentrionalis	Northern Ribbonsnake	S4	SC	SC	SC	Schedule 1		X				
Thamnophis sirtalis sirtalis	Eastern Gartersnake	S5						X		**X**		**X**
Salamanders												
Ambystoma jeffersonianum	Jefferson Salamander	S2	END	E	E	Schedule 1		X				
Ambystoma laterale	Blue-spotted Salamander	S4						X				
Ambystoma maculatum	Spotted Salamander	S4						X				
Hemidactylium scutatum	Four-toed Salamander	S4	NAR	NAR	NS	No schedule		X				
Notophthalmus viridescens viridescens	Red-spotted Newt	S5						X				
Plethodon cinereus	Eastern Red-backed Salamander	S5						X				
Frogs and Toads												
Anaxyrus americanus	American Toad	S5						X				
Dryophytes versicolor	Gray Treefrog	S5						X		**X**	**X**	
Pseudacris crucifer	Spring Peeper	S5						X				
Lithobates catesbeianus	American Bullfrog	S4						X				
Lithobates clamitans	Green Frog	S5						X		**X**	**X**	
Lithobates palustris	Pickerel Frog	S4	NAR	NAR	NS	No schedule		X				
Lithobates pipiens	Northern Leopard Frog	S5	NAR	NAR	NS	No schedule		X				
Lithobates septentrionalis	Mink Frog	S5						X				
Lithobates sylvaticus	Wood Frog	S5						X		**X**		
Total								**24**	**3**	**7**	**2**	**3**

*ORAA Atlas Square: 17NJ61

**NHIC Atlas Squares: 17NJ6811, 17NJ6911

References

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: https://www.ontario.ca/page/get-natural-heritage-information

Ministry of the Environment, Conservation, and Parks (MECP). 2024. Species at Risk in Ontario. Published: 2018-07-12. Updated: 2024-04-19. Available: https://www.ontario.ca/page/species-risk-ontario

Government of Canada. 2026. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2026-02-09. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10

Ontario Nature. 2019. Ontario Reptile and Amphibian Atlas Program: Interactive Range Maps. Accessed October 2019.

Ministry of Natural Resources (MNR). 2024. Natural Heritage Information Centre (NHIC): Make a Natural Heritage Area Map Application. Published: 2014-07-17. Updated 2024-11-20. Available: https://www.ontario.ca/page/make-natural-heritage-area-map

Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Mammal Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	Ontario Mammal Atlas	NHIC Data**	NRSI Observed
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Dobbyn 1994	MNR 2024	NRSI Results from 2021, 2022, 2026
Didelphimorphia	**Opossums**									
Didelphis virginiana	Virginia Opossum	S4						X		
Eulipotyphla	**Shrews, Moles, Hedgehogs, and Allies**									
Blarina brevicauda	Northern Short-tailed Shrew	S5						X		
Condylura cristata	Star-nosed Mole	S5						X		
Parascalops breweri	Hairy-tailed Mole	S4						X		
Sorex cinereus	Masked Shrew	S5						X		
Sorex fumeus	Smoky Shrew	S5						X		
Sorex palustris	Water Shrew	S5						X		
Chiroptera	**Bats**									
Eptesicus fuscus	Big Brown Bat	S4						X		
Lasionycteris noctivagans	Silver-haired Bat	S3	END	E	NS	No schedule	END	X		
Lasiurus borealis	Eastern Red Bat	S3	END	E	NS	No schedule	END	X		
Lasiurus cinereus	Hoary Bat	S3	END	E	NS	No schedule	END	X		
Myotis leibii	Eastern Small-footed Myotis	S2S3	END				END	X		
Myotis lucifugus	Little Brown Myotis	S3	END	E	E	Schedule 1	END	X		
Myotis septentrionalis	Northern Myotis	S3	END	E	E	Schedule 1	END	X		
Perimyotis subflavus	Tri-colored Bat	S3?	END	E	E	Schedule 1	END	X		
Lagomorpha	**Rabbits and Hares**									
Lepus americanus	Snowshoe Hare	S5						X		
Lepus europaeus	European Hare	SNA						X		
Sylvilagus floridanus	Eastern Cottontail	S5						X		X
Rodentia	**Rodents**									
Castor canadensis	Beaver	S5						X		
Erethizon dorsatum	Porcupine	S5						X		
Glaucomys sabrinus	Northern Flying Squirrel	S5						X		
Marmota monax	Woodchuck	S5						X		
Microtus pennsylvanicus	Meadow Vole	S5						X		
Microtus pinetorum	Woodland Vole	S3?	SC	SC	SC	Schedule 1		X		
Mus musculus	House Mouse	SNA						X		
Napaeozapus insignis	Woodland Jumping Mouse	S5						X		
Ondatra zibethicus	Muskrat	S4						X		
Peromyscus leucopus	White-footed Mouse	S5						X		
Peromyscus maniculatus	Deer Mouse	S5						X		
Rattus norvegicus	Norway Rat	SNA						X		
Sciurus carolinensis	Eastern Gray Squirrel	S5						X		
Synaptomys cooperi	Southern Bog Lemming	S4						X		
Tamias striatus	Eastern Chipmunk	S5						X		X
Tamiasciurus hudsonicus	Red Squirrel	S5						X		
Zapus hudsonius	Meadow Jumping Mouse	S5						X		
Canidae	**Canines**									
Canis latrans	Coyote	S5						X		X
Vulpes vulpes	Red Fox	S5						X		
Felidae	**Felines**									
Lynx rufus	Bobcat	S4						X		
Mephitidae	**Skunks and Stink Badgers**									
Mephitis mephitis	Striped Skunk	S5						X		
Mustelidae	**Weasels and Allies**									
Mustela nivalis	Least Weasel	SU						X		
Neogale frenata	Long-tailed Weasel	S4						X		
Neogale vison	American Mink	S4						X		
Taxidea taxus jacksoni	American Badger (Southwestern Ontario	S1	END	E	E	Schedule 1	END	X		
Procyonidae	**Raccoons and Allies**									
Procyon lotor	Northern Raccoon	S5						X		
Ursidae	**Bears**									
Ursus americanus	American Black Bear	S5	NAR	NAR	NS	No schedule		X		
Artiodactyla	**Deer and Bison**									
Odocoileus virginianus	White-tailed Deer	S5						X		X
Total								**46**	**0**	**4**

*Mammal Atlas Square Number: NU61
**NHIC Atlas Squares: 17NJ6811, 17NJ6911

References

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: https://www.ontario.ca/page/get-natural-heritage-information
Ministry of the Environment, Conservation, and Parks (MECP). 2024. Species at Risk in Ontario. Published: 2018-07-12. Updated: 2024-04-19. Available: https://www.ontario.ca/page/species-risk-ontario
Government of Canada. 2026. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2026-02-09. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10
Dobbyn, J.S. 1994. Atlas of the Mammals of Ontario. Don Mills, Federation of Ontario Naturalists. 120p.
Ministry of Natural Resources (MNR). 2024. Natural Heritage Information Centre (NHIC): Make a Natural Heritage Area Map Application. Published: 2014-07-17. Updated 2024-11-20. Available: https://www.ontario.ca/page/make-natural-heritage-area-map
Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Butterfly Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	Ontario Butterfly Atlas*	NHIC Data**	NRSI Observed
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Macnaughton et al. 2023	MNR 2024	NRSI Results from 2021, 2022, 2026
Hesperiidae	**Skippers**									
Anatrytone logan	Delaware Skipper	S4						X		
Ancyloxypha numitor	Least Skipper	S5						X		X
Carterocephalus mandan	Arctic Skipper	S5						X		
Epargyreus clarus	Silver-spotted Skipper	S4						X		
Erynnis baptisiae	Wild Indigo Duskywing	S4						X		
Erynnis juvenalis	Juvenal's Duskywing	S5						X		
Euphyes conspicua	Black Dash	S3						X		
Euphyes vestris	Dun Skipper	S5						X		
Pholisora catullus	Common Sootywing	S4						X		
Poanes viator	Broad-winged Skipper	S4						X		
Polites mystic	Long Dash Skipper	S5						X		
Polites origenes	Crossline Skipper	S4						X		
Polites themistocles	Tawny-edged Skipper	S5						X		
Thymelicus lineola	European Skipper	SNA						X		
Papilionidae	**Swallowtails**									
Heraclides cresphontes	Giant Swallowtail	S4						X		
Papilio polyxenes	Black Swallowtail	S5						X		
Pieridae	**Whites and Sulphurs**									
Colias eurytheme	Orange Sulphur	S5						X		
Colias philodice	Clouded Sulphur	S5						X		X
Pieris oleracea	Mustard White	S4						X		
Pieris rapae	Cabbage White	SNA						X		X
Lycaenidae	**Harvesters, Coppers, Hairstreaks, Blues**									
Callophrys augustinus	Brown Elfin	S5						X		
Callophrys niphon	Eastern Pine Elfin	S5						X		
Celastrina lucia	Northern Spring Azure	S5						X		
Celastrina neglecta	Summer Azure	S5						X		
Celastrina sp.	Azure species	SNA						X		
Cupido comyntas	Eastern Tailed Blue	S5						X		
Feniseca tarquinius	Harvester	S4						X		
Glaucopsyche lygdamus	Silvery Blue	S5						X		X
Satyrium acadica	Acadian Hairstreak	S4						X		
Satyrium calanus	Banded Hairstreak	S4						X		
Nymphalidae	**Brush-footed Butterflies**									
Aglais milberti	Milbert's Tortoiseshell	S5						X		
Asterocampa clyton	Tawny Emperor	S3						X		
Boloria bellona	Meadow Fritillary	S5						X		
Cercyonis pegala	Common Wood-Nymph	S5						X		
Coenonympha california	Common Ringlet	S5						X		
Danaus plexippus	Monarch	S4B,S2N	SC	E	E	Schedule 1		X		X
Euphydryas phaeton	Baltimore Checkerspot	S4						X		
Lethe anthedon	Northern Pearly-Eye	S5						X		
Lethe appalachia	Appalachian Brown	S4						X		
Lethe eurydice	Eyed Brown	S5						X		
Limenitis archippus	Viceroy	S5						X		
Limenitis arthemis arthemis	White Admiral	S5						X		
Limenitis arthemis astyanax	Red-spotted Purple	S5						X		
Megisto cymela	Little Wood-Satyr	S5						X		
Nymphalis antiopa	Mourning Cloak	S5						X		X
Nymphalis l-album	Compton Tortoiseshell	S5						X		
Phyciodes cocyta	Northern Crescent	S5						X		
Phyciodes tharos	Pearl Crescent	S4						X		
Polygonia comma	Eastern Comma	S5						X		
Polygonia interrogationis	Question Mark	S5						X		
Polygonia progne	Gray Comma	S5						X		
Vanessa atalanta	Red Admiral	S5B						X		
Vanessa cardui	Painted Lady	S5B						X		
Vanessa virginiensis	American Lady	S5						X		
Total								**54**	**0**	**6**

*TEA Atlas Square: Square # 17NJ61
**NHIC Atlas Square: Square # 17NJ6811, 17NJ6911

References

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: https://www.ontario.ca/page/get-natural-heritage-information
Ministry of the Environment, Conservation, and Parks (MECP). 2024. Species at Risk in Ontario. Published: 2018-07-12. Updated: 2024-04-19. Available: https://www.ontario.ca/page/species-risk-ontario
Government of Canada. 2026. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2026-02-09. Available: https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10
Macnaughton A., Layberry R., Cavasin R., Edwards B., and C. Jones. 2023. Ontario Butterfly Atlas. Updated January 2023. Available: https://www.ontarioinsects.org/atlas/index.html
Ministry of Natural Resources (MNR). 2024. Natural Heritage Information Centre (NHIC): Make a Natural Heritage Area Map Application. Published: 2014-07-17. Updated 2024-11-20. Available: https://www.ontario.ca/page/make-natural-heritage-area-map

Appendix V
Snake Hibernacula Relocation Plan

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

April 29, 2022 Project #2706A

To: A.J. Taylor, Broccolini Real Estate Group

From: Jessica Linton, Natural Resource Solutions Inc.

Re: McLean Road West, Puslinch, Ontario – Industrial Development
Snake Hibernacula Relocation Plan

Introduction

In Ontario, snakes spend the winter in underground hibernacula. These areas are usually south-facing and allow access to areas below the frost line (to avoid freezing) (OMNR 2018). Snakes generally require access to the water table to avoid drying out (desiccation) during hibernation (Costanzo 1986, 1989, Todd et al. 2009, Shoemaker et al 2009, Smith 2009, Yagi and Planck 2012), therefore the depth to the water table is often an important characteristic driving the selection of hibernation sites. Due to the very specific habitat conditions that are necessary for overwintering, hibernacula are often limited on the landscape and snakes will return year after year to the same sites, often using them communally (Porchuk 1996, Blouin-Demers et al. 2000, King 2003, Lawson 2005, Harvey and Weatherhead 2006a, WEIS unpublished data). The identification of snake hibernacula generally requires confirmation of use by the species, typically through targeted habitat surveys (OMNR 2018).

In fall 2021, Natural Resource Solutions Inc. (NRSI), was retained to complete a Natural Heritage Overview for a proposed industrial development site on McLead Road in Puslinch, Ontario. As part of an earlier Zone Change Application, an Environmental Impact Study (EIS) and associated addenda were completed by R.J. Burnside and Associates in 2013. The EIS identified several rock piles as candidate snake hibernaculum. NRSI confirmed site conditions in 2021 and agreed that several areas looked suitable for snake overwintering and recommended targeted spring emergence surveys be completed.

In spring 2022, staff of NRSI conducted spring reptile surveys and confirmed one hibernacula on the property. Surveys were conducted in accordance with recommended protocols (MNRF 2016) and involved 4 visits to conduct area searches between April 7 and May 31. The presence of the hibernacula was confirmed by visual observations of Eastern Gartersnake (*Thamnophis sirtalis sirtalis*) and Dekay's Brownsnake (*Storeria dekayi)* around the site. Gartersnakes were observed basking, travelling around the site, and engaged in mating balls.

Eastern Gartersnake and Dekay's Brownsnake are common species in Ontario and no species at risk were observed during spring emergence surveys. The presence of numerous (>5) snakes and multiple species, however, qualifies the site as Significant Wildlife Habitat (SWH) (OMNR 2015). The form and function of SWH is afforded consideration for protection within the Provincial Policy Statement, which provides direction for the County of Wellington's Official Plan and the Township of Puslinch's Zoning By-law.

Existing Site Conditions

The subject site is bound by McLead Road and a quarry to the northwest, an existing industrial operation to the northeast and the 401 Highway to the south (Figure 1). The southwestern half

of the property is currently under agricultural row crop production (corn in 2021) and the balance of the lands are primarily comprised of culturally influenced vegetation communities associated with an old gravel extraction area. A woodland and wetland are located in the southeast corner of the property which are identified as Greenlands in the County of Wellington's Official Plan. The wetlands are regulated by the Grand River Conservation Authority (GRCA). A geotechnical investigation revealed the southeastern portion of the property is underlain by well-drained gravel soil material while the north and western portions of the property are underlain by well-drained stony sandy loam.

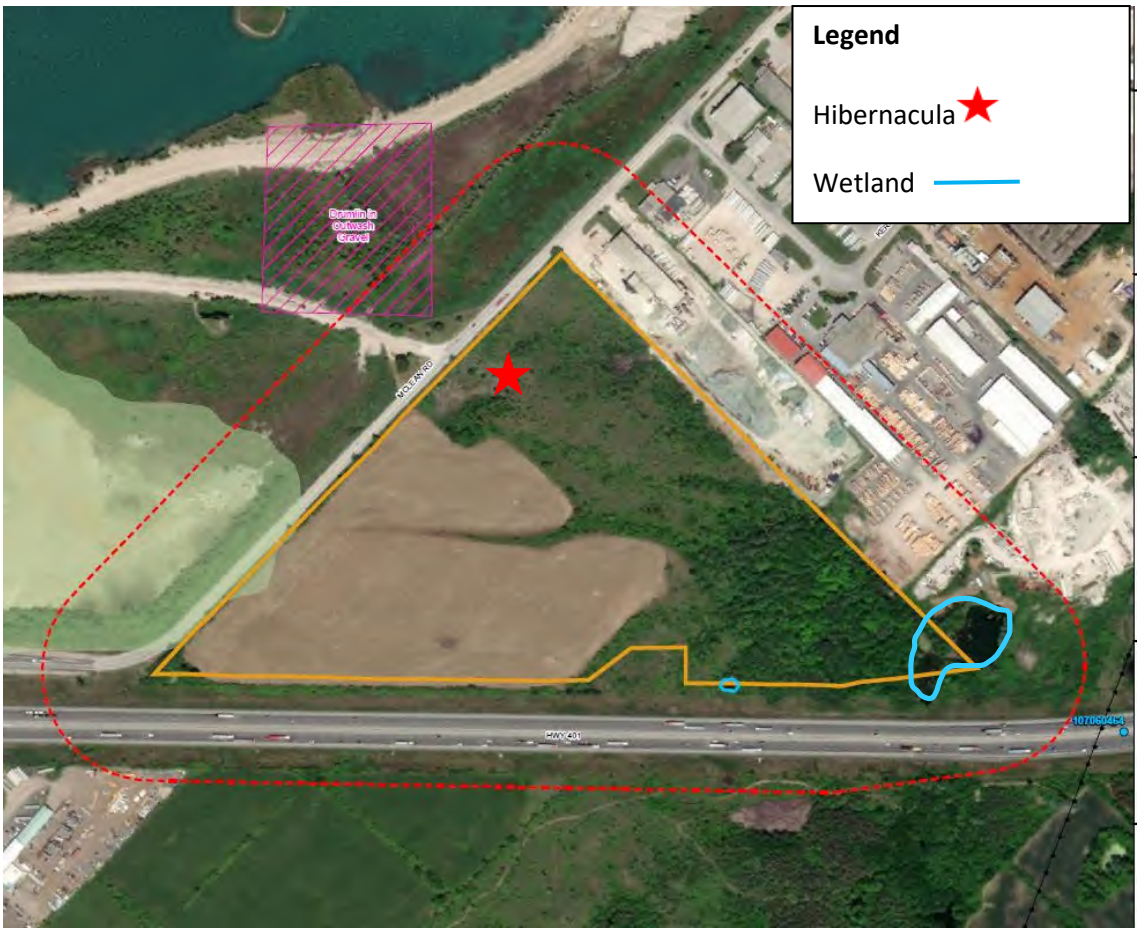


Figure 1. Subject Property and Hibernacula Location

The hibernacula is the result of previous extraction activities on the site which created a deep extraction area which was subsequently filled with rocks (Figure 2). It is a south/southwest facing area with significant topographic variation, with the top of the slope being at an elevation of 323m and the bottom of the slope being at an elevation of 317m. The general habitat around the hibernacula is culturally influenced shrub thicket dominated by Eastern White Cedar (*Thuja occidentalis*), Eastern Red Cedar (*Thuja plicata*), Common Buckthorn (*Rhamnus cathartica*), Trembling Aspen (*Populus tremuloides*), Choke Cherry (*Prunus virginiana*), Eastern White Pine (*Pinus strobus*), and Gray Dogwood (*Cornus racemosa*). The ground cover is a mix of forbs and grasses dominated by Heath Aster (*Symphyotrichum ericoides*), Gray Goldenrod (*Solidago nemoralis*), Brown Knapweed (*Centaurea jacea*), Wild Carrot (*Daucus carota*), New England Aster (*Symphyotrichum novae-angliae*), and Canada Goldenrod (*Solidago canadensis*).

In general, groundwater was 7-17 mbgs (meters below ground surface) across the site between October 2021 and March 2022 (MTE 2022). A groundwater monitoring well adjacent to the hibernacula indicated that the depth to groundwater during the snake overwintering period, between October 2021 and March 2022, was between 9.72 and 10.19 mbgs.

Figure 2. Surface-level Photo of Existing Hibernacula

Geophysics GPR International Inc. was retained to map the underground conditions at the hibernacula using Ground Penetrating Radar. A Geophysical Survey Systems, Inc. (GSSI) SIR-3000 ground-penetrating radar system with 270 MHz and 400 MHz antennae were used to conduct the survey on May 4, 2022. The antennae used for this investigation are rated for 6 m and 4 m of ground penetration, respectively, although the actual depth of penetration achieved is highly dependent on site conditions. Conditions for penetration at this site were generally favourable, due to relatively dry soil and low clay content.

Within the interpreted excavation area, a distinct zone can be delineated at an approximate depth of 2.5m below grade underlain by approximately 1.5 m of coarser material that may provide sufficient void space for the accommodation of snakes. This anomaly forms a linear, channel-like feature that trends east-northeast over 20 m, with the thickest part of the zone underlying an area of approximately 3 m by 5 m (Figure 3). This region of greatest thickness and depth of the distinct zone may represent the most promising target for potential hibernacula.

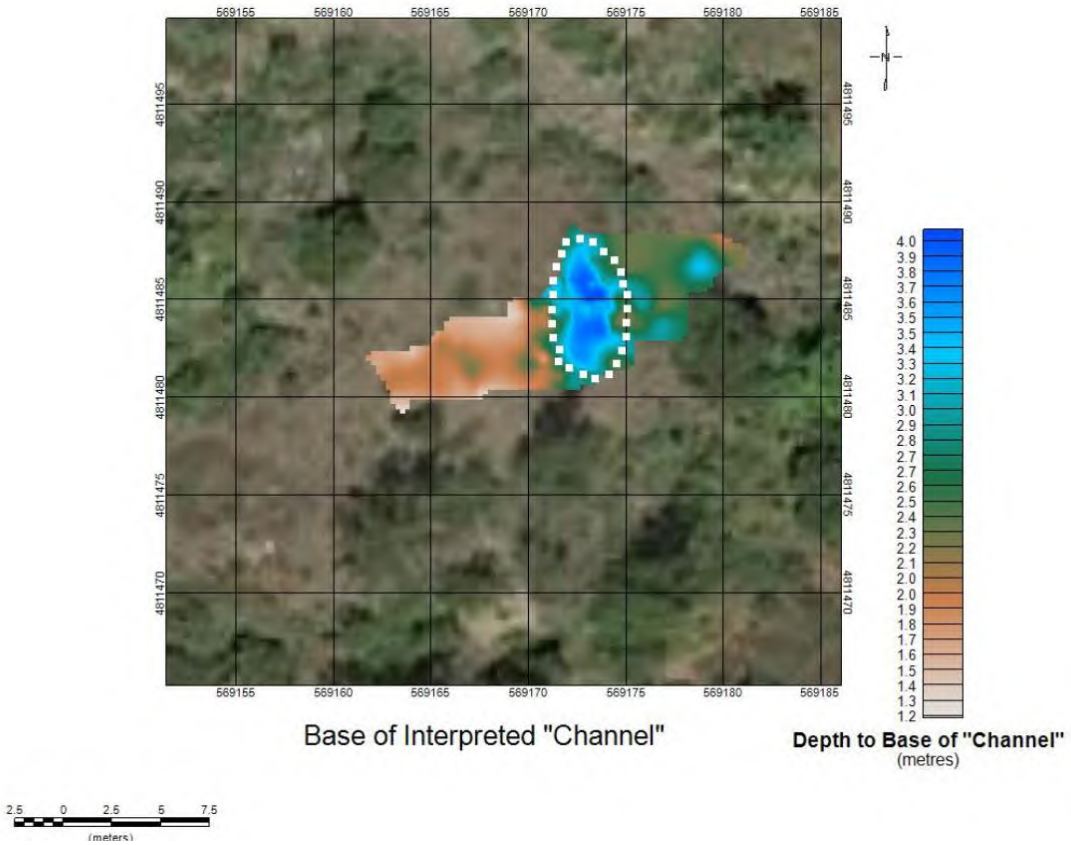


Figure 4. Results of Ground Penetrating Radar (interpreted hibernacula in dashed area)

Proposed Site Conditions

The proposed site is currently preparing to submit a Site Plan Application for a Proposed industrial development (consistent with he current zoning).The woodlands and wetlands in the southeast corner of the site will be retained, however site grading and the required footprint of the development will require the removal of the hibernacula.

Hibernacula and Snake Relocation Plan

To compensate for the loss of the existing hibernacula, the creation of a new hibernacula is proposed adjacent to the woodland and wetland habitat to be retained on the site (Figure 4). To reduce threats from vehicle activity on the site, wildlife fencing is proposed to prohibit movement of snakes outside the natural area. Habitat will be further enhanced for snakes to include brush piles and basking rocks to provide adequate cover and opportunities for thermoregulation. The snakes on site will be salvaged and relocated to this area.

Although there is limited published literature on the effectiveness of snake habitat management, sometimes these activities are necessary to offset adverse effects in cases where it is not possible to avoid the damage or destruction of the existing habitat (OMNR 2018). The creation, restoration and maintenance of habitat is identified as an important recovery action for most species at risk snakes in Ontario and these activities are being undertaken regularly throughout Ontario to contribute to the recovery of these species (OMNR 2018). Given that the existing hibernacula is the result of human activities and that the species on site are common snake

species with a somewhat higher tolerance to disturbance, a habitat creation and relocation plan is considered an appropriate mitigation measure.

Figure 4. Proposed Hibernacula Creation Site

Hibernaculum Creation

The site for the new hibernacula will be selected based on the following criteria (OMNR 2018):

- South-facing exposure with protection from the wind.
- Well-drained soils.
- Adequate groundwater depth to ensure the snakes have access to water while not flooding the hibernacula.

To determine the size of the existing hibernacula (to inform the size of the compensation area), the interpretations from the ground penetrating radar was used. The results indicate that the area the snakes are likely using is 5m long by 3m wide, therefore the created hibernacula will be a minimum of 15m^2.

Because multiple years of groundwater and frost line monitoring is not be available, siting the new hibernacula is primarily based on existing available habitat for snakes and existing data on groundwater conditions. Sources that will be considered to estimate groundwater levels by a qualified hydrogeological will include:

- Water monitoring well data for the balance of the site.
- Presence of nearby surface water features – lakes, streams, ponds which are usually the surface expression of the water table.
- Topographic maps – to assess elevation of the site in relation to the surface water features – rough estimate of unsaturated zone.
- Quaternary geology maps to assess shallow sediments – till or clay suggests shallow water table, likely deeper if sand and gravel.
- Water well records.
- Primary depths wells are completed at.
- Aquifer type – bedrock or overburden.
- Depth of static water levels which indicates regional water table.

To create the hibernaculum the following steps will be implemented (OMNR 2018):

- A large bowl-shaped pit will be excavated with a minimum depth of 1m below the estimated winter water.
- The sides of the pit will have tapering sides to avoid cold air reaching the inner chambers of the hibernacula.
- To ensure the hibernacula will not flood, overflow drainage features, consisting of drainage tile or cobble stone will be installed approximately 1m above the bottom of the pit (but below the frost line).
- The pit will be lined with a 0.25 m-deep layer of Granular 'A' gravel or a sand/gravel mix.
- Segments of unperforated 0.1 m diameter "Big O" plastic piping will be positioned such that one end is at the bottom of the pit and the other extends up the side of the pit to the top. To increase air circulation and facilitate snake movement, holes roughly 6cm in diameter will be drilled into the piping at 45cm intervals.
- The piping will be positioned so that there is at least one gentle "up" bend in the pipe with no holes before it descends fully to the bottom of the excavation. This bend in the pipe creates a simple "trap" for cold air flow.
- The majority of the material for the hibernacula will be salvaged from the existing feature and relocated. If additional material is needed irregularly shaped concrete blocks, concrete slabs, rock, and a small amount of woody material will also be sourced and will be placed into the pit at contrasting angles to create chambers.
- A layer of landscape fabric will be placed over the centre of the hibernaculum at the surface (ensuring not to block the entrances) and covered with a low mound of cobblestones, topsoil, brush or other organic material to provide insulation.
- Additional materials, such as river rock, fieldstone and brush piles will be placed near the hibernaculum to provide cover and basking sites for snakes.
- The entrances of the "Big O" pipe will be surrounded with fieldstone, rock, or small construction rubble.
- The remaining soil will be graded away from the openings to avoid flooding of the hibernaculum.

A qualified contractor should be retained to construct the hibernacula with on-site assistance from a qualified biologist. For further detail on constructing a hibernaculum including photos, refer to *Best Management Practices for Identifying, Managing and Creating Habitat for Ontario's Species at Risk Snakes* (OMNR 2018).

Wildlife exclusion fencing, suitable for snakes, will be erected around the natural area to be retained, including the newly created hibernacula site.

Snake Relocation

Two common, non-venomous species of snake are known to occur in the area of the proposed snake salvage: Eastern Gartersnake and Dekay's Brownsnake. NRSI has obtained the required permitting to capture and relocate snakes from the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). At the recommendation of the MNDMNRF, construction silt fencing was erected around the general area of the hibernacula to prevent snakes from dispersing too far from the site.

The relocation of snakes will be in accordance with the Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders (MNRF n.d.). All snakes will be relocated to the new hibernaculum site on the day of capture in accordance with an approved Wildlife Scientific Collector's Permit (enclosed). The wildlife exclusion fencing around the natural area to be retained should be in place prior to the relocation of any snakes.

Both Dekay's Brownsnake and Eastern Gartersnakes mate during the spring after emergence from their hibernation sites and give birth in late summer. Snakes should be relocated to the new site by September 15, at the latest.

To ensure maximum capture and relocation, multiple visits are required by a team of qualified biologists using a combination of active searches and cover boards. The general area around the hibernacula will be surrounded with construction silt fence to prevent snakes from dispersing far from the area. Cover boards are constructed using a 4ft x 4ft sheet of ½" plywood, with the upper surface painted black to absorb heat. Cover boards need to be used in combination with intensive area searches- this will involve flipping over logs and rocks which provide a similar function as the board. Capture and relocation surveys will continue for a minimum of 5 consecutive days until no snakes are found on 2 consecutive surveys.

Prior to September 15, the existing hibernaculum site should be carefully dismantled under the supervision of a biologist to capture and relocate any remaining snakes.

In addition to the initial relocation, the site should be surveyed again prior to construction starting, after sediment and erosion fencing (which also functions as exclusion fencing) has been erected.

Monitoring

There is very little information on the effectiveness of various habitat creation techniques for snakes (OMNR 2018). Effectiveness and habitat condition monitoring are recommended to measure the success of the habitat creation and population relocation efforts. This should include:

- Installation of a groundwater monitoring well at the created hibernaculum to monitor weekly groundwater levels between October and April.
- Installation of temperature data loggers (hourly) at various depths within the hibernacula between October and April.
- Spring emergence surveys to determine the number of snakes using the created habitat. This will involve setting up a perimeter fence and funnel traps at the entrance/exit points of the hibernaculum. An assessment of the survival of the snakes that use the hibernaculum over several years will be compared to known overwintering survival rates for the species.

It is recommended that monitoring program occur for a minimum of 3 years.

References

Blouin-Demers, G., K.A. Prior, and P.J. Weatherhead. 2000. Patterns of variation in spring emergence by black rat snakes *(Elaphe obsoleta obsoleta).* Herpetologica 56:175-188.

Costanzo, J.P. 1986. Influences of hibernaculum microenvironment on the winter life history of the garter snake *(Thamnophis sirtalis)*. Ohio Journal of Science 86:199-204.

Costanzo, J.P. 1989. Effects of humidity, temperature, and submergence behavior on survivorship and energy use of hibernating garter snakes, *Thamnophis sirtalis.* Cananadian Journal of Zoology 67:2486-2492.

Harvey, D.S. and P.J. Weatherhead. 2006. Hibernation site selection by Eastern Massasauga Rattlesnakes *(Sistrurus catenatus catenatus)* near their northern range limit. Journal of Herpetology 40: 66-73.

King, R.B. 2003. Hibernation, seasonal activity, movement patterns, and foraging behavior of adult Lake Erie Water Snakes *(Nerodia sipedon insularum)*. Annual Report to the Ohio Division of Wildlife and the U.S. Fish and Wildlife Service.

Lawson, Anna. 2005. Potential for gene flow among Foxsnake *(Elaphe gloydi)* hibernacula of Georgian Bay. Unpublished M.Sc. thesis. University of Guelph, Guelph, Ontario.

Ontario Ministry of Natural Resources and Forestry (OMNRF). 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. January 2015. Pp. 39.

Ontario Ministry of Natural Resources and Forestry (OMNRF). 2016. Survey Protocol for Ontario's Species at Risk Snakes. Species Conservation Policy Branch. Peterborough, Ontario. ii + 20 pp.

Ontario Ministry of Natural Resources (OMNR). 2018. Best Management Practices for Identifying, Managing and Creating Habitat for Ontario's Species at Risk Snakes. February, 2018. Pp. 87.

Porchuk, B.D. 1996. Ecology and conservation of the endangered Blue Racer Snake *(Coluber constrictor foxii)* on Pelee Island, Canada. Unpublished M.Sc. thesis, University of Guelph, Guelph, Ontario.

Shoemaker, K.T., G. Johnson, and K.A. Prior. 2009. Habitat manipulation as a viable conservation strategy. In, Snakes: Ecology and Conservation, edited by S.J. Mullin and R.A. Siegel. Cornell University Press, Ithaca, New York. 221-243.

Smith, C.S. 2009. Hibernation of the Eastern Massasauga Rattlesnake *(Sistrurus catenatus catenatus)* in northern Michigan. Unpublished M.Sc. thesis, Purdue University, Fort Wayne, Indiana.

Todd, J., J. Amiel and R. Wassursug. 2009. Factors influencing the emergence of a northern population of Eastern Ribbon Snakes *(Thamnophis sauritus)* from artificial hibernacula. Canadian Journal of Zoology. 87:1221-1226.

Wood Environment & Infrastructure Solutions (WEIF), formerly Amec Foster Wheeler. Unpublished data collected by the Parkway SAR Monitoring Team as part of the Ministry of Transportation of Ontario Herb Gray Parkway project in Windsor, Ontario.

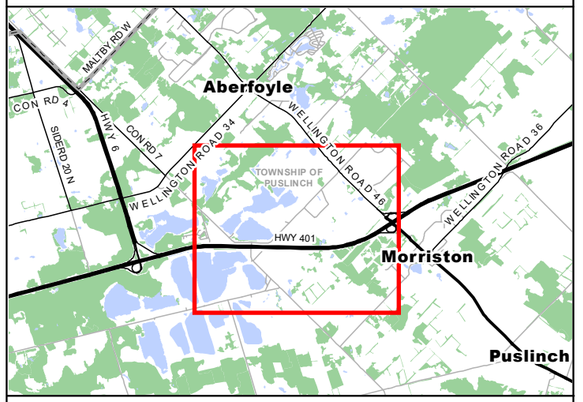
Yagi, A.R., and R.J. Planck. 2012. Identification, characterization and subterranean delineation of critical massasauga hibernation habitat in a partially mined peatland for the purposes of species recovery. In: Ontario Wetlands Conference, Ontario Nature, Toronto, February 2, 2012.

Maps

Map 1

McLean Road West Industrial Development

Study Area and Natural Features



Legend

- Study Area (120m)
- Subject Property
- Line of Phase 1 Development
- Utility Line
- Highway
- Primary Road
- Secondary Road
- Permanent Watercourse
- Waterbody
- Provincially Significant Wetland (PSW)
- Unevaluated Wetland
- Wetland (GRCA)
- Regulation Limit (GRCA)
- Regulatory Floodplain (GRCA)
- Wooded Area
- Natural Heritage System (NHS)
- ANSI, Earth Science
- Brown Trout Spawning Area
- Subcatchment Basin

River Valley Slopes (GRCA)

- Oversteep
- Steep

River Slope Erosion Allowance (GRCA)

- Steep

Natural Resource Solutions Inc.
Aquatic, Terrestrial and Wetland Biologists

Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR© Copyright: King's Printer Ontario. Imagery: First Base Solutions Inc. (2025).

Project: 2706
Date: May 26, 2026

NAD83 - UTM Zone 17
Size: 11x17"
1:11,000

0 100 200 300 400 500 600 700 Metres

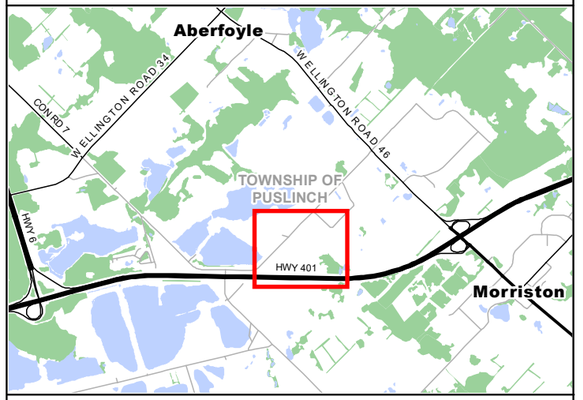
N

Path: X:\2706_McLeadRoadIndustrialSite\NRSI_2706_Map1_StudyAreaNaturalFeatures_11K_2026_05_26_DNH.mxd

Map 2

McLean Road West Industrial Development

Vegetation Communities and Monitoring Stations



Legend

- Subject Property
- Ecological Land Classification (ELC)
- (Ag) Agricultural
- (CUM) Cultural Meadow
- (CUT) Cultural Thicket
- (FOM2-2) Dry - Fresh White Pine - Sugar Maple Mixed Forest Type
- (MAS) Shallow Marsh
- (MAS2-1) Cattail Mineral Shallow Marsh Type
- ELC Inclusion
- Vernal Pool

NRSI Monitoring Stations - 2022

- Anuran Station (ANR)
- Breeding Bird Monitoring Station (BMB)
- Snake Board (SNK)

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR© Copyright: King's Printer Ontario. Imagery: First Base Solutions Inc. (2025).

Project: 2706
Date: May 26, 2026

NAD83 - UTM Zone 17
Size: 11x17"
1:3,000

0 50 100 150 200 Metres

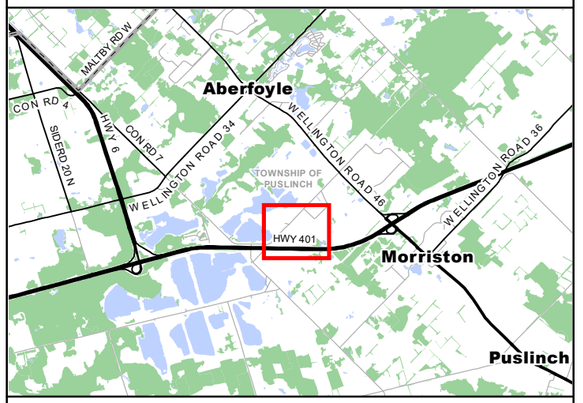
N

Path: X:\2706_McLeadRoadIndustrialSite\NRSI_2706_Map2_ELC_MonitoringStations_3K_2026_05_26_DNH.mxd

Map 3

McLean Road West Industrial Development

Development Constraints



Legend

- Subject Property
- Utility Line
- Proposed Site Plan
- Natural Environment Zoning (Township of Puslinch 2024)
- Natural Environment Zoning Buffer (30m)
- Woodland Dripline - Reviewed with Aboud and Associates on May 1, 2026
- Woodland Buffer (10m)
- Unevaluated Wetland
- Wetland (GRCA)
- Wetland Buffer (30m)

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR© Copyright: King's Printer Ontario. Imagery: First Base Solutions Inc. (2025).

Project: 2706
Date: May 14, 2026

NAD83 - UTM Zone 17
Size: 11x17"
1:3,500

0 40 80 120 160 200 Metres

N

Path: X:\2706_McLeadRoadIndustrialSite\NRSI_2706_Map3_DevelopmentConstraints_11K_2026_05_14_LRC.mxd

D14-PPL – McLean Rd W & 401 – Deem Complete Comment Summary

Consultant	Comments
GEI Engineering	See attached letter
NPG Planning	See attached letter
Source Water	From a Source Water Perspective, there is no Notice requirement for this application, so it can be deemed complete.
GRCA	GRCA staff are satisfied that the application is complete. Further GRCA staff review will occur at the technical circulation stage.
Township Traffic Consultant	A Transportation Study sealed by a PEng has been received so the application is considered complete from a transportation perspective.
Harden Environmental	Can be deemed complete
Aboud & Associates – Ecology	Application can be deemed complete at this time, additional technical comments and requirements may arise following the technical EIS review. It should be noted at this time that the EIS figures do not include the current conceptual site plan provided in the submission and should be revised to include the full site plan.
County Planning	Application can be deemed complete. Formal comments will be provided at the first technical review.
Township Public Works	No comments
Township Bylaw	No comments
Township Fire	Based on current information, can be deemed complete.
Township Building	No comments

June 29, 2026
GEI Project No. 2600482-03

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-PPL

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

Re: ZBA 1st Submission
McLean Road W and Highway 401 (Broccolini/Puslinch Park LP)
Puslinch, ON

Dear Ms. Farncombe:

GEI Consultants Canada Ltd. (GEI) have reviewed first submission documents for a Zoning Bylaw Amendment application received on June 26, 2026, in support of a proposed development on the subject lands located at McLean Road West and Highway 401 in the Township of Puslinch.

It is our understanding that the proposed development is a 20.9-hectare site as a whole, with the southern 9.0-hectare portion the subject of this application. A development on the northern 11.9-hectare portion of the site is currently under review as part of site plan approval application D11-PPL.

The purpose of the zoning bylaw amendment application for the southern portion of the subject lands is to broaden permissions for outdoor storage. Outdoor storage was previously addressed through a minor variance application in 2022, but greater flexibility is sought. The proposed development includes a 2838 m^2 industrial warehouse building with supporting office space and accessory retail, 33 car parking spaces, 12 loading docks, and 418 trailer parking spaces.

The site is zoned IND (SP83)(h7) and NE. The IND zone permits warehouse and dry industrial uses. The Site is subject to Holding Provision 7(H7) and discussions with the Township are ongoing regarding planned improvements to McLean Road West and removal of the holding provision for both portions of the site.

1. Documents Received

All plans and studies required from an engineering perspective have been submitted.

The following documents were received as part of this submission and will be reviewed by GEI at a later date:

- Zoning Bylaw Amendment Application Cover Letter, prepared by WSP, dated June 24, 2026.
- Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026.

The following documents were received as part of this submission and will be reviewed by Township staff and other consultants at a later date:

- Planning Justification Report, prepared by WSP, dated June 24, 2026.
- Draft Zoning Bylaw Amendment.
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated June 2026.
- Transportation Study, prepared by R.J. Burnside and Associates Ltd., dated June 2026.
- East Driveway Operations Analysis Memo, prepared by R.J. Burnside and Associates Limited, dated June 17, 2026.

2. Additional Documents Required

All plans and studies required from an engineering perspective have been submitted and additional documents are not required at this time to support the zoning bylaw amendment application. We are in support of this application being deemed complete at this time.

Technical review of the submitted documents will be completed at a later date.

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

Sincerely,

GEI Consultants Canada Ltd.

Andrea Reed, P.Eng.
Senior Project Engineer

July 3, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
McLean Road West & Highway 401
RE: Application for Zoning By-law Amendment D14-PPL – Determination if Required Information and Materials Have Been Provided

NPG Planning Solutions Inc. (NPG) has been retained to provide comments on whether required information and materials have been provided regarding a Zoning By-law Amendment application on lands legally known as Concession 7 Front Part of Lots; 26 and 27 ("Subject Lands"). The applicant is proposing to develop an industrial building of approximately 2,838.19 m^2 in floor area, 12 loading spaces, 33 vehicle parking spaces, 6 bicycle parking spaces, and an outdoor storage area comprised of 439 trailer parking spaces in the southern portion of the Subject Lands.

The Subject Lands are approximately 20.87 hectares in size and have a frontage of 638 meters along McLean Road West. The Subject Lands are presently vacant. Surrounding uses consist of extractive uses to the west and north, industrial uses to the east and the southern portion of the Subject Lands abut Highway 401.

A portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The proposed building and outdoor storage area appear to be located outside of the features and outside of the GRCA's regulation limit.

It is noted that the Subject Lands received approval for a minor variance application (D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

In addition, it is noted that the applicant has filed the following Planning Act applications pertaining to the Subject Lands:

- A Zoning By-law Amendment application to remove the holding provision (h7) currently applied to the Subject Lands.
- A Site Plan Control application D11-PPL to permit the development of an industrial building of approximately 35,000 m^2 in floor area, 16 loading spaces, 72 van parking spaces, 11 trailer parking spaces, 283 vehicle parking spaces, and 68 bicycle parking spaces in the northern portion of the Subject Lands.

This is the first submission for a Zoning By-law Amendment application. As part of the submission, NPG has reviewed the following documents:

- Conceptual Site Plan prepared by Broccolini, dated June 16, 2026;
- Cover Letter prepared by WSP, dated June 24, 2026;
- Draft Zoning By-law prepared by WSP, dated June 24, 2026;
- Planning Justification Report prepared by WSP, dated June 24, 2026;
- Environmental Impact Study prepared by NRSI, dated June 2026;
- Transportation Study prepared by R.J Burnside & Associates Limited, dated June 2026; and
- East Driveway Operation Analysis prepared by R.J Burnside & Associates Limited, dated June 17, 2026.

Comments

1. **Determination of Completeness:**
    a. We have no issues with the Township deeming the Zoning By-law Amendment application complete, once the Township receives the updated Planning Justification Report signed by a Registered Professional Planner.
2. **Additional Requirements:**
    a. A Planning Justification Report signed by a Registered Professional Planner.
3. **Technical Comments:**
    a. With respect to the Site Plan, we offer the following comments:
        i. The zoning matrix should be updated to include the setbacks demonstrated on the Site Plan;
        ii. The dimensions of all lot lines should be shown on the Site Plan;
        iii. The extent of the outdoor storage area, shipping containers (if proposed) and setbacks from all lot lines should be provided on the Site Plan;
        iv. Please include the legal name of the Subject Lands on the Site Plan;

v. Please revise the zoning matrix to include all applicable provisions of the Puslinch Zoning By-law, this includes the general provisions section;

vi. Please confirm if net floor area has been provided to confirm parking requirements; and

vii. We note that the parking requirement for “Industrial Use” has been applied to the proposed building while the intended use is noted as “warehouse”. Please ensure the parking requirement is calculated based on the intended use.

b. With respect to the draft Zoning By-law, we offer the following comments:

i. The draft by-law request to permit outdoor storage uses within the rear yard and exterior side yard. As previously confirmed, the lot line abutting Highway 401 is considered interior side lot line. The proposed outdoor storage area appears to be located within the interior side yard and rear yard. Please update the draft Zoning By-law as necessary.

ii. Consistent with our comments dated February 25, 2026, we highly recommend the applicant to consider rezoning the entire Subject Lands to a new Industrial Site-Specific Zone (IND(spXX)) to provide site-specific regulations for the entire property and to avoid ambiguity in how regulations are meant to be interpreted.

iii. The requested zoning amendment that outdoor storage area may exceed 25% of the total lot area should be revised to request for a maximum extent of this use.

c. With respect to the Planning Justification Report (PJR), we offer the following high-level comments:

i. Please update the report to include a signature from a Registered Professional Planner; and

ii. With respect to policy 6.5.5 of the County Official Plan, the PJR needs to evaluate the proposed development on the entire site to justify that the extent of commercial and industrial uses on the lands is small-scale.

d. We noted that the submitted Transportation Study (June 2026) only evaluates the proposed development on the northern portion of the property. We defer to the Township’s traffic consultant to determine if the submitted study is appropriate for the Zoning By-law Amendment application.

e. The submitted Environmental Impact Study does not appear to discuss the proposed rezoning nor the proposed development in the southern portion of the Subject Lands. We require the Environmental Impact Study to be updated to provide an assessment of the proposed rezoning and development activity against

the relevant policies of the Provincial Planning Statement and the County Official Plan. The Township's ecologist may provide further comments related to the Environmental Impact Study.

f. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

g. The following information is available to assist with a submission:
   i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
   ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
   iii. Puslinch Design Guidelines - https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf

Sincerely,

Jeremy Tran, MCIP, RPP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.
Jtran@npgsolutions.ca

REPORT COR-2026-044

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: July 15, 2026

SUBJECT: Reporting out from Council Direction Update

RECOMMENDATION

That Report COR-2026-044 entitled Reporting out from Council Direction Update be received for information.

Purpose

The purpose of this report is to provide Council with a number of updates in respect to previous Council direction to staff.

Background

Agenda Item	Council Direction	Update
Council Resolution No. 2026-046	Council at the February 2, 2026 Council meeting directed staff to report back on what is intended by the OPA decision wording "demonstrates consistency with the Mineral Aggregate Resources policies of the Provincial Planning Statement."	Refer to **"Note 1"** and **"Schedule A"**
Report COR-2026-021	Council at its May 6, 2026 Council meeting posed questions regarding the run off and silt deposition regarding Aberfoyle Pit 2 and McNally East to the Township's Hydrogeologist at the meeting regarding this report which required follow-up after the meeting.	Refer to **"Note 2"**

Note 1 – February 2, 2026 Council Meeting – Correspondence Item 10.5 Wellington County Council Resolution County Official Plan Review Progress Report #14 received for information

At the February 2, 2026 Council meeting, Council directed staff to report back on what is intended by the OPA decision wording of "demonstrates consistency with the Mineral Aggregate Resources policies of the Provincial Planning Statement". Staff had a meeting with the Ministry of Municipal Affairs and Housing as well as the County of Wellington on April 28, 2026 regarding the aforementioned inquiry. As follow-up to that meeting staff received the below response in writing on April 30th, 2026:

> *The Ministry of Municipal Affairs and Housing's modification 2 made in its November 18, 2025 decision to modify and approve Amendment 126 to the County of Wellington Official Plan set out the following:*
>
> *Part B to By-law 5928-25 is modified by modifying Item 13 as follows:*
>
> *13. THAT Section 9.2 Centre Wellington Local Policies is amended by* ***adding the following to the end of subsection 9.2.4 Policy Areas and*** *deleting subsection 9.2.5 Community Planning Study Area in its entirety.*
>
> ***"PA1-[6] Mineral Aggregate Resource Analysis Area***
> ***Prior to considering any changes to land use designations in areas identified as PA1-[6] or within 300 metres of areas identified as PA1-[6] on Schedule B1, mineral aggregate resource analysis shall be completed which demonstrates consistency with the Mineral Aggregate Resources policies of the Provincial Planning Statement."***
>
> *This modification was made to draw attention to the requirements of Provincial Planning Statement, 2024 (PPS 2024) section 4.5 Mineral Aggregate Resources, and specifically PPS 2024 policy 4.5.2.5, which sets out that "in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*
>
> *a) resource use would not be feasible; or*
> *b) the proposed land use or development serves a greater long-term public interest; and*
> *c) issues of public health, public safety and environmental impact are addressed."*

This modification only applies to the areas identified as PA1-6 on Schedule B1 of the County of Wellington Official Plan and within 300 metres of these areas. However, it is important to note that PPS 2024 policy 4.5.2.5 applies to development in all known deposits of mineral aggregate resources and on adjacent lands.

The Ministry of Natural Resources' Non-Renewable Resources Training Manual, March 1997, which is attached, sets out guidance on how consistency with PPS 2024 policy 4.5.2.5 may be analysed and demonstrated.

Note 2 – May 6, 2026 Council Meeting – Report COR-2026-021 – 2025 Annual Aggregate Monitoring Reports

At the May 6, 2026 Council meeting, the Mayor requested that the Township's Hydrogeologist review the potential discharge of sediment into one of the Aberfoyle South License (CBM) ponds. Below is the response received from the Township's Hydrogeologist received following the meeting on May 6, 2026:

In response to the mayor's request that I review the potential discharge of sediment into one of the Aberfoyle South License (CBM) ponds I have concluded that there is road runoff as can be seen in the lower left hand corner of the pond but there is no industrial runoff into the pond at this location. It is my interpretation that the colour variation is not due to fines in the water, but rather that the water shallow and we see the bottom of the pond in this area. This is the source area for the aggregate washing operation, thus there is no reason for sediment to be discharged here.

At the May 6, 2026 Council meeting, the Mayor requested that the Township's Hydrogeologist review the evidence of silt deposition in the McNally East Licence. Below is the response received from the Township's Hydrogeologist received following the meeting on May 6, 2026:

> *In response to the mayor's request on Wednesday May 6th 2026 in regard to evidence of silt deposition in the McNally East License we can confirm that there is runoff from the aggregate washing operation on the McNally License that is being directed into the McNally East License pond. This is not discharge from the wash plant, but appears to be excess water spilling from the wash plant and being diverted into the McNally East pit pond. This is not in any way similar to the actual discharge from the wash plant that is being directed northward into the Aberfoyle South property (south of Hwy 401). This is actively occurring in the absence of recent rainfall events, so this is not simply storm water runoff. There does not appear to be a significant accumulation of silt in the area of discharge.*

Financial Implications

As noted throughout the report.

Strategic Plan Alignment and Implications

Strategic Priority #4: Good Governance, Financial Stewardship, and Organizational Excellence

This report directly supports Strategic Priority #4 by demonstrating the Township's commitment to transparent decision-making, accountability, and responsive governance. Reporting back to Council on previously directed actions ensures that Council receives timely,

evidence-based information to support informed decision-making while maintaining public confidence in municipal processes.

Objective 4.1: Ensure Transparent Decision-Making

This report advances Council's objective of ensuring transparent decision-making by providing clear updates on Council-directed initiatives, documenting staff follow-up with provincial ministries and technical consultants, and communicating the outcomes of those inquiries to Council and the public.

Applicable Legislation and Requirements

Planning Act, R.S.O. 1990, c. P.13
Provincial Planning Statement, 2024
Aggregate Resources Act, R.S.O. 1990, c. A.8

Engagement Opportunities

None

Attachments

Schedule A - Non-Renewable Resources Training Manual 1997

Respectfully submitted,	**Reviewed by:**
Justine Brotherston, **Director of Corporate Services/Municipal Clerk**	**Courtenay Hoytfox,** **CAO**

NON-RENEWABLE RESOURCES

TRAINING MANUAL

A. Mineral Aggregates

B. Petroleum Resources

C. Human-Made Hazards
- **Former Petroleum Resource Operations**
- **Former Aggregate Resource Operations**

Version 1.1

March 1997

TABLE OF CONTENTS

TABLE OF CONTENTS i

Non-Renewable Resources Training Manual Overview 1

1. Introduction 1

2. Policy Context 1

3. Outline of the Training Manual 2

Author's Note: 3

Part A - Mineral Aggregates 5

1.0 Introduction 5

1.1 Importance of Aggregates 5

Table 1: Production of Aggregates (Millions of Tonnes/Percentage) 6
Table 2: Value of Production in Ontario ($ Millions 1993) 6

1.2 History: Mineral Aggregate Resources Policy Statements (MARPS) 8

2.0 EXPLANATION OF MINERAL AGGREGATES POLICY (2.2.3) 10

Policy 2.2.3.1 Mineral Aggregate Resource Availability 10

Mineral Aggregate Resources 10
As Much as Possible 10
Available to Supply Mineral Resource Needs 10
As Close to Market as Possible 12

Policy 2.2.3.2 Mineral Resource Operations - Protection 12

Mineral Aggregate Operations 12
Associated Facilities to Operations 13
Protection from Activities that Preclude or Hinder 14
Expansion and Continued Use: Existing Operations Permitted to Continue 15

Policy 2.2.3.3 In Areas Adjacent To Known Deposits 16

Know Deposits of Mineral Aggregates 16
Preclude or Hinder and Maintaining Access 16
Incompatible Land Uses 17
Resource Use and Feasibility 18
Greater Long Term Public Interest 18

Policy 2.2.3.4 Wayside Pits And Quarries And Portable Asphalt Plants 18

Policy 2.2.3.5 Rehabilitation 19

Policy 2.2.3.6 Mineral Aggregate Extraction In Prime Agricultural Areas 20

Rehabilitation Above the Water Table 20
Extraction Below the Water Table 21
Extraction by Quarrying 21
Consideration of Alternative Sources 22
Agricultural Rehabilitation to be Maximised 22

3.0 DESCRIPTION OF MINERAL RESOURCES AND OPERATIONS 23

3.1 Nature and Geology of the Resource 23

3.1.1 Potential Sand and Gravel Resources 23
Primary deposits 23
Secondary deposits 23
Tertiary deposits 23
3.1.2 Potential Bedrock Resources 24
Table 3: Distribution of Sand & Gravel Resources - South Central Ontario 24
Table 4: Distribution of Selected Bedrock Resources - South Central Ontario 26

3.2 Overview of the Mineral Aggregate Industries and their Regulation 26

3.2.1 Classification of Operations 26
3.2.2 Description of Extraction Activities 27
Approvals 27
Site Preparation 27
Aggregate Production Activities 28
Pits: 28
Quarries: 28
Operational Phasing: 28
On-site Transportation: 28
3.2.3 Processing and Associated Facilities 29
Processing Facilities 29
Associated Facilities 29

3.3 The Aggregate Resources Act and the Municipal Act 30

Mineral Aggregate Operations Designated Under the Aggregate Resources Act 30
Mineral Aggregate Operations Not Designated Under the Aggregate Resources Act 30

3.4 Industry/Community Liaison 31

4.0 EVALUATION OF MINERAL AGGREGATE RESOURCES 32

4.1 Description of Data Sources - Aggregate Resource Mapping 32

4.2 Identifying Significant Resources 33

4.2.1 Distribution of Known Deposits and Existing Extraction Operations 33
4.2.2 Transition From Resources to Reserves 33
Resource Areas 34
Potential Resource Areas 34

Available Resource Areas 34
Licensed Resource Areas 34
Proven Reserves 34

4.3 The Aggregate Resource Constraint Model (Estimating Availability) 35

Step 1: Input of Geological Data (Potential Aggregate Resources) 36
Step 2: Analysis of Potential Environmental and Land Use Constraints 36
Pre-emptive Constraints 36
Very Serious Constraints 37
Competing Land Uses 37
Step 3: Identification of Other Constraints to be Considered 37
Step 4: Estimating the Amount of Resource Sterilized by Various Land Uses 38
Step 5: Calculate the Total Level of Constraints and Amount of Resource Remaining 38
Step 6: Re-evaluate Constraints Groupings to Ensure Adequate Resources Available 38
Step 7: Summarize and Acknowledge Limitations 38

5.0 ASSESSING IMPACTS OF ADJACENT DEVELOPMENT 39

5.1 Information Requirements 39

5.1.1 Existing Aggregate Use Analysis 39
5.1.2 Aggregate Resource Analysis 40
5.1.3 Potential Impacts of Future Operations 40
5.1.4 Compatibility Analysis 41
5.1.5 Mitigation Studies 41
Identification of Development Restrictions in the Zone of Influence 41
Lot Relocation or Redesign 41
Establishment of Building Setbacks 42
Establishment of Landscape or Buffer Strips 42
Establishment of Noise Attenuation Design Features 42
Avoidance of Truck Traffic in Road Design 42
Working with the Owner of the Aggregate Resource Operator 42
Removal of the Aggregate Prior to Development 42

5.2 Evaluation Process 43

5.3 Implementation 43

5.4 Protection of Mineral Aggregate Resource Waived 43

APPENDIX A 45

The History of the Mineral Aggregate Resources Policy 45

Appendix B 47

Demonstration of the Aggregate Resources Constraints Model 47

Table A1: Summary of Potential Resource Area Loss to Land Use Constraints 48
Table A2: Aggregate Resource Constraint: Town of Whitchurch-Stouffville 49
Table A3: Aggregate Resource Constraint: Township of Manvers 50

Appendix C 51

Maps and Figures 51

Map 1 : Areas Designated under the Aggregate Resources Act 52
Map 2 : Index to Aggregate Resource Inventory Publications - Southern Ontario 53
Map 3 : Index to Aggregate Resource Inventory Publications - Northern Ontario 54
Figure 1 : Aggregate Licensing Generic Site Plans - Existing Features 55
Figure 2 : Aggregate Licensing Generic Site Plans - Operation Plan 56
Figure 3 : Aggregate Licensing Generic Site Plans - Progressive and Final Rehabilitation 57
Figure 4 : Aggregate Licensing Generic Site Plans - Cross Sections 58
Figure 5 : Aggregate Permits Generic Site Plans - Category 1 59
Figure 6 : Aggregate Permits Generic Site Plans - Category 2 (Remote Areas) 60
Figure 7 : Flow Chart - Regulation of Pits and Quarries in Ontario 61

Part B 62

Petroleum Resources 62

not yet completed 62

Part C 63

Human-Made Hazards 63

a) Former Mineral Aggregate Operations 63
b) Former Petroleum Resource Operations 63
not yet completed 63

Non-Renewable Resources Training Manual Overview

1. Introduction

The purpose of the manual is to assist planning authorities in implementing Policy 2.2 of the Provincial Policy Statement (Government of Ontario, 1996). The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest in land use planning and development. Section 2.2 of the PPS deals with Mineral Resources : Mineral Aggregates, Minerals and Petroleum Resources. The manual has been prepared by the Ministry of Natural Resources and covers those resources within the mandate of the Ministry, namely mineral aggregates (including sand, gravel, bedrock and other construction materials), petroleum resources (includes natural gas, oil, salt solution mining and natural gas and hydrocarbon storage) and human-made hazards associated within former unregulated petroleum resource extraction operations, such as improperly plugged wells and unstable salt solutions cavities. Industrial and metallic minerals are the mandate of the Ministry of Northern Development and Mines and are not included as part of this manual.

The manual is intended to facilitate the transfer of technical information and highlight approaches that may be used to ensure the provincial interests regarding how: i) the protection of mineral aggregate and petroleum resources; ii) the protection of extraction and processing operations and associated facilities; and iii) the protection of public health and safety in relation to existing, future or former operations, are addressed in land use planning.

The manual is advisory in nature and can be used by those that want to use it. It is not intended to add or subtract from the policy statement. However, the manual does explain how the Ministry of Natural Resources would approach the protection of mineral resources recognizing that there may be alternative procedures or approaches that may be used to achieve the overall intent of the PPS.

2. Policy Context

The Provincial Policy Statement contains three main principles upon which Ontario's long term economic prosperity, environmental health and social well- being depends::

1. managing change and promoting efficient, cost effective development and land use patterns which stimulate economic growth and protect the environment and public health;
2. protecting resources for their economic use and/or environmental benefits; and
3. reducing the potential for public cost or risk to Ontario residents by directing development away from areas where there is a risk to public health or safety or of property damage.

The Mineral Resources policies have a foundation derived from these three principles. The industries involved in the extraction and processing industries of the province's mineral

resources have historically been the basis for substantial employment opportunities and economic growth in Ontario. In addition, much of the province's manufacturing industries rely upon the ready supplies of Ontario's raw or semi processed mineral resources. As a matter of provincial interest, it is important that "change" be managed so that economic opportunities associated with the continued development of the province's resources (e.g. minerals) not be impeded by poor land use developments and that change occur within a context that provides for the protection for the environment and public health.

The Provincial Policy Statement, Section 2.2 - Mineral Resources, outlines the provincial interest for all non-renewable resources, more specifically Mineral Aggregates, Minerals and Petroleum Resources. The policy states that "Mineral resources (*mineral aggregates, minerals and petroleum resources*) will be protected for long term use".

The intent of the policy is to ensure that both the province's developed and undeveloped mineral resources and operations will be protected from land uses that could interfere with the current or future development of these resources (i.e. the resource is to be protected for long term use). Municipalities and other planning authorities should ensure that incompatible land use development does not occur in areas of mineral resources. Existing operations and the resources within the land holdings of these operations should also be protected so that they remain available to meet immediate or current needs but also future demand. This direction is further identified within the individual policies for minerals and petroleum resources (subsection 2.2.2.2) and mineral aggregates (subsection 2.2.3.2) by specific reference to mineral resource operations, mineral aggregate operations and petroleum resource operations. The policy includes the stipulation that these operations "will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact".

The Provincial Policy Statement, Section 3.2. - Human-made Hazards, specifies that "development on, abutting or adjacent to lands affected by mine hazards or former mineral resource operation will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. The mandate of the Ministry of Natural Resources in this regard extends to former aggregate resource operations and former petroleum resource operations. This policy area addresses concerns about public health and safety should development occur in areas of older or former resource operation that predate the introduction of legislation and hence were never regulated under either the Aggregate Resources Act or the Petroleum Resources Act. In many cases, the sites of these former resource operations were not properly abandoned or rehabilitated to address or mitigate hazards that resulted from unregulated extraction activities.

3. Outline of the Training Manual

The Provincial Policy Statement references four distinctly separate non-renewable resource issues, namely: "mineral resources", "petroleum resources", "mineral aggregates" and "human-made hazards" associated with former resource extraction operations. While there is some commonality within components of the provincial interest in each of these resource topics, the manner in which they can be dealt with is vastly different. In a land use planning context the

manner in which the policies are applied differs. This is due to the inherent differences in the geology of the deposits, the differing nature of the manner in which the resource is extracted (e.g. aggregates from pits and quarries, minerals from mines, and petroleum from wells) and, to some extent, the areal and geographical distribution of the resources themselves (e.g. pits and quarries occur in most areas, petroleum only in southern parts of the province and most mines in northern Ontario).

There is also a distinct separation of mandates between the Ministry of Natural Resources and the Ministry of Northern Development and Mines. The Ministry of Natural Resources mandate extends to mineral aggregates, petroleum resources and hazards associated with former aggregate and petroleum resource operations that have not been properly rehabilitated before abandonment. This manual therefore deals only with those resources under this mandate. The main body of this training manual is presented in three (3) parts as follows:

Part A	-	Mineral Aggregates
Part B	-	Petroleum Resources, including Salt Brine
Part C	-	Human-made Hazards associated with former unregulated aggregate and petroleum resource operations

Author's Note:

Due to Logistical and Timing Problems the first Version of the Training Manual will contain only Part A. A later version will be released and forwarded to all participants in the training sessions including Parts B & C.

Part A

Mineral Aggregates

Part A - Mineral Aggregates

1.0 Introduction

Mineral aggregates are a non-renewable resource and have no substitutes that are available in either the quantities required or at the same reasonable cost. Aggregates consist predominantly of sand, gravel, clay and bedrock (including stone used in cement, lime or clay bricks or tile) . Aggregates are a required construction material, consumed in substantive quantities to meet society's needs for construction.

Aggregates are used in many forms of construction. It is literally the foundation of almost all built structures and of the provinces economy. It is used in the foundations and walls of our homes, schools and offices and in the roads, highways, bridges and other highway structures. The thriving economy of any area depends upon an efficient network of transportation corridors to move goods and services to market and the consumer. The province's transportation network requires continual addition of new roads and the renewal of existing roads. Road construction is the major consumer of aggregates in Ontario and it has been estimated that 60 % of the aggregates consumed, go into various forms of road construction.

As the cost of aggregates increases, due to the depletion of near market sources and due to sterilization of the aggregate resource areas by incompatible development, the cost of construction (roads, buildings, sewers, etc.) will also increase. This increase will result from scarcity of a ready supply to meet the demand, but also because of the added cost of transportation from more distant sources. Increased haulage distances will add to the deterioration of the roads over which the aggregates are hauled and increased environmental and social costs (e.g. increased fossil fuel emissions from truck exhaust and more trucks past more people) adding to concerns for public safety on the roadways. Therefore it is extremely important to ensure that adequate supplies of aggregate are protected as close to areas where they will be required for current and future generations to use.

1.1 Importance of Aggregates

Ontario's production of sand, gravel and bedrock (Table 1) comprised 40% of Canada's total production of 339 million tonnes in 1994, which is near the same proportion as Ontario's population is to that of Canada (11 million people in Ontario out of 29 million in Canada).

The Greater Toronto Area (GTA) is the most populous region in Ontario with 4.5 million residents and is the largest producer and consumer of aggregates in the province. In 1994, the GTA produced one out of every six tonnes of aggregate in the province. In 1989 it was one out of every five tonnes, when the annual production for Ontario peaked at 197 million tonnes.

Despite being a major aggregate producing centre, the Greater Toronto Area still imported over 20 million tonnes from surrounding areas during the peak production year of 1989 when the GTA demand for aggregates exceeded 65 million tonnes. This means that one out of every three tonnes produced in the province in 1989 went into construction projects in the GTA.

Table 1: Production of Aggregates (Millions of Tonnes/Percentage)

	1989	1990	1991	1992	1993	1994
Canada	409	370	315	341	339	339
Ontario	197	161	135	128	131	137
Ontario's %	48%	44%	43%	38%	39%	40%

Aggregates are a very important mineral commodity in Ontario and to put this importance into perspective it is useful to compare aggregate production with that of other minerals. Aggregate production tonnage exceeds that of all other minerals and the value of aggregate production (i.e., sand, gravel, stone, clay, cement and lime) ranked second after nickel in 1989, 1990 and 1993 (Table 2) and ranked third after gold and nickel in 1991 and 1992 (Ontario Mineral Score, 1993).

Table 2: Value of Production in Ontario ($ Millions 1993)

	1989	1990	1991	1992	1993
Nickel	2010	1346	1219	1006	859
Aggregates	1363	1252	1003	934	969
Gold	1142	1150	1030	999	1081
Copper	922	861	709	764	703

Mineral aggregate resources are vital to Ontario's economy. The supply of mineral aggregates as an essential construction material, is important to the overall development of any area. Ontario's aggregate production has averaged 157 million tonnes between 1985 and 1994, peaking at 197 million in 1989. In 1995, production was 130 million tonnes. Of this production, 59 million tonnes was sand and gravel and 49 million tonnes was crushed stone, with the remaining production being for clay/shale and other stone products.

Most of the aggregates produced in Ontario are used in highway and road construction and concrete and asphalt applications. Clay and shale production combined with building and dimension stone production represents about 3 percent of production.

Mineral aggregate resources vary in quality and significance and cannot be found everywhere. Some areas have abundant resources, others have little or none. Demand for them varies depending on the location and local, regional or provincial requirements.

Mineral aggregates are a non-renewable resource and have no substitute available in the quantities needed to replace them. Therefore, all parts of Ontario possessing mineral aggregate resources share a responsibility for meeting future provincial demand.

Many parts of the Province are experiencing a reduction in availability of mineral aggregates as a result of:

* depletion of near market supplies;
* sterilization of valuable mineral aggregate sources by other development, (e.g. housing occurring over or adjacent to the deposits); and
* restrictive controls which make the establishment and operation of pits and quarries difficult.

A scarcity of available mineral aggregates results in increased mineral aggregate costs, through:

* added haul costs of the material from distant sources;
* use of more expensive substitute materials; or
* use of expensive processing techniques to upgrade lower quality materials.

The location of pits and quarries is directly linked to the distribution of the resources and to the location of demand for aggregate products. It is no coincidence that municipalities that have resources closest to the Greater Toronto Area (GTA), which is the largest population centre in the province, also have the highest aggregate production. At the peak of production in 1989 and 1990, GTA production was 45 million tonnes. An additional 20 million tonnes were also imported from the surrounding areas bringing the total consumption in the GTA to 65 million tonnes. In other words a third of the GTA demand for construction aggregates was imported. This emphasises the importance of the resource not only as a local supply but also as a regionally and provincially significant resource. There is a need for those with the resource to share it with those without the resource.

Most aggregates or products derived from aggregates are delivered to the consumer on trucks. Rail ceased to be used to move aggregates in southern Ontario in 1995 and the volume of truck traffic on the GTA highways has become a recent concern in terms of public safety. Haulage from more distant locations affects the cost to the consumer such that transportation can represent 60 percent or more of the delivered cost. Longer hauls also adds to the deterioration of the road system (requiring more aggregates for more frequent repairs and reconstruction), releases more emissions from truck exhaust into the atmosphere and causes increased social disruption as more trucks past more people to get to the construction sites. Most of these additional costs are borne by the taxpayer, since over 60 percent of aggregates are consumed in road construction.

To minimize the cost of transportation and the social environmental impact of truck haulage it is very important to access the resource as close as possible to where the materials are needed (i.e. near the market area). Aggregate extraction has some social and environmental impact that can be mitigated. On the other hand, increased social and environmental impacts due to increased

transportation are not be addressed under either the ARA or other environmental legislation. The social impact of increased transportation are often summarized as: more trucks pass more people to deliver the same amount of aggregates. More trucks travelling longer distances consume more fossil fuels and release increased exhaust emissions into the atmosphere. While shipping aggregates by rail and water are important modes of aggregate transport, it is only practical for some specific locations or for some product types. It is not competitive in serving large sectors of the construction industry. This is due to the extra costs and delays incurred in handling, off-loading and reloading onto trucks for delivery to the job sites and the lack of transhipping facilities (e.g. wharves or rail yards) near the locations of aggregate demand. To minimize the cost and impacts of transportation it is therefore important that resource supplies be kept as close to market as possible.

Municipalities must have clear and reasonable policies to protect existing aggregate operations and to permit the establishment and expansion of pits and quarries. Identification and protection of mineral aggregate resources from competing and incompatible land uses is required if future options for the establishment of new extraction operations and an assured supply to meet current and future construction requirements is to be maintained. The future use of aggregates is not limited to the short term (e.g. 10 to 20 years), it is the longer term access to the resource for future generations that must be ensured.

Aggregate resource extraction is an interim land use. If appropriate progressive rehabilitation measures are combined with sequential land use planning, sites of extraction can be returned to a productive after use compatible with surrounding land uses. The PPS also helps to ensure that land use development on adjacent lands is compatible with mineral extraction operations and subsequent planned after uses.

1.2 History: Mineral Aggregate Resources Policy Statements (MARPS)

The provincial policy for mineral aggregates has a history extending back to 1976 and the recommendations of the Ontario Mineral Aggregate Resources Working Group (December, 1976). The Working Group called on the province to address: i) the need for more stringent regulation and rehabilitation of aggregate operations and ii) the need for planning of aggregate resources and the extractive industry. Hence, two components in mineral aggregate resource management evolved. Extraction activities became regulated under the Pits and Quarries Control Act (1976) which was superseded by the Aggregate Resources Act (1990 and amended 1997). Planning policy for protection of aggregate resources and including land uses on private property administered by municipalities under Section 3 of the Planning Act (1979) was first implemented as a ten point policy called "Mineral Aggregate Policy For Official Plans" (1979). The ten point policy was replaced by the "Mineral Aggregate Resource Planning Policy" (MARPP) issued by Cabinet on December 22, 1982.

The MARPP document was a formal declaration of provincial policy on planning for mineral aggregate resources, but even at that time, it recognised that other matters such as forestry, agriculture, housing, recreation and environment must also receive consideration in land use

planning at the municipal level. MARPP was superseded by the Mineral Aggregate Resources Policy Statement (MARPS), the first policy statement issued under Section 3 of the Planning Act on May 9, 1986. The MARPS contained all the essential elements of the MARPP and the ten point policy that it preceded it. MARPS was accompanied by an "implementation guideline" that to assist planning authorities in implementing the policy.

In 1995, MARPS was included in the Comprehensive Set of Policy Statements issued on February 15, 1995, and combined with new policies for minerals and petroleum resources. In 1996, the wording for the Provincial Policy Statement, 1996, was developed by the Ministry of Municipal Affairs and Housing (MMAH) in close consultation with MNR and other ministries. The current wording of the Mineral Aggregate Resources policies closely adheres to the original intent of MARPS, 1986, with some modifications and enhancement of resource and operation protection.

The intent of the PPS with respect to mineral aggregates remains basically the same as those policies for aggregates that proceeded. This training manual incorporates the essential elements of the former MARPS implementation guideline with revisions where needed to address the new policy environment.

2.0 EXPLANATION OF MINERAL AGGREGATES POLICY (2.2.3)

The policies for mineral aggregates have evolved over more than 20 years of study, discussion, and implementation at the provincial and municipal levels, including interpretation at Ontario Municipal Board (OMB) hearings and Consolidated Board hearings. The interpretations of the policies that follows are based on this history and experience gained over this time. The wording for each policy is shown in italics.

Policy 2.2.3.1 Mineral Aggregate Resource Availability

As much of the mineral aggregate resources as is realistically possible will be made available to supply mineral resource needs, as close to markets as possible.

Mineral Aggregate Resources

Mineral aggregate generally means gravel, sand, clay, shale, stone, rock or other material suitable for construction, industrial, manufacturing and maintenance purposes such as are defined under the Aggregate Resources Act. It does not include metallic or industrial minerals or other material prescribed under the Mining Act. When used in its broadest sense, mineral aggregate resources can be interpreted to include aggregates that have been combined with cement or asphalt and that become available for reuse or recycling. This would include used asphalt, used concrete and other construction debris that may be useful for recycling and as a replacement for raw or new aggregates.

As Much as Possible

This policy recognises that it may be impractical to ensure all aggregate resources be made available for resource use. For example, making all the resource available in a municipality that is underlain by vast deposits of aggregates could sterilise all other development and this is not the intent. The intent is that as much of the resource should be protected and kept available for use, while still taking into account other planning objectives. Municipalities with larger tracts of undeveloped aggregate deposits will be in a better position to plan for mineral aggregates and will be able to consider more options or strategies to provide for aggregate protection and availability when official plans are being developed or amended. Municipalities with limited or more heavily developed aggregate deposits will have fewer options. The objective is to balance societies need for the aggregate materials when considering other planning matters.

Available to Supply Mineral Resource Needs

Reasonable mechanisms need to be in place to ensure that mineral aggregate resources will be available to the consumer. Municipalities must develop planning, zoning and by-law approval

mechanisms that will provide a reasonable process to permit expansion or establishment of the aggregate extraction operations.

Aggregates are only available if they are or can be readily approved for extraction (e.g. within an approved extraction area) or are in a land use designation that provides a high degree of certainty that approval for extraction may be obtained. It is therefore preferable that as much of the known resource deposits as possible be included in an official plan land use designation that permits extraction and that criteria for the consideration of zoning for extraction operations also be clearly identified.

There are other considerations beyond access to mineral resource deposits that must be considered. For example, an area may have to import aggregates from more distant sources, due to limited resources within the municipality or because of a demand for a particular type of resource that does not occur locally. In these cases, to assure availability the municipality will have to look at other considerations such as the planning for transfer stations, protection of wharf facilities to support importation by ship. In addition, since considerable amounts of aggregates are processed into secondary products or can be reprocessed and recycled, municipalities should ensure these products and services are permitted and can be made available where the demand warrants and to assist with meeting the need for aggregates.

The need for aggregates must include the consideration of local, regional and provincial requirements. Aggregates are found only where they exist in the ground and cannot be found everywhere. Some municipalities may be major producers but consume only small amounts of these materials within their jurisdiction while other municipalities have little or no resource and rely on other areas to supply their aggregate needs. This policy recognises that aggregates are a commodity that has a market distribution that transcends local or regional needs and that there is a supply component that is provincial in extent.

Those municipalities with limited or more highly developed aggregate resources where current and forecast aggregate demand levels are high, will have to maximise the amount of the undeveloped resource that is to be protected and made available for future extraction. To accomplish this, it may be necessary for a municipality to conduct various types of studies including resource availability analyses and supply/demand forecasts. These studies must be conducted in the context of current land uses and environmental or other constraints that might limit access to aggregate deposits.

The Aggregate Resource Demand/Supply Model (State of the Resource Study, Planning Initiatives Limited, 1992) provides a methodology to look at supply versus demand. The study provided a series of approaches to estimate the availability of reserves in existing aggregate operations and for the development of forecasts for aggregate demand over the next 20 years at the regional and provincial level. These forecasts are updated from time to time in MNR's "Mineral Aggregates in Ontario, Overview and Statistical Update" released in February of each year. MNR has also developed a model (Vanderveer and Kinvig, 1996) to evaluate aggregate resource availability by analysing constraints to mineral aggregate resource development. This is discussed in more detail later in this document (Section 4).

As Close to Market as Possible

More trucks travelling longer distances increases the cost of construction projects, consume more fossil fuels and release increased exhaust emissions into the atmosphere. In order to minimize the cost of transportation and the social/environmental impact of truck haulage, the resource should be accessed as close as possible to where the materials are needed (i.e. near the market area). This also includes processed aggregates, secondary related products and/or recycled aggregate materials. The dominant mode of aggregate shipping will be by truck and while shipping aggregates by rail and water may be important modes of aggregate transport, it has to date not proved to be practical for other than a small percentage of the aggregate production in the province. In addition, rail and water transport are not practical for some specific locations or for some product types and have been demonstrated to be non-competitive when serving large sectors of the construction industry. This is due to the extra costs and delays incurred in re-handling and the distance of transhipping facilities (e.g. wharves or rail yards) from the locations of aggregate usage.

The mitigation of the environmental and social impacts of aggregate extraction operations are regulated by the legislative and regulatory requirements under the Aggregate Resources Act. There are however, social and environmental impacts related to truck haulage that increase with increased transportation distances. The impacts due to haulage cannot be addressed under either the ARA or other environmental legislation. The social impact of increased transportation is often summarized as: "more trucks past more people". Costs and impacts of long distance haulage are minimised by accessing those aggregate resources that are nearest the area where aggregates are consumed.

Policy 2.2.3.2 Mineral Resource Operations - Protection

Mineral resources operations will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations will be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act.

Mineral Aggregate Operations

Mineral aggregate operations are defined in the PPS to include all lands within an area under license or permit issued under the Aggregate Resources Act (ARA). Any extraction on private land in parts of the province designated under the ARA must be in accordance with a licence issued under the Act. Aggregate permits are issued for the extraction of aggregates from Crown land or for extraction from lands under water, whether it be on private or Crown land.

Mineral aggregate extraction operations on private lands in areas not regulated under the ARA are also included under the planning policy provided the pit or quarry is an established operation and it is not in contravention of municipal zoning by-laws. Operation in this latter case includes the existing pit or quarry area and the adjacent land areas that are either owned by the operator or subject to an agreement between the operator and the land owner.

The definition also includes reference to: "associated facilities used in extraction, transport, beneficiation, processing or recycling; or the production of secondary related products.

Associated Facilities to Operations

A variety of associated facilities are critically important to the production and maintenance of the supply of aggregates and products derived from mineral aggregates.

Operations therefore encompasses the extraction of the aggregate material from the ground, but also on-site transportation, processing (crushing, screening, washing) and on-site facilities such as wash water recycling and settling ponds, weigh scales and stockpiling required for preparation of the product for sale. Extraction will involve the use of heavy machinery (excavators or loaders) for handling and loading. In addition trucks, off-road trucks or other forms of on-site transportation such as conveyor systems may be utilized. In the case of quarries, drilling and blasting is required to assist extraction. Processing would typically include crushing, screening, washing or other forms of specialized processing (e.g. beneficiation) to remove materials that would be deleterious to the final product. The operation may also include the blending in of various on-site or off-site or recycled aggregate materials.

The production of secondary or related products such as asphalt, concrete, cement blocks or bricks are also typical of many aggregate operations. In addition secondary processes for the recycling (crushing and blending) of construction or demolition debris (e.g. used concrete, cement blocks, bricks, bituminous asphalt) to produce construction aggregate materials may be involved. Recycling should be promoted within existing operations as a sound resource conservation measure and the promotion of sustainable resource use. Each tonne of used aggregate that is recycled has the potential to replace one tonne of new aggregate production. The establishment of secondary production or recycling facilities should be promoted either within or in close proximity to the aggregate operations or at other favourably economically located sites.

"Operation" as defined in the policy also includes the off-site storage or trans-shipment facilities and transportation systems. Protection of these facilities is required to ensure that aggregates materials may be moved freely to the area where the materials are to be used in construction. For example, some areas of the province lack adequate supplies of aggregates or of certain types of aggregate materials and rely on imports of aggregates from other parts of the province. These aggregates may be moved by ship, rail or long distance truck haulage. In the case of transport by ship, wharves and onshore storage facilities may be required near the extraction site and/or near the point of off-loading. Rail and long distance truck transport also require access to a local distribution system that may include storage facilities for trans-shipment purposes.

Protection from Activities that Preclude or Hinder

Aggregate extraction operations can be affected by incompatible land use developments in areas surrounding the extraction and processing activities. Extraction involves the use of heavy machinery and mechanised processing operations. In the case of quarries, blasting will also be required. Trucks are used to transport aggregates from these operations to the construction site. Even though the pit or quarry is operating within provincial standards, the extraction and processing activities generate an ambient level of noise, dust and/or vibration that is disturbing to some people. The truck traffic from aggregate operations adds to concerns about dust, noise and vibrations and raises further issues about traffic safety.

Typically aggregate operations were established in rural areas outside of urban and developing areas. However, with the expansion of urban areas into former rural areas, subdivisions, housing and other development have encroached upon existing operations. In some cases this has severely limited the ability of the aggregate operation to continue and in other cases forced the cessation of operations. In other cases while the operation has continued, local opposition to the operation has increased including legal challenges to the rights of the operator to continue. Many urban residents have moved to the rural area and this has caused conflicts not only with aggregate producers but with farming and other rural uses as an example.

The intent of the policy is to ensure that existing and future operations attain a level of protection from encroachment by incompatible land uses.

Municipalities must consider the impact of any planning decision that may affect future mineral aggregate operations and associated facilities. Physical separation of new development from mineral aggregate operations should be maintained to ensure the operations are protected from encroachment by incompatible development and have sufficient room for continued operation including access to undeveloped on-site resources. For new licenses issued under the ARA, setbacks are established following detailed studies, completed as part of the licensing process. Municipalities should implement planning policies that require other developments to observe adequate separation distances from aggregate operations. However, once an operation is established there must be some assurances that other developments around the operation do not occur that would put pressures on the operation to cease or to operate in such a manner that would reduce the reserves of aggregate that could be extracted. In areas adjacent to aggregate operations, minimum setback distances need to be maintained for other land uses that may be incompatible with extraction operations. For example, sensitive land uses should observe or exceed the setback requirements set out in the Ministry of Environment and Energy's "Guideline on Separation Distance Between Industrial Facilities and Sensitive Land Uses".

Associated facilities, such as asphalt and concrete batching plants are equally important to ensuring supplies of aggregate products are available and should be likewise protected. It is also important to maintain options for future long distance transport of aggregates. Therefore facilities capable of sending or receiving aggregates such as distribution yards, trans-shipping or storage facilities should also be identified and protected. Facilities located near harbours or existing rail

lines and in some cases the abandoned rail lines should be considered for their future potential to transport aggregates.

Existing aggregate operations and associated facilities are vital to the continuous supply of mineral aggregates since licensing and land use approvals may take upwards of 8 years. Protection of these operations assures that aggregates are available when needed in construction.

It is important to prevent the encroachment on aggregate operations by competing and incompatible land uses least the encroachment create pressures to either limit the operation or its hours of operation. Limits on the availability of aggregates from existing operations, puts increased demand on the other operations and takes valuable mineral aggregate resources out of production.

Expansion and Continued Use: Existing Operations Permitted to Continue

The policy recognises that as aggregates are extracted from one part of a pit or quarry that part of the property will become depleted and extraction must progress to other parts of a property if the operation is to continue to supply aggregates. An approved operation therefore includes the expansion of the operation within the area approved for extraction or onto adjacent lands or other lands that may be acquired or required for the continuance of the operation.

Once an aggregate operation is approved under the Planning Act, all operational activities are either regulated under the ARA or under other statutes such as the Environmental Protection Act and the Water Resources Act or the Municipal Act (where the ARA does not apply). Once a licence has been issued under the ARA, the operator has been given explicit rights to operate within established regulatory requirements and these rights may not be withdrawn except for violations under the ARA. One of the typical requirements, for example for a license to operate under the Aggregate Resources Act, is that the operation be a permitted land use. As such, the decision on land use occurs under the Planning Act (PA) before the license has been issued. Clearly the policy requires that the integrity of the license and the rights of the operator, as issued when land use approvals were issued, is to be protected. This intent has been further amplified by the statement in the policy that:

Existing mineral aggregate operations will be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act.

The intent is that all operational activities related to extraction operations that are controlled under the ARA or other provincial statutes are to be exempt from any requirement for additional planning approvals. Exceptions would include buildings or other structures that are not directly related to the operation or associated facilities.

The one exception to this is in areas of the province where extraction is not controlled under the ARA. For example extraction on private land in non-designated areas of the province is not controlled under the ARA. On these private lands municipalities may control extraction operations under the authority of the Municipal Act.

Policy 2.2.3.3 In Areas Adjacent To Known Deposits

In areas adjacent to or in known deposits of mineral aggregates, development which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:

a) resource use would not be feasible; or
b) the proposed land uses or development serves a greater long term provincial interest; and
c) issues of public health, public safety and environmental impact are addressed.

Know Deposits of Mineral Aggregates

A known mineral aggregate deposit is a deposit of sand, gravel, bedrock or other material, suitable for construction, industrial, manufacturing or maintenance purposes that has a sufficient quality and quantity of material to support extraction activities either as a mineral resource operation or for use as a wayside pit or quarry. Identification of deposits has occurred through various exercises including Aggregate Resource Inventory Reports and other mapping projects of the Ontario Geological Survey (MNDM). These documents and other sources of information for the identification of known deposits are more fully discussed under Section 3 of this manual.

Preclude or Hinder and Maintaining Access

The establishment of new operations can be significantly impacted by poor land use planning decisions that allow incompatible development within areas of known deposits or adjacent to these deposits. Aggregate resource operations regulated under the ARA have statuary requirements that prevents certain operational activities within specific setbacks from sensitive land uses such as residential development. If incompatible development, such as housing or subdivision project, is permitted on or adjacent to a known deposit this can result both in the sterilisation of resource or make it difficult (e.g. hinder) for a new operation to commence. If the incompatibility or proximity of the land use is severe enough, this could prevent (e.g. preclude) new operations and hence prevent the development of part or all of the aggregate deposit. In addition, there must be assurances that access to the deposit(s) is maintained. This means that deposits should not be encircled by incompatible land uses such that there is no physical access to the deposits (e.g. current access roads or other points of access to the deposit must remain viable) and there should be allowances for the provision of future access roads (areas for entrance and exit roads) and physical access to the resource for extraction purposes. In general incompatible land uses should not be permitted in or adjacent to known deposits.

The intent is that planning decisions should not restrict future access to or future use of the resource (e.g. aggregate resource extraction) within an area of a known deposit. The policy requires that municipalities and proponents of development assess the level of impact that any planning decision for development, either within or adjacent to a known deposit area, will have on mineral aggregate resource availability. Other land use developments should be planned so that access to known deposits are retained for continued exploration and future extraction.

Incompatible Land Uses

In general, other land uses may be considered a incompatible use if:

i) it results in a permanent commitment for a continued use in place of aggregate extraction;
ii) it includes the construction of facilities that cannot be easily moved or removed when an area is needed for extraction; and
iii) it will permit activities that will be in conflict with activities of aggregate extraction.

Development of incompatible land uses within areas adjacent to known deposits must ensure that future resource use is not hindered. If a deposit is not fully developed, the area of adjacency commences at the boundary of the deposit and extends away from the deposit. The area of adjacency will vary depending on the type of mineral aggregate resource. The setback or area of adjacency for a bedrock resource area, where future extraction would typically involve blasting, would be larger than that for a sand and gravel deposit. The definition of "adjacent" in an area of a bedrock deposit (as measured from the outside boundary of the deposit) should be a minimum of 500 metres or that used for heavy industry (as defined in the Ministry of Environment and Energy's "Guideline on Separation Distance Between Industrial Facilities and Sensitive Land Uses"). Incompatible development should be maintained at least 500 metres from a bedrock resource area. "Adjacent" in the case of a sand and gravel resource area would generally be defined as 300 metres since these operations do not require blasting.

In some cases, studies may be required to determine whether a development is compatible with a future aggregate operation or to develop appropriate setbacks for a incompatible development. In determining whether development is compatible or not, or for determining setbacks for development in areas adjacent to known aggregate deposits, it should be assumed for the purpose of the study, that there will be a future large extraction operation (appropriate to the type of deposit present) operating at capacity, at or near the closest boundary of the deposit adjacent to the proposed development.

Matters for considering whether or not development may preclude or hinder include potential noise, dust, traffic or ground water impacts of future aggregate operations, the character of the proposed land use (development) in relation to aggregate extraction activities and the cumulative impacts of the proposed development and future aggregate extraction. It is important that uses that may be more sensitive to disturbances created by aggregate operations (e.g. increased background levels of noise, dust, vibration or truck traffic) should be located some distance away from aggregate deposits and outside of areas that are adjacent to mineral aggregate deposits.

Resource Use and Feasibility

In an effort to avoid or minimize land use conflicts, new development or land uses that may be incompatible with future mineral resource extraction operations is to be discouraged. However the policy provides for exceptions to this rule. For example, the resource may not be there in sufficient quantities or quality to support future use for aggregate (e.g. either as an aggregate operation or as a wayside pit or quarry) or the resource may be in an area where aggregate extraction is unlikely to occur. In the situation where there has been adequate aggregate resource inventories already conducted and the presence of existing operations within the deposit area, there will be sufficient information to determine that there is a high potential for the presence of aggregate resources and no further study is needed. In other cases, the proponent of development may challenge this information, or there may not be sufficient data to verify the presence of an aggregate deposit that had been previously identified. In these latter two cases, the proponent of the development has the onus of conducting or ensuring the conduct of a detailed assessment of the aggregate resources to determine the presence or absence of aggregates on the site of the development.

Greater Long Term Public Interest

In some cases there may be no reasonable alternative location for a proposed incompatible use. This could result from a shortage of suitable locations that may physically accommodate the development. However, before development is approved in or adjacent to a known deposit area, it must be demonstrated the development meets a high level of public need and that alternative locations for the proposed development are not available. Some examples of high public need would include uses such as hospitals, major road or utility corridors, and sanitation works etc. Even in these cases, every attempt should be made to locate the development to areas away from or in such a manner that the impact on the aggregate resource is minimised or that as much of the resource is removed prior to or during the proposed incompatible development.

Municipalities are encouraged to develop stringent criteria in consultation with MNR and the aggregate industry and to apply the criteria in a rigorous manner. Official plans should protect deposits by identification in the Plan.

Due to the inter-regional and provincial importance of aggregates, before development that may preclude or hinder access to aggregate deposits it must be demonstrated that the proposed incompatible provides a significant advantage to the general public of the province and not just those in close proximity to the proposed development or in a particular community. In this context, the public interest should not be interpreted include opposition to aggregate extraction operations and associated activities.

Policy 2.2.3.4 Wayside Pits And Quarries And Portable Asphalt Plants

Wayside pits and quarries and portable asphalt plants used on public authority contracts will be permitted, without the need for official plan amendment, rezoning, or development permits under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

Wayside pits and quarries and portable asphalt plants are used on many public authority contracts such as bridge or road construction for provincial or municipal roads. These operations are temporary and are limited in duration and are generally limited to 18 months or the duration of the contract which ever is less. While there may be some short term impacts (e.g. noise or dust), these are mitigated by operational measures and the significant cost savings to the province and taxpayers. Public authority contracts often require large quantities of materials and sometimes materials of lesser quality than those available from commercial operations. Accessing these materials from smaller or undeveloped deposits promotes conservation of the higher quality materials available from commercial sources. Commercial sources are not always located near these construction projects and utilisation of nearby deposits as wayside sources reduces the cost of transportation and associated impacts of longer truck hauls.

Asphalt is also required for most road construction projects and must be delivered in a timely manner and within a certain temperature range if the paved surface is to be built to standard. Use of portable asphalt plants established near the construction project ensures that the quality of the asphalt going into the paved surface is maintained and that the cost of transportation is minimised and associated truck traffic reduced.

Policy 2.2.3.5 Rehabilitation

Progressive rehabilitation to accommodate subsequent land uses will be required.

The Aggregate Resources Act requires mineral aggregate sites to be rehabilitated. The details of those requirements may be found in Reg. 15, RRO 1990 and, more specifically, in the individual site plans accompanying each licence or permit. To maintain a streamlined approach, it is important that municipalities not duplicate these requirements. However, in areas of the province where the ARA does not apply to private lands (see areas designated by Reg. 15, RRO, 1990), municipalities are encouraged to incorporate provisions similar to those of the ARA into their planning requirements. This will ensure that appropriate rehabilitation measures are applied to extraction operations on private lands not regulated under the ARA.

Municipalities are encouraged to indicate the preferred subsequent land uses that would be compatible with long term planning goals for the area. This will ensure that the rehabilitation plans and in particular the phasing of the rehabilitation may be developed in a continuous (progressive) manner leading toward the desired condition (e.g. subsequent land use) for the site after extraction has depleted the reserves and related activities have been permanently shut down and the site readied for abandonment. Pro-active planning by the municipality to define

subsequent desired land uses on extraction sites, will assist pit and quarry operators in preparing their extraction sites for these subsequent land uses as well as the consideration of phasing the development in areas adjacent to aggregate deposits.

It is more cost effective to reshape the extracted pit or quarry area as part of the on going extraction operation. Large quantities of soil are often being moved out of the way during the extraction phase and if the material does not have to be handled a second time for rehabilitation, a large portion of the rehabilitation costs will be absorbed into the operational costs. It costs just as much to move material out of the way as its does for reclamation so it makes clear sense to do it only once where ever possible.

Rehabilitation is also dealt with in detail with Policy 2.2.3.6 d

Policy 2.2.3.6 Mineral Aggregate Extraction In Prime Agricultural Areas

In prime agricultural areas, on prime agricultural land, extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored.

Agricultural lands and mineral aggregates are both important resources that need to be protected. This policy recognises that both these resources may at times be competing for the same land area. In most cases where mineral aggregates are located below prime agricultural lands, the lands can be rehabilitated to their former agricultural uses. In areas of mineral aggregate deposits that are overlain by current agricultural uses, agriculture may continue until such time as the aggregates are developed for extraction purposes. Once aggregate development occurs, extraction should be conducted using phased (i.e. progressive) mining and rehabilitation techniques, wherever feasible. This will reduce the period and the amount of land that is taken out of agriculture at any given time. Rehabilitation is a requirement of the ARA.

There will be instances where progressive and phased rehabilitation may be impractical or not possible until larger portions of the extraction area are more fully depleted of reserves. This may occur in pits where a variety of products from various parts of the pit must be extracted at the same time or where extraction is projected to involve the deepening of the pit or quarry floor.

In preparing official plans, the overlap between prime agricultural areas and deposits of mineral aggregates should be identified on the land use schedule. These agricultural policies do not apply to aggregate extraction in areas outside of prime lands within prime agricultural areas or on prime agricultural lands outside of prime agricultural areas.

Rehabilitation Above the Water Table

In prime agricultural areas, it is the intent of the policy that as much of the prime agricultural lands (Class 1,2 and soils) as possible be returned to agriculture as was previously the case before

extraction. It is recognised that some losses may occur due to the creation of slopes along pit or quarry faces, however this should be minimised where possible. In some cases it may be possible to improve on the agricultural capability by the removal of pre-extraction knolls or steep slopes or by decreasing stoniness during extraction and rehabilitation.

The Ministry of Natural Resources has published a number of pamphlets that outline the steps for successful rehabilitation back to agricultural. Please refer to: Agriculture and the Aggregate Industry (Industrial Mineral Background Paper 3) and Rehabilitation of Sand and Gravel Pits for Fruit Production in Ontario (Industrial Mineral Background Paper 6).

It is recognised that in some cases complete agricultural rehabilitation is not possible. There are two instances when complete rehabilitation to agriculture is not required as follows:

On these prime agricultural lands, complete agricultural rehabilitation is not required if:

a) there is a substantial quantity of mineral aggregates below the water table warranting extraction;

Extraction Below the Water Table

The applicant should demonstrate that there are sufficient aggregates available below the water table to support extraction. The following criteria should considered:

* the classification of the deposits of sand and gravel as either of primary, secondary or of tertiary significance or as a selected bedrock deposit as identified in Aggregate Resource Inventory Papers;

* if an ARIP has not been completed for the area, or if the ARIP data is out of date, there should be documentation submitted indicating what the equivalent ARIP ranking of the deposit would be;

* documentation that the quantity of the resource available below the water table is much larger in comparison to the amount of the resource available above the water table and that there is sufficient aggregate materials below the water table to warrant extraction.

In some cases, due to the physical location or the nature of the extraction site, rehabilitation back to agriculture will be impractical. The policy statement recognises that this may occur for some quarry operations as follows:

Extraction by Quarrying

On these prime agricultural lands, complete agricultural rehabilitation is not required if:

b) *the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible*

There are numerous areas of the province of prime agricultural soils that overlay deposits of bedrock aggregates. In some cases, due to the low lying or flat topography of the proposed extraction site, and the proposed depth of extraction, rehabilitation to agriculture may be impractical. Criteria to be considered would include the proposed slope and height of the quarry faces, the proposed final depth of extraction; whether the site will be self draining or will become water filled; and any existing or potential soil, climatic or other limitations for maintaining agricultural viability following extraction.

Consideration of Alternative Sources

If an operator is proposing extraction below the water table, whether it is for sand and gravel or bedrock, then he must also include documentation to demonstrate that:

On these prime agricultural lands, complete agricultural rehabilitation is not required if:

c) *other alternatives have been considered by the applicant and found unsuitable*[1]*; and*

The policy includes a footnote that gives some specific examples that may be considered as alternatives to extraction below the water table. These other alternatives may include:

i. *areas of lower capability agricultural lands;*
ii. *undeveloped areas designated for future urban uses or non-agricultural uses;*
iii. *other lands in prime agricultural areas where extraction below the water table is not necessary;*
iv. *lands adjacent to the existing pit or quarry.*

Agricultural Rehabilitation to be Maximised

The last policy covers rehabilitation of agricultural areas that remain above the water table or in areas where rehabilitation back to agriculture may be possible as follows:

d) *agricultural rehabilitation in remaining areas will be maximised.*

Following underwater extraction on prime agricultural lands, rehabilitation of those areas of the extraction property that remain above the water table should ensure that agricultural use is restored to as large an area and as high an agricultural capability as is feasible. This would include phased and progressive rehabilitation wherever possible to minimize the impact on agriculture and that the rehabilitation and proposed subsequent land uses are compatible with agriculture.

3.0 DESCRIPTION OF MINERAL RESOURCES AND OPERATIONS

3.1 Nature and Geology of the Resource

The location and distribution of aggregates is directly linked to the geological deposition of these materials. Bedrock materials are often buried too deeply beneath other materials to be economically recovered. In addition not all bedrock materials are suitable for aggregate use. Sand and gravel materials have a distribution that is linked to the glaciation and deglaciation history of Ontario. The quality of sand and gravel for use in construction or other applications will vary depending upon the range of particle sizes (e.g. content of clay, silt, sand and stone) and the mineralogy (e.g. quality) of the particles.

Aggregate resources occur in very discreet and limited locations related to the geological history of the part of Ontario wherein they are found. Aggregates cannot be found everywhere.

3.1.1 Potential Sand and Gravel Resources

The resources most likely to be developed are those classified as deposits of primary significance or deposits of secondary significance as identified in the Aggregate Resource Inventory Papers published by the Ontario Geological Survey, Ministry of Northern Development and Mines. A third category, referred to as tertiary deposits, may in some areas be important aggregate sources particularly in lieu of adequate quantities of primary or secondary deposits. Most licensed properties will occur within areas identified as either of primary or secondary significance.

Primary deposits

- generally contain sand and gravel materials that can be crushed and processed and
- provide a wide range of aggregate related products for use in the construction industry.

Secondary deposits

- contain high quality sand materials and
- typically have more sand than crushable gravel materials such are found in primary deposits.

Tertiary deposits

- normally consist of smaller deposits or
- are deposits of poorer quality materials (e.g. may contain a high quantity silt or clay content or other low quality mineral materials (e.g. mica, shale, siltstone) that limits their acceptability for use in construction.

In some areas of the province that are lacking in aggregate materials. some deposits that would be typically classified as secondary or tertiary deposits in resource rich areas would be elevated in their classification within the ARIP system of mapping. This recognizes the need to protect those resources that are available and also that where there is sufficient demand for aggregates, the higher costs of processing of poorer quality materials to remove the unacceptable materials (i.e. beneficiation) can be offset against the cost of trucking in materials from more distant sources. For example in the Chatham area of the province the sand and gravel deposits contain shale that limits their use in asphalt or concrete uses. Some operators in this area have used a heavy media separation process to remove most of the deleterious shale materials so their products can meet construction specifications. Similarly, a combination of washing, screening, crushing or blending with other aggregate materials are often used to reduce the content of the unacceptable mineral materials. Blending materials may be other higher quality aggregate materials either located on site or imported from other sources.

The distribution of the sand and gravel resources of primary and secondary significance occurring in the regional municipalities in the vicinity of the GTA are summarized on Table 3. In those regions with more primary and secondary resource areas, there is an increased expectation for recognition of the importance to protect known deposits of sand and gravel in these jurisdictions.

3.1.2 Potential Bedrock Resources

The potential bedrock resources consist of:

* limestone and dolostones that provide a full range of crushed stone, building stone and chemical stone products used in construction extensively throughout the region.
* shale of the Queenston Formation, a source of stone for use in brick, tile and clay sewer pipes; and
* the grey to red sandstone of the Whirlpool Formation, the source of a unique building and ornamental stone such as is used in the Ontario Legislative building.

Bedrock deposits are classified in ARIP reports as "selected bedrock resources" and represent those units of bedrock that have a potential for construction or industrial applications.

The distribution of potential bedrock resources in south central Ontario are summarized on Table 4 and indicates those regions where there should be an increased expectation for the level of importance for protection of bedrock resources in these jurisdictions . Most licensed quarries will occur within these bedrock units.

Table 3: Distribution of Sand & Gravel Resources - South Central Ontario

REGION/COUNTY	PRIMARY RESOURCES	SECONDARY RESOURCES	LICENSED PITS
Brant	9921	1077	1204
Bruce	1607	702	671
Dufferin	8117	6046	1131
Durham	13198	26296	3852
Grey	7917	11716	1501
Haldimand-Norfolk	877	1213	109
Halton	3037	3819	547
Hamilton Wentworth	2317	11289	130
MetropolitanToronto	0	0	0
Niagara	905	2724	209
Northumberland	2508	0	381
Peel	5354	6016	1236
Peterborough	3363	6140	1356
Simcoe	18599	24178	2554
Victoria	8649	11010	3239
Waterloo	9282	2313	1524
Wellington	9658	14214	1561
York	4721	17624	2036
Total - Sand & Gravel Resource Area	**110030**	**146377**	**23241**

(Area - hectares)

Table 4: Distribution of Selected Bedrock Resources - South Central Ontario

REGION/COUNTY	LIMESTONE	SANDSTONE	SHALE	LICENSED QUARRIES
Brant	336	0	0	0
Bruce	33934	0	0	398
Dufferin	12888	0	1219	0
Durham	0	0	0	329
Grey	60220	0	0	116
Haldimand-Norfolk	2912	0	0	641
Halton	21342	1164	5217	1213
Hamilton Wentworth	33291	0	0	573
Metropolitan Toronto	0	0	0	0
Niagara	15038	0	2580	757
Northumberland	0	0	0	0
Peel	2655	439	5515	412
Peterborough	31366	0	0	32
Simcoe	13730	0	479	954
Victoria	48008	0	0	557
Waterloo	1130	0	0	0
Wellington	2714	0	0	344
York	0	0	0	0
Total Bedrock Resource Area (Area - hectares)	**279564**	**1603**	**15010**	**6326**

3.2 Overview of the Mineral Aggregate Industries and their Regulation

3.2.1 Classification of Operations

Mineral aggregate operations regulated under the Aggregate Resources Act (ARA) can be generally classified into 3 main categories: i) those that remove unconsolidated materials (e.g. sand and gravel or clay) from land are classified as pits; ii) those that remove consolidated materials (e.g. bedrock) are quarries; and iii) extraction or dredging from lakes or streams. This classification is important, because it reflects differences in the potential for environmental or social impact associated with these different classes of operations.

Under the ARA, as recently amended, "pits" are further subdivided into:

a) those that remove materials from above the water table; and
b) those that remove materials from below the water table without reducing the level of the water tab

There are no known pits in Ontario that are lowering the water table in order to extract aggregates. There are severe logistical limitations prevent the lowering of water table in porous sediments such as sand and gravel deposits.

Quarries under the ARA subdivided into three categories. Those that remove bedrock materials from:

a) above the water table;
b) below the water table by first lowering the water table; or
c) below the water table without changing the level of the water table.

The Aggregate Resources Act regulates the extraction operations within pits and quarries on private property in those areas of the province designated under the Act and on all Crown Land or land under water (e.g. in lakes, rivers or streams) in the province.

The Municipal Act gives municipalities some limited rights to regulate aggregate extraction operations. However there is a specific provision within the ARA that prevents a municipality from regulating any aggregate operational activity that is regulated under the ARA.

There is private property in parts of the province where extraction is not regulated under the ARA. In these areas the municipalities are encouraged to apply standards compatible with the ARA to ensure that these operations are properly controlled.

3.2.2 Description of Extraction Activities

Approvals

An aggregate operation requires the extraction of the aggregate material from the ground. Prior to any extraction occurring all necessary planning and regulatory approvals must be obtained. This includes obtaining the ownership or rights to the aggregates on the site as well as getting the required land use approvals from the local municipality. In addition, an aggregate license from the province is required if the site is in that part of the province designated under the Aggregate Resources Act, or if the site is on Crown land an aggregate permit from the province is needed. An aggregate permit from the province is required for any removal or dredging of aggregates from any lake or stream bottom irrespective of ownership. On private property in areas not regulated under the ARA, municipalities may have established by-laws under the Municipal Act and the municipality should be contacted in this regards.

Site Preparation

Once the planning and regulatory approvals are in place, the pit or quarry site must be prepared for extraction. This will involve the clearing of vegetation in those parts of the operation where

extraction will commence as well as any topsoil or other overburden materials. These materials are usually stored in stockpiles or berms along the edge of the operation and preserved for use in rehabilitation of the extracted area.

Aggregate Production Activities

Pits:

In a pit above the water table, excavators or loaders will be used for extraction, handling and loading. Extraction in a pit below the water table will involve the use of backhoes, draglines or other forms of bucket or suction dredges and stockpiling to permit excess water to drain out of the sand and gravel. While some materials may be loaded directly onto trucks for transport to the job site, more usually the materials will be transported on-site (by loader, truck or conveyor system) to a central facility for further processing. Processing of sand and gravel will involve screening, crushing or washing or the combination of any three.

Quarries:

Extraction of bedrock in a quarry requires drilling and blasting to break up and loosen the rock so it may be extracted. If the quarry is situated in an area that has a high water table or below the level of the natural water table the water table will have to be lowered if extraction is to proceed by dry extraction. This will require the installation of one or more wells and the pumping of the ground water and the discharge of water for surface drainage into an area outside that to be extracted. While drilling, blasting and the removal of bedrock without lowering the water table is possible, it requires specialized blasting materials and techniques and is therefore not as economic.

Production of quarried rock requires the use of heavy machinery including off-road trucks and larger loaders. The quarried rock will often be subjected to more processing including successive crushing processes to reduce the large blasted (broken) rock fragments into smaller sizes suitable for screening, washing and final processing.

Operational Phasing:

As aggregates are extracted from one part of a pit or quarry and as parts of the property are depleted, extraction must progress to other parts of a property. An approved operation often includes detailed scheduling and phasing plans for order in which extraction and processing will occur throughout the life of an operation.

On-site Transportation:

In addition trucks, off-road trucks or other forms of on-site transportation such as conveyor systems may be utilized to move the materials from the point of extraction to a centrally located processing facility.

3.2.3 Processing and Associated Facilities

Processing Facilities

In both pits and quarries, on-site processing facilities such as settling ponds (to trap the fines from washing operations and saves the wash water for reuse in the washing plant), stockpiles, loading facilities and weigh scales will typically be required. In addition, specialized processing or beneficiation, will sometimes be used to remove materials that would degrade or be deleterious to the final product.

The operation may also include the blending in of various on-site or off-site or recycled aggregate materials. The use of off-site aggregate materials and the recycling (crushing and blending) of construction or demolition debris (e.g. concrete, cement blocks, bricks, bituminous asphalt) to produce construction aggregate materials is a significant resource conservation measure and should be promoted within existing operations.

Associated Facilities

A variety of associated facilities are critically important to the maintenance of the supply of products derived from mineral aggregates. *Mineral Aggregate Operation* includes:

"*associated facilities used in the extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary related products*".

An aggregate operation may consist of a series of processing facilities including screening plants, crushing plants, aggregate washing or other beneficiation processes such as heavy media separators used to remove deleterious aggregate materials. Some of these may be directly included in the primary operation or be established as separate processing facilities either within the extraction property or on an adjacent property or at another location. In addition, some specialized processes may be established for the handling and processing of used concrete, used asphalt or other inert construction debris for recycling back into aggregate products. Recycling is a significant resource conservation measure. For example, each tonne of used concrete or used asphalt that is recycled back into construction usage has the potential to displace one tonne of new aggregate extraction. Use of recycled aggregates however can not replace all new aggregate usage. There is insufficient used materials available for recycling purposes and it has been estimated that at best, recycling would replace on average only 5% of the demand for new aggregates. In some areas this percent will be higher, such as in metropolitan areas where there is a higher level of reconstruction activity and hence more construction debris available.

The production of secondary or related products are typical of many aggregate operations. The list of secondary related products may include: asphalt, concrete, cement blocks, bricks, dimension stone, roofing stone, blasting sand etc. It is important to promote the establishment of these uses in close proximity to the aggregate operations.

Associated facilities also include both on-site and off-site transportation, include on-site road networks, connecting entrances and exits to local roadways as well as local, regional and provincial roadways used as haul routes. Associated facilities may also include storage or trans-shipment facilities or modes transportation such as rail or water. Protection of these facilities is required to ensure that aggregates materials may be moved freely to the area where the materials are to be used in construction. For example, some areas of the province lack adequate supplies of aggregates or of certain types of aggregate materials and rely on imports of aggregates from other parts of the province. These aggregates may be moved by ship, rail or long distance truck haulage. In the case of transport by ship, associated facilities would include wharves and storage facilities either at the source and at the point of off loading. Rail and long distance truck transport may also require a local distribution system. For example, if the aggregates are not delivered directly to the point of use or it may have to be off loaded and stocked piled either for later use or for further processing or the production of secondary related products. In these cases the storage or trans-shipment facilities are associated facilities used in the transport or production of secondary products.

3.3 The Aggregate Resources Act and the Municipal Act

Mineral Aggregate Operations Designated Under the Aggregate Resources Act

The definition of mineral aggregate operations includes:

"lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto". Any extraction on private land in parts of the province designated under the ARA is regulated in accordance with a licence issued under this Act. Aggregate permits are issued for the extraction of aggregates from Crown land or for extraction from lands under water, whether it be on private or Crown land.

The operational aspects of aggregate extraction on private property are regulated for those areas designated under the Aggregate Resources Act (see Figure) and for all lands under water or on Crown Lands. The Aggregate Resources Act makes it clear that there is no municipal jurisdiction to regulate the operational activities directly related to extraction. The province has reiterated this position under amendments to the Act, approved in December of 1996. The province has complete jurisdiction over the issuance and control of aggregate extraction on Crown Lands or for lands under water.

The recent changes to this Act have considerable enhanced the process for approving licenses and permits for aggregate extraction, including improved standards for consultation, impact assessment, mitigation of impacts, compliance reporting and penalties for non-compliance.

Mineral Aggregate Operations Not Designated Under the Aggregate Resources Act

The definition of operation under the policy also includes aggregate extraction operations that are on private lands in areas not designated under the ARA and therefore not regulated by the ARA as follows:

"for lands not designated under the Aggregate Resources Act; [operation includes] established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit the continuation of the operation".

The province does not regulate operations on private property in areas not designated under the Aggregate Resources Act although the province has indicated that it intents to designate the whole province when resources permit. In the meantime municipalities are encouraged to regulate operations on private in non-designated areas pursuant to the authority of the Municipal Act. To ensure a consistency of regulation for all operations in the province and to facilitate the transfer of regulation of these operations under the ARA when new areas are designated, municipalities should adopt a regulatory process for these operations that is similar to that under the ARA.

3.4 Industry/Community Liaison

Some municipalities have established successful joint industry/community liaison committees to address issues concerning active aggregate operations. The use of these committees is encouraged as an open forum to discuss and resolve local residents and community concerns about the operations as well as related activities such as truck traffic. An expanded role that includes planning for resource availability is encouraged. These committees may be jointly, municipally or industry led and should include representatives from local concerned community groups and local operators. The Ministry of Natural Resources will participate where appropriate but encourages active operators and the municipalities to take the lead roles on these committees.

4.0 EVALUATION OF MINERAL AGGREGATE RESOURCES

4.1 Description of Data Sources - Aggregate Resource Mapping

The Ontario Geological Survey (Ontario Ministry of Northern Development and Mines) has been conducting mapping of aggregate resources since the early 1970's. The results of aggregate resource mapping are published in a series of reports called "Aggregate Resource Inventory Papers" (ARIP's) and as Open File Reports. ARIP reports typically include 3 maps published at a scale of 1:50,000 that show the distribution of sand and gravel and bedrock deposits, along with a classification of selected resource areas in terms of sand and gravel resources of primary, secondary or tertiary significance and selected bedrock resources buried under less than 8m (25 feet) of overburden. Open File Reports have usually be released as preliminary reports which were intended to be superseded by the more formal ARIP reports. Open File Reports will contain much the same information as an ARIP but the maps will not be colored and some of the detailed tables found in an ARIP will be absent.

Over 141 ARIP's have been published, covering most areas of south central Ontario, including those areas surrounding the GTA. In addition there have been 18 Open File Reports prepared covering the eastern parts of southern Ontario and selected areas of northern Ontario.
The definition of mineral aggregates is derived from the Aggregate Resources Act, 1989 and as amended from time to time.

ARIP's and OFR's indicate the general location of resources but due to limitations in available information, differences in mapping approaches or access to resource areas for on-site investigations and sampling at the time a particular ARIP was compiled the areas identified as potential resource areas can not be considered definitive. The information should be carefully assessed in light of more recent investigations or other information that may be available.

Aggregate Resources Inventory Papers (ARIP's) and aggregate resource Open File Reports (OFR's) have not been completed for all areas of the province and additional sources of information will have to be accessed. These include other geological reports such as surficial, Quaternary or bedrock mapping or compilations of depths of overburden published by the Ministry of Northern Development and Mines, Ontario Geological Survey. Other sources of information include:

i. soils mapping (Canada Land Inventory); and
ii. water well records maintained by the Ministry of Environment and Energy. These logs are a record water well drilling operations and include a description of the materials (e.g. clay, silt, sand, gravel, rock etc.) intersected during drilling. that can be used by a municipality to develop an inventory of known locations of aggregate resources.

MNR can be contacted to identify the various information sources and can assist with its interpretation and application in municipal planning. In some cases the municipality may recognize that the data is not complete and may wish to undertake additional studies. These studies are described under Section 5.

The Ontario Ministry of Natural Resources has converted much of the hard copy ARIP map information into a GIS compatible digital format, concentrating on the major producing areas in and around the GTA. The ARIP information that is in a digital database will be accessible to municipalities for use in land use planning.

The techniques in the following sections of this report demonstrate the use of the digital data in a computerized manner however, these same techniques can be adapted for manual approaches of map and data manipulation in hard copy format using a similar overlay approach.

4.2 Identifying Significant Resources

One of the main issues in making planning decisions on aggregates, is the determination of how much aggregate resources are available for consideration of new extraction operations. Use of GIS enables the aggregate planning staff of the Ministry of Natural Resources to conduct studies of aggregate resource availability. There are a number of steps necessary when identifying significant resources. These steps include identifying:

i. the distribution of known deposits;
ii. and agreeing to common terminology
iii. limitations on accessibility to the resource
iv. environmental or social issues limitation

4.2.1 Distribution of Known Deposits and Existing Extraction Operations

The sand and gravel resources that are most likely to be developed are those classified as deposits of primary significance or deposits of secondary significance as identified in the ARIP's. Primary deposits contain sand and gravel materials that can be crushed and processed to provide a range of products to the construction industry. Secondary deposits contain mostly sand. The potential bedrock resources will be those that are nearest the areas of demand and those that are covered by the least amounts of overburden materials. The presence of existing operations and the types of these operations (e.g. pits or quarries) will often provide an indication not only of the potential for development of the resource but also important information on the nature of the resource and the types of future operations that may be anticipated in developing the resource.

4.2.2 Transition From Resources to Reserves

The terminology used in determining what constitutes a resource versus a reserve has created confusion for many people. This has been evident at land use planning hearings where inappropriate use has been made of ARIP data in attempts to show that there are either sufficient licensed reserves or that there are other areas where resources could be developed and that new licensing is not required in a particular area. Not all resources will be accessible or capable of being developed. Only those resources that can be readily accessed can be considered as reserves. To clarify the transition from aggregate resources to reserves, it is necessary to distinguish between the terms: resources; possible or potential resources; available resources; licensed resources; and proven aggregate reserves. The following definitions are provided to clarify the terminology.

Resource Areas

* are broad areas identified through general geological mapping and or broad aggregate investigations by provincial surveys and private industry; and
* typically provide no analysis of geological, environmental or land use constraints.

Potential Resource Areas

* have favourable geology for the discovery of aggregate deposits (e.g. likelihood of resource verified by the presence of existing pits or quarries);
* have been identified by ARIP's or other equivalent surveys and studies; and
* may include licensed resources with an unknown reserve potential.

Available Resource Areas

* have favourable geology for the discovery of deposits, often shown by the presence of existing aggregate operations;
* do not have any quality or quantity constraints that would preclude possible development;
* have no known regulatory constraints due to land use, social or environmental conflicts;
* have no known constraints that can not mitigated within an operational and economic perspective; and
* can be acquired (purchased or leased) and are economically feasible for development.

Licensed Resource Areas

* are areas licensed and known to contain aggregate resources;
* may include some areas with no aggregate resources or resources of unacceptable quality;
* includes resources that may be uneconomic to extract, process, or are unmarketable due to limitations in quality or quantity of materials present; and
* includes reserves unavailable for extraction due to environmental restrictions.

Proven Reserves

* occur within a legally existing operation such as the licensed portion of the pit or quarry that is approved for extraction, as indicated on the site plans issued under the Aggregate Resources Act;
* have a proven quality and quantity normally demonstrated through a professional geological assessment of the property, including extensive sampling, testing, and development of quality control measures to maintain quality during production and processing;
* can be economically extracted and processed to meet a variety of product requirements; and
* can be profitably marketed to supply a ready demand area within a reasonably economic haul distance.

The definition of "proven aggregate reserves" may be summarized to include those resources that are legally approved for extraction and that can be economically extracted, processed and marketed to supply a ready demand within a reasonably economic haul distance.

4.3 The Aggregate Resource Constraint Model (Estimating Availability)

Not all resource deposits are capable of being licensed and developed for aggregate production purposes. Prior to considering what resources are available to meet present and future requirements, it is important to recognize reductions in resource areas due to:

* the inherent limitations of the geological data describing the resource;
* current land uses and land use patterns; and
* socio-environmental constraints.

The Aggregate Resource Constraint Model identified in the following section is a guide to assist in determining resource availability.

There are a number of limitations that affect resource availability. Assuming there is a demand for the materials, the available geological information, the location, and the quality or quantity of the resource must be thoroughly analyzed to determine whether or not the resource has potential for being economically viable. Land use, environmental and societal concerns of extraction operations must be studied to ensure that these are not potentially limiting factors that might prevent development of a resource area.

To demonstrate the constraining effects of these factors on aggregate resource availability and to provide a tool to estimate the amount of resources potentially available in a municipality, OMNR has developed an "aggregate resource constraint model" and adapted it for use in a GIS environment.

The objectives of the aggregate resource constraint model are to:

* assess current land use constraints for application within selected municipalities;
* to produce an estimate of potential available resources after applying a reasonable set of land use and environmental constraints;
* to demonstrate the limitations on the availability of the resource for new aggregate resource development and assess the need for protection and access to the resource for future resource development.

The aim of using the model is to demonstrate how aggregate resource development is constrained by current land uses and environmental constraints and the impact of planning policies have on future resource availability. The model provides a tool to assist planning agencies in balancing society's needs for aggregates and environmental and social protection from extraction operations.

Step 1: Input of Geological Data (Potential Aggregate Resources)

The starting base for input to the model is the selection of the resources to be considered. The model uses those resources defined in the Aggregate Resource Inventory Papers as follows:

* Sand and Gravel Deposits of Primary Significance;
* Sand and Gravel Deposits of Secondary Significance;
* Selected Bedrock Resources (where applicable).

These are the resource areas that would typically be identified by MNR as being of provincial significance and requiring protection within Municipal planning documents and set aside as an area where extraction should be a permitted land use after taking into account current land uses and environmental protection measures.

The model can accommodate any screening information or any other parameter that can be mapped. For this presentation, it is assumed that there are resources present in sufficient quantity and of a quality to support economic production. Prospective aggregate operators would carry out detailed geological evaluations to delineate those parts of the resource areas with appropriate quality and quantities to meet their aggregate requirements. Therefore model as described herein, concentrates on current land uses and protection of environmentally sensitive areas. It can be used to focus exploration or aggregate protection activities into areas that have no prohibitive constraints and lesser very serious constraints, and to identify competing land uses in aggregate resource areas that may remain available for aggregate development.

Step 2: Analysis of Potential Environmental and Land Use Constraints

Land uses and areas of environmental sensitivity were compiled into a GIS database by the Ministry of Natural Resources. Sources of data included the municipal official land use plans, zoning by-laws and MNR natural resource and environmental protection information. The constraint data were summarized into three broad categories as follows:

* Pre-emptive Constraints
* Very Serious Constraints
* Competing Land Uses

Pre-emptive Constraints

Current land uses that sterilize or preclude access to the resource for future development or the resource have already been developed. They include the following designations and zoning in the official plan:

* residential;
* institutional;
* commercial;
* industrial; and
* extractive industry (areas of existing operations e.g. licensed under the Aggregate Resources Act).

Very Serious Constraints

These areas, while not pre-emptive in nature, do have environmental constraints or provisions for protection of features or values of Provincial Significance that may prevent or restrict aggregate development. This may could include some or all of the following:

* Environmentally Sensitive Areas and Open Space Designations;
* Areas of Natural and Scientific Interest (ANSI's) of Provincial Significance;
* Wetlands (Class 1,2 and 3) of Provincial Significance;
* Identified Wildlife Habitat (Deer Wintering Yards and Cold Water Fish Habitat);
* Conservation Authority Lands; and
* Agreement Forests or Mature Woodlots.

Competing Land Uses

In these are areas, future aggregate development is not normally precluded however, there may be some provincial, regional or local interests that must be carefully assessed or more complex mitigation measures adopted before licensing extraction is permitted. These constraints for this exercise included:

* ANSI's of Regional Significance;
* Agricultural Soils (Class 1, 2 and 3); and
* Wetlands (Class 3 to 7) of Regional Significance.

Step 3: Identification of Other Constraints to be Considered

Limitations in available data precluded the incorporation of some constraints within this demonstrated application of the model. The following is a partial list of some of the constraints that were not included in this demonstration exercise.

* constraints not identified at the time of this compilation (i.e. recent official plan and zoning changes);
* restrictions due to construction and fill control mapping;
* areas of habitat of rare, threatened and endangered species;
* housing on rural lands and appropriate setbacks;
* setbacks from residential and other incompatible land uses;
* lands under roads and utility corridors and associated setbacks;
* geological limitations of quality and quantity of the resource;
* minimum required land area for economic and operational development;
* land costs or willingness of owner to sell or lease rights to the resource;
* access to economic haul routes to service market/demand area; and
* proposed natural heritage system and connecting links between natural areas (e.g. greenbelts).

Step 4: Estimating the Amount of Resource Sterilized by Various Land Uses

The pre-emptive category was applied to each resource type independently and the area of resource remaining, exclusive of pre-emptive constraints, was defined and its area calculated. The very serious constraint category was applied next and the remaining area recalculated and the process repeated for the competing land use category.

Step 5: Calculate the Total Level of Constraints and Amount of Resource Remaining

In applying this approach it is important to analyse the result of applying each constraint and the overall combined impact of each group of constraints. All constraints need to be carefully evaluated, including any additional constraints that were not fully assessed during the analysis. All possible information should be incorporated so that as true an estimate of the resource availability may be determined.

Step 6: Re-evaluate Constraints Groupings to Ensure Adequate Resources Available

The results of applying Step 1 through Step 5 will varying from one municipal planning area to another. The distribution of resources is not even across the province and neither are the land use demands. Therefore the application of one level or a grouping of constraints in one municipality may have an entirely different impact than that in an adjacent municipality. In one municipal area, the calculation phase (Step 5) may indicate that the application all constraints still leaves the majority of the resource areas intact. However, in another municipality the same analysis may eliminate too much of the resource. Therefore it is necessary to analyse the impact of the application of each constraint in these situations and re-evaluate the constraint level to ensure adequate resources are protected for long term use.

Step 7: Summarize and Acknowledge Limitations

It will be difficult to establish a complete data set of all constraints, therefore any calculation of resource availability should always be considered only as approximate. Any areal calculation prepared in the above manner should be acknowledged has having these limitations and the summaries prepared should clearly indicated that the calculations are a representation that will always be in excess of what is truly available for future aggregate development.

5.0 ASSESSING IMPACTS OF ADJACENT DEVELOPMENT

Non aggregate related development that may preclude or hinder access to the mineral aggregate resource should not be permitted within or adjacent to areas of known deposits or adjacent to mineral aggregate operations.

5.1 Information Requirements

Where an application for development occurs on or within:

* 300[1] metres of a known unconsolidated deposit (e.g. sand, gravel, clay) or a mineral aggregate pit operation; or
* 500[1] metres of a known bedrock deposit or a bedrock quarry operation,

the applicant should be required to assess the impact of the proposed development on the mineral aggregate resource and the mineral aggregate operation(s).

This will require the applicant to provide the following kinds of information and analysis to the approval authority in order to assess the potential impacts on the aggregate resource.

5.1.1 Existing Aggregate Use Analysis

The applicant should describe the location and nature of existing aggregate operations. This includes:

* the outside limits all existing operations. The outside limits of such operations are usually defined as the limits of the licensed property in areas designated under the ARA. In areas not designated under the ARA, the outside limits comprise the existing pit or quarry area and the adjacent lands that are either owned by the operator or subject to an agreement between the operator and the land owner;
* the location of existing or past wayside pits or quarries, if known;
* existing and potential operational activities (e.g. washing and screening, crushing, stockpiling, blasting in a bedrock operation, asphalt processing, truck movements on-site and on adjacent roadways);
* associated potential impacts on adjacent lands (e.g. noise, dust, and vibration); and
* based on the above, the zone of influence of these operations and facilities.

[1] These are recommended distances. In lieu of information that will identify the a different influence area, these minimums or the minimums set out by MOEE standards should be applied. The municipality or the approval authority may wish to conduct studies or analyses to permit the development of different standards for defining adjacency.

5.1.2 Aggregate Resource Analysis

The applicant should identify the location of all known deposits outside of existing aggregate operations and include a description of the type of aggregate deposit. Known deposits of mineral aggregate resources are identified on maps (at scales of 1:50,000) contained in Aggregate Resource Inventory Papers (ARIP's), in Open File Geological Reports or other similar geological or geotechnical studies. The Ministry of Natural Resources (MNR) may be contacted to determine what information is available including:

a) the location and type of mineral aggregate resources located within the planning area;
b) current and forecast aggregate demands at the local, regional and provincial levels for the planning and surrounding areas; and
c) studies carried out on the identification and protection of areas of mineral aggregates located in the plan area.

The applicant and the approval authority may wish to rely on the information available from MNR or alternatively may wish to prepare more detailed information concerning:

a) the areal extent of the deposit(s);
b) the type of the deposit (e.g. bedrock, sand and gravel, clay);
c) the quality of the deposit (e.g. granular A, B, C) and its general suitability for use in construction or as an industrial material;
d) the quantity of the material (e.g. quantity total or on a per hectare basis)
e) the demand for the material within the local, regional and/or provincial market area.

In situations, where MNR information is determined to be too general or inaccurate, the applicant will be responsible for providing more detailed information that may be required. This would be through an evaluation of the resource potential of an area or site by means of a thorough geological assessment prepared by a person qualified to do these studies. This evaluation process and studies required are more fully discussed below.

5.1.3 Potential Impacts of Future Operations

Note, where aggregate deposits exist that does not have an existing aggregate operation, the applicant must assume that at some future date these deposits may be the location of a new aggregate operation. Therefore in assessing the compatibility of the applicant's development proposal with mineral aggregate extraction, the applicant must assume that activities associated with extraction will occur on these lands, at some point in the future.

Based on the knowledge of the nature of the aggregate deposits and activities of existing operations in similar types of deposits, the applicant must identify potential impacts of future operations and likely zones of influence if such operations were to be established (this is to include the expansion of existing operations).

5.1.4 Compatibility Analysis

The applicant must provide a summary of the type of land and the associated activities and structures or facilities that would result if the application is approved.

Known and potential land use conflicts that may occur if the application proceeds should then be identified. This would include:

a) direct sterilisation of mineral resources where buildings, structures or incompatible land uses will be located directly on top of a known mineral aggregate deposit;
b) land use conflicts resulting from incompatibility of the activities of existing or future aggregate operations and activities of the land use(s) resulting from the proposed development (application)
c) off site land use conflicts resulting from the competing demands of the two land uses (e.g. conflicts in road traffic, cumulative demand/impact on water resources)
d) increased potential for restrictions to the operation of an existing pit or quarry or a new aggregate operation (e.g. cessation of water pumping, additional setbacks for washing, screening and processing sites from the property boundary, public pressure to restrict certain activities within the operation).
e) increased difficulty in obtaining licenses to expand existing aggregate operations or to create new operations by the increased resistance of new residents in adjacent areas. Experience has shown that the increase of residential uses adjacent to aggregate production areas significantly increases the difficulty and cost of successfully processing new aggregate licence applications.

5.1.5 Mitigation Studies

Where it is determined that significant conflicts with existing and/or future aggregate operations may occur, the applicant will identify mitigation measures that must be used to reduce or eliminate any negative impacts. Such mitigation measures may include:

Identification of Development Restrictions in the Zone of Influence

Based on the potential land use conflicts identified in the compatibility analysis, specific building or activity restrictions may need to be applied in the zone of influence adjacent to an existing or potential aggregate operation (e.g. no habitable buildings permitted within x metres of a deposit or a licensed site.

Lot Relocation or Redesign

Where a consent or subdivision plan is involved, lots can sometimes be relocated or reconfigured to reduce potential conflicts with mineral resource interests. For example:

- a severed parcel in a consent application can be relocated to a portion of the remainder parcel further away from the mineral resource interest;
- lots in a subdivision next to a mineral resource interest can be enlarged to allow increased setbacks for buildings within the lot; and

- lots and open space blocks within a subdivision can be arranged to place the open space block between the lots and the mineral resource interest.

Establishment of Building Setbacks

Where a property is sufficiently large, the distance between the buildings and structures within the proposal and the mineral resource interest should be maximised through the establishment of building setbacks or envelopes.

Establishment of Landscape or Buffer Strips

A landscape strip consisting of vegetative planting and/or establishment of berms may be required along the portion of a property abutting the aggregate operation to reduce visual or noise related conflicts.

Establishment of Noise Attenuation Design Features

Where possible, buildings and structures should be designed to attenuate noise effects of adjacent aggregate operations.

Avoidance of Truck Traffic in Road Design

Where the option exists, access to public roads should be directed to portions of the road system less likely to be used by trucks transporting aggregate materials.

Where access to a truck route is anticipated, the applicant should examine means to reduce conflicts such as:

- paving roads where gravel is hauled
- controlled access through establishment of traffic lights
- properly designed entrance and exit ramps
- establishment of noise barriers along the portion of the road that abuts the development application.

Working with the Owner of the Aggregate Resource Operator

It is sometimes possible to work with the owner of the aggregate operation to identify things that the operator is willing to do to reduce impacts on adjacent land as follows:

- redesign of the phasing schedule to ensure mineral resource material close to the proposed development is removed first
- establishment of landscape buffers and berms along portions of the operation closest to the proposed development
- modification of internal operations to reduce dust or noise generation
- set schedules and advance notice of high impact activities such as blasting

Obviously the operator will do these things if they are of minimal costs to him or her. The applicant should be willing to consider assuming these costs where his or her development proposal is the prime beneficiary.

Removal of the Aggregate Prior to Development

It may be possible, though use of a wayside permit or a short term extraction operation, to remove the aggregate resource on the site or in the adjacent lands prior to construction of

services, buildings and structures that would otherwise sterilise the resource. This would require co-operation between the applicant, adjacent landowners, the municipality and the aggregate industry.

5.2 Evaluation Process

Based on the information provided in subsection 5.1, the approval authority must determine:

* if there is sufficient information to establish whether the proposed use will preclude or hinder access to aggregate resources, including both existing and potential future operations;
* if building or activities need to be restricted or prohibited within certain distances from existing operations or known deposits;
* if mitigation techniques can be applied to eliminate or reduce conflicts between the extraction of aggregates and the proposed development.

5.3 Implementation

Based on these determinations, the planning authority will be in a position to make one of the following four decisions:

* determine that the development will not have any negative impact on the aggregate resource;
* determine that the development has a negative impact on the resource, but these impacts may be overcome by appropriate modifications to the design or construction phase and/or the adoption of appropriate mitigation techniques;
* determine that the development will result in negative impacts that cannot be overcome by planning, design or construction changes; or
* determine there is still insufficient information to determine negative impacts.

After compilation of the evaluation, the approval authority will be in a position to accept or deny the application and to require conditions where appropriate.

5.4 Protection of Mineral Aggregate Resource Waived

Mineral aggregate extraction is a locationally restricted land use. Pit and quarries must locate where the mineral aggregate resource exist in sufficient quantity and quality to meet the demands of Ontario's construction industry. The closer they are to the market place, the better, since the bulk of the cost of aggregates is related to the cost of transporting the material to the construction site.

Unfortunately, aggregate deposits are limited in extent and as time goes on, these resources become less and less available due to depletion and sterilization by increased presence of incompatible land uses.

Based on these considerations, in the majority of situations, the need to protect the mineral aggregate resource should take precedence over other land uses that are incompatible with aggregate operations.

It is recognised however, that there will be situations where a municipality will want to approve development applications that will result in hindering or precluding the use of aggregate resources. However in doing so, the municipalities are encouraged to restrict such situations to those where it is deemed absolutely necessary and in keeping with the intent of the Provincial Policy Statement.

Such situations may include:

1. situation where the information on the quality, quantity and location of the aggregate resource in the context of market demands in the local, regional and provincial demand make it highly unlikely that an aggregate operation would ever be considered;
2. situations where the establishment of an aggregate operation is unlikely due to environmental, public health or public safety considerations that presently exist in the area;
3. the applicant has established that the proposed land use or development serves a greater long term public interest and that there is no reasonable alternative location for the proposed land use.

APPENDIX A

The History of the Mineral Aggregate Resources Policy

The "Mineral Aggregate Policy For Official Plans", often referred to as the "ten point policy for aggregates" was approved on September 11, 1979, by the Minister of the day for Natural Resources. These policies require:

- that parts of the province with resources should share the responsibility for future demands at a reasonable cost including environmental, transportation and energy costs;
- that licensed pits and quarries must recognised and protected by designation in official plans;
- that areas of high aggregate potential should be identified and designated regional/county and local official for possible future extraction to meet future provincial needs;
- that uses of land that would not permit future extraction, including residential, commercial and industrial development, not be permitted in areas of high aggregate resource potential;
- that agriculture and forestry would be permitted in resource areas;
- that wayside pits and quarries should have special approval provisions to allow their opening without amendment to the plan or implementing zoning by-laws;
- the Ministry of Natural Resources should have the ultimate authority to ensure adequate supplies are available;
- official plans should not be approved until they ensure adequate municipalities will have available their fair share;
- that the Province require rehabilitation after extraction to restore the land to its former use or condition or another that is compatible with the use of adjacent land.

The "ten point policy" was superseded by the Mineral Aggregate Resource Planning Policy (MARPP), a provincial policy on planning for mineral aggregate resources issued by Cabinet on December 22, 1982. The MARPP document was a formal declaration of provincial policy on planning for mineral aggregate resources, but also recognised that other matters such as forestry, agriculture, housing, recreation and environment must also receive consideration in land use planning at the municipal level.

MARPP was superseded by the Mineral Aggregate Resources Policy Statement (MARPS), the first policy statement issued under Section 3 of the Planning Act on May 9, 1986. The MARPS contained all the essential elements of the MARPP that it superseded.

The policy stated that the policy "does not supersede or take priority over other policy statements or other policy for specific areas of the province. It recognised that mineral aggregates are vital to Ontario's economy and that although potential reserves exist in many parts of the Province, there is a reduction in the availability of aggregates. It included specific policies to ensure that regard to the importance of mineral aggregates was taken into account in any related planning action.

MARPS recognised aggregates as a non-renewable resource and included eleven policies including two general policies that all land use planning and resource management agencies have regard to the availability of aggregates to meet future local, regional and provincial needs and that any planning jurisdiction identify and protect as much of its mineral aggregates as possible in the context of other land use planning objectives to supply this need.

Official plans were to identify and protect existing operations from incompatible land uses; protect as much of its mineral aggregate resources as realistically possible, in the context of other land use planning objectives; and establish policies to permit non-aggregate land uses only in areas were extraction would not be feasible or where the proposed development serves a longer term interest of the general public than aggregate extraction or where the development would not preclude or hinder future extraction.

A clear and reasonable mechanism to permit the establishment or expansion of pits and quarries were required including an outline of any official plan or zoning by-law amendments and specific information required for consideration of the amendment application and to ensure protection of existing land uses and the environment.

Wayside pits and quarries were to be permitted without requirements for plan or zoning by-law amendment or of particular environmental sensitivity which are designated in the plan.. Rehabilitation to an after-use compatible with long term uses permitted in the plan may be required.

Zoning by-laws were to regulate existing pits and quarries so that they were a permitted activity with no other activities permitted that would be incompatible with these operations. Wayside pits and quarries all permitted in all zoning categories except areas of existing development or areas of particular environmental sensitivity.

The policy was accompanied by implementation policies and a set of implementation guidelines to assist with policy interpretation. The original MARPS met with good success at various OMB hearings to ensure resource protection in official plans and assured resource availability through licensing under the Aggregate Resources Act. Hearing Officers demonstrated a strong interest in all components of the original statement, including the background, principles, policy and implementation guidelines.

MARPS was considerably abbreviated in the Comprehensive Set of Policy Statements issued on February 15, 1995, by collapsing various policy statements together (e.g., mineral aggregates, mineral and petroleum combined) and eliminating references to planning processes.

The wording in the Provincial Policy Statement, 1996, was developed by the Ministry of Municipal Affairs and Housing (MMAH) in close consultation with MNR and other ministries. The current wording of the Mineral Aggregate Resources policies more closely adheres to the original wording in MARPS, 1986, with some modifications and enhancement of resource and operation protection.

Appendix B

Demonstration of the Aggregate Resources Constraints Model

The model uses an overlay approach. Pre-emptive constraints are considered first and the area of overlap with the potential resource area is calculated and then subtracted from the total area of potential resources prior to the application of the constraints. The next levels of constraints (e.g. very serious and competing land uses) are each applied in turn to the remaining resource area in a similar manner and the remnant resource areas recalculated as each constraint was applied.

The model was applied to the analysis of constraints for two municipalities; the Town of Whitchurch-Stouffville and the Township of Manvers. These two examples illustrate the impact that planning decisions have on aggregate resource availability. The two Official Plans, plus zoning by-laws and amendments, provided the greatest amount of detail with respect to current land use patterns. The municipal land use data was combined with other data such as the environmental protection interests of OMNR and other agencies.

The two municipalities of Whitchurch-Stouffville and Manvers were selected because:

* each contain large areas of potential sand and gravel resources of both primary and secondary significance; and
* have available reasonably up to date municipal planning information;
* they would provide a comparison between an urbanized municipality and a rural municipality.

The primary and secondary deposits within the Town of Whitchurch-Stouffville are affected by pre-emptive, very serious and competing land uses which are summarized in Table A1. Pre-emptive constraints eliminate 31% of the primary and 21% of the secondary resource areas. Cumulatively when all constraints are combined, over 97 percent of the primary and 80 percent of the secondary deposit areas identified on the ARIP mapping for Whitchurch-Stouffville are affected.

Table A1; Summary of Potential Resource Area Loss to Land Use Constraints Town of Whitchurch-Stouffville and Township of Manvers

Municipality/Resource Type	Pre-emptive Constraint	Very Serious Constraint	Competing Land Uses	Cumulative Loss Area
Whitchurch-Stouffville				
1. Primary	31.00%	7.83%	58.21%	97.04%
2. Secondary	20.93%	38.84%	20.73%	80.50%
Township of Manvers				
1. Primary	20.21%	14.37%	1.49%	36.06%
2. Secondary	8.80%	29.74%	6.65%	45.19%

The primary and secondary deposits within the Township of Manvers (Table A1) are similarly affected. Pre-emptive, very serious constraints and competing land uses cumulatively affect 36 percent of the primary and 45 percent of the secondary deposit areas identified on the ARIP mapping. A detailed breakdown of the individual constraint elements is provided for the Town of Whitchurch-Stouffville in Table A2 and for the Township of Manvers in Table A3.

The resource area remaining available as unconstrained or within the area included with "competing land uses" particularly within Whitchurch-Stouffville is inadequate to sustain aggregate resource development required to meet the forecast demand for aggregates. It is therefore concluded that it is important that access to those areas identified within the very serious constraints category remain available for consideration of future extraction if the long term demand for aggregates is to be met.

The difference in cumulative constraints for these two areas is interpreted to result from an increase in competition for the limited land base in the more urbanized Whitchurch-Stouffville area.

Table A2: Aggregate Resource Constraint: Town of Whitchurch-Stouffville

Constraint Type	1. Primary Deposits			2. Secondary Deposits		
	sq. km.	hectares	% of "1"	sq. km.	hectares	% of "2"
a: Potential Resource Area	**21.79**	**2178.8**	**100**	**64.54**	**6454.2**	**100**
Preemptive Land Uses						
Licensed pits	4.79	478.7	22	0.26	26	0.4
Residential	1.26	125.8	5.8	10.32	1031.8	16
Institutional	0.08	8.3	0.4	0.04	3.7	0.1
Commercial	0.77	76.9	3.5	2.61	260.6	4
Industrial (excludes pits)	0	0.3	0	0.57	56.8	0.9
b: Subtotal	**6.75**	**675.4**	**31**	**13.51**	**1350.8**	**20.9**
Very Serious Constraints						
Environmental (ESA)	0	0	0	0.18	17.6	0.3
Open Space	0	0.3	0	15.09	1509.4	23.4
ANSI's - Prov. Sign.	0.34	33.6	1.5	0.61	60.9	0.9
Wetlands- Prov. Sign.	0	0	0	0.05	5.4	0.1
Wildlife Habitat	0	0	0	0	0	0
Conservation Lands	0	0	0	0.08	7.7	0.1
Agreement Forests	1.92	191.7	8.8	25.62	2561.8	39.7
Mature Woodlots						
c: Subtotal	**1.71**	**170.5**	**7.8**	**25.07**	**2507.1**	**38.8**
Competing Land Uses						
ANSI's-Regional Sign.	0.16	15.6	0.7	0	0	0
Agriculture, Class 1-3 Soils	18.88	1888.4	86.7	23.2	2319.7	35.9
Wetlands-Regional Sign.	3.89	388.6	17.8	1.37	136.8	2.1
d: Subtotal	**12.68**	**1268.4**	**58.2**	**13.38**	**1338**	**20.7**
Summary	21.14	2114.3	97	51.96	5195.9	80.5
e: Total Constraints (b+c+d)						
f: Resources Remaining (a-e)	**0.64**	**64.5**	**3**	**12.58**	**1258.3**	**19.5**

Note: For Table A2 and Table A3, "a" is the Potential Resource Area prior to applying any constraints. Subtotals have been adjusted to discount for areas of mutual overlap between constraint types and the numbers rounded to one decimal point so the totals may not add up to 100. Source: Ministry of Natural Resources.

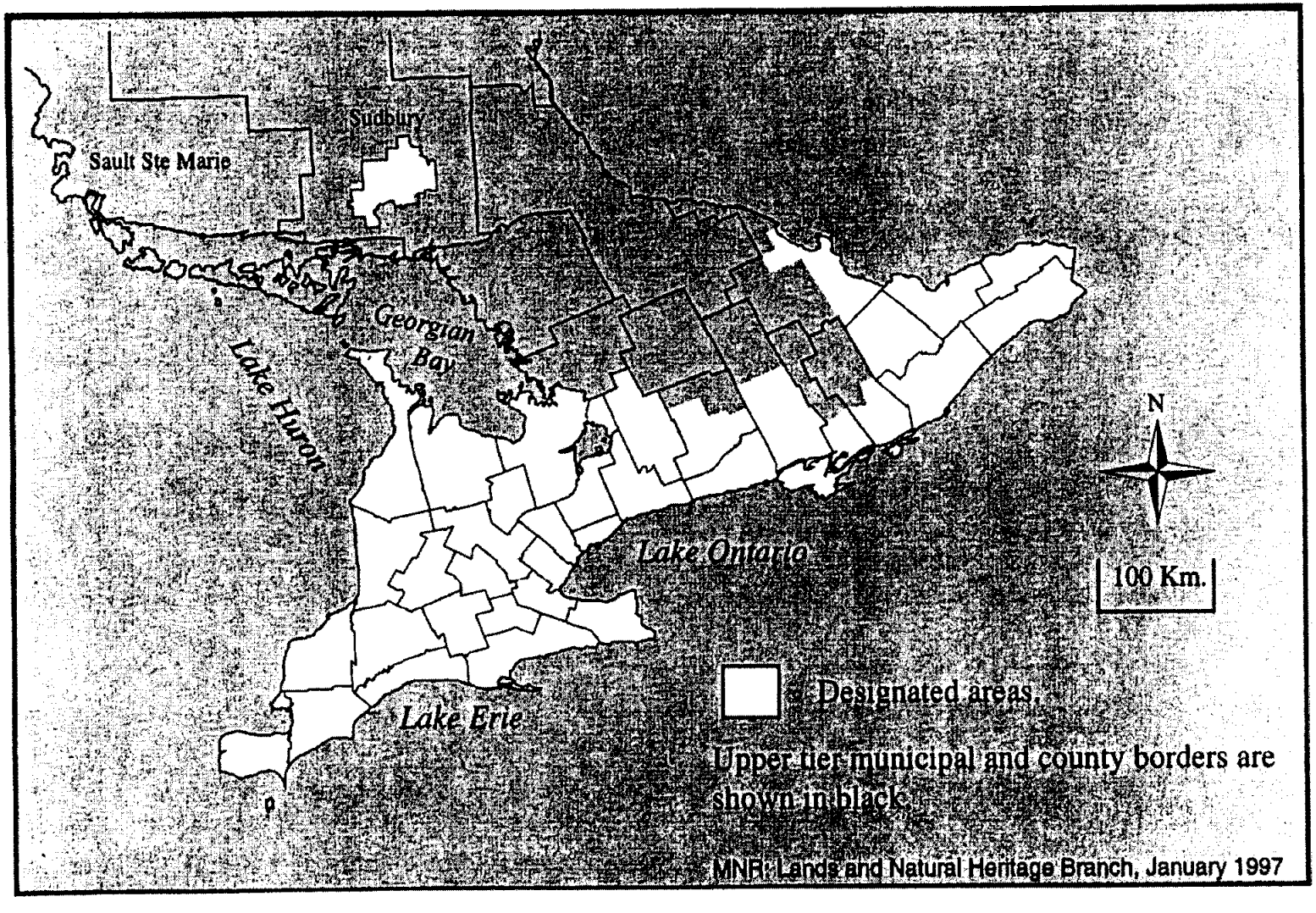
Table A3: Aggregate Resource Constraint: Township of Manvers

Constraint Type	1. Primary Deposits			2. Secondary Deposits		
	sq. km.	hectares	% of "1"	sq. km.	hectares	% of "2"
a: Potential Resource Area	**30.00**	**2999.7**	**100.0**	**48.91**	**4890.5**	**100.0**
Preemptive Land Uses						
Licensed pits	4.53	453.0	15.1	3.64	364.2	7.4
Residential	1.05	104.8	3.5	0.21	20.9	0.4
Institutional	0.17	17.4	0.6	0.03	3.2	0.1
Commercial	0.03	2.9	0.1	0.40	40.2	0.8
Industrial (excludes pits)	0.40	39.6	1.3	0.26	25.6	0.5
b: Subtotal	**6.06**	**606.2**	**20.2**	**4.30**	**430.5**	**8.8**
Very Serious Constraints						
Environmental (ESA)	0.00	0.0	0.0	0.00	0.0	0.0
Open Space	0.60	59.8	2.0	8.06	806.4	16.5
ANSI's - Prov. Sign.	3.53	353.3	11.8	3.58	358.2	7.3
Wetlands- Prov. Sign.	0.22	22.0	0.7	1.40	140.3	2.9
Wildlife Habitat	0.00	0.0	0.0	0.00	0.0	0.0
Conservation Lands	0.00	0.0	0.0	1.68	167.9	3.4
Agreement Forests	0.52	51.6	1.7	2.77	276.8	5.7
Mature Woodlots	0.00			0.00		
c: Subtotal	**4.31**	**431.0**	**14.4**	**14.54**	**1454.2**	**29.7**
Competing Land Uses						
ANSI's-Regional Sign.	0.00	0.0	0.0	0.00	0.0	0.0
Agriculture, Class 1-3 Soils	0.45	44.8	1.5	7.70	770.5	15.8
Wetlands-Regional Sign.	0.00	0.0	0.0	0.00	0.0	0.0
d: Subtotal	**0.45**	**44.6**	**1.5**	**3.25**	**325.4**	**6.7**
Summary						
e: Total Constraints (b+c+d)	**10.82**	**1081.8**	**36.1**	**22.10**	**2210.1**	**45.2**
f: Resources Remaining (a-e)	**19.18**	**1917.9**	**63.9**	**26.80**	**2680.4**	**54.8**

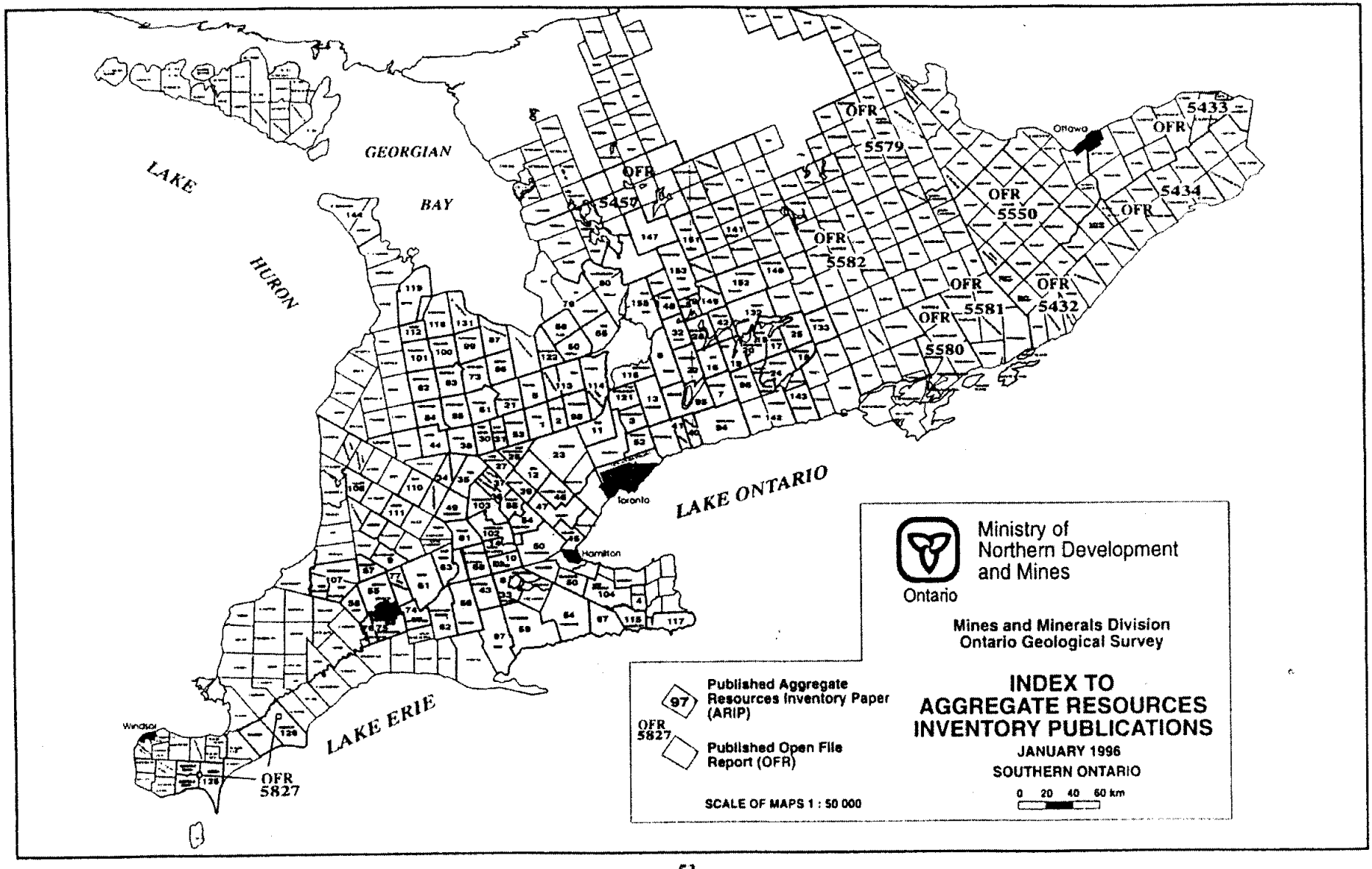
Appendix C

Maps and Figures

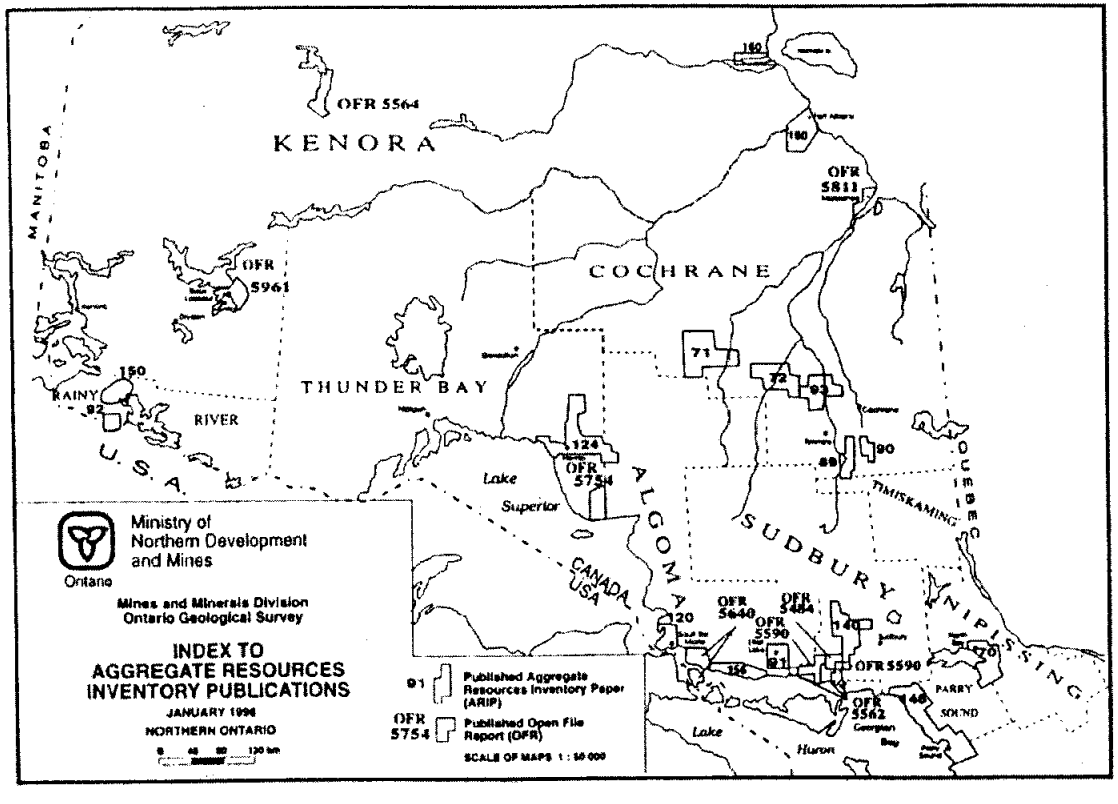
Map 1 : Areas Designated under the Aggregate Resources Act



Map 2 : Index to Aggregate Resource Inventory Publications - Southern Ontario



Map 3 : Index to Aggregate Resource Inventory Publications - Northern Ontario



141 ARIP'S , 18 OFR'S

Figure 1 : Aggregate Licensing Generic Site Plans - Existing Features

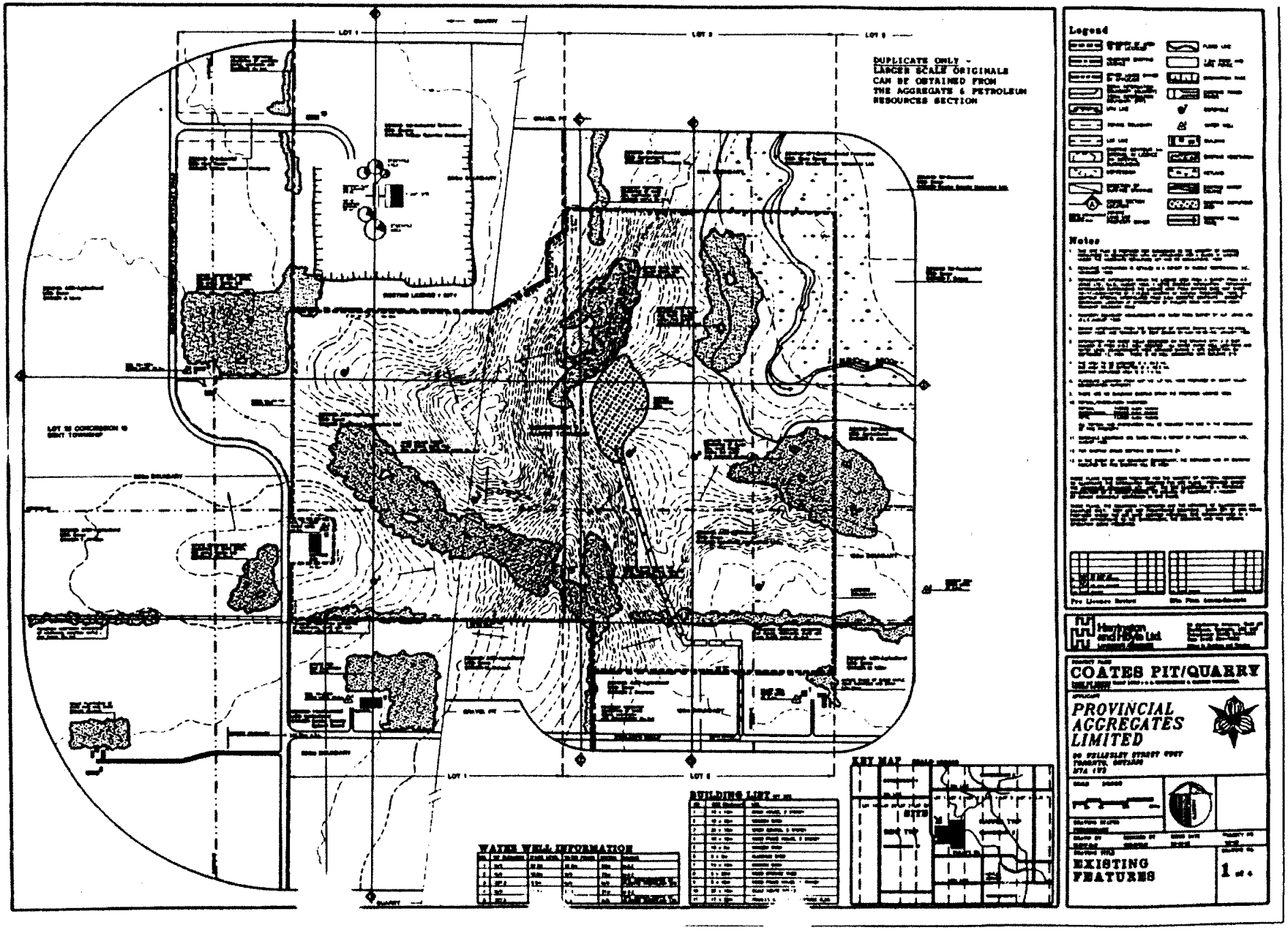


Figure 2 : Aggregate Licensing Generic Site Plans - Operation Plan

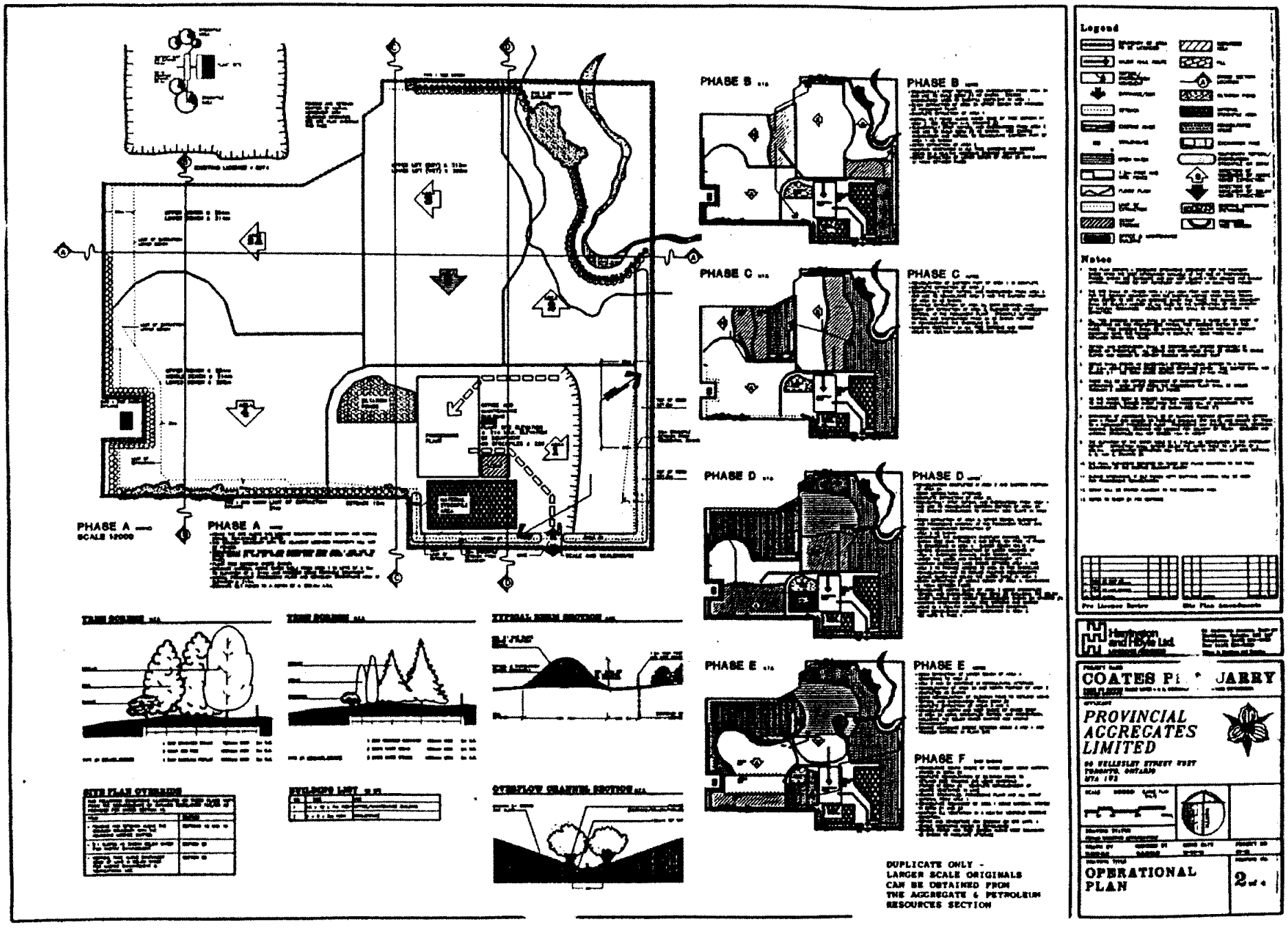


Figure 3 : Aggregate Licensing Generic Site Plans - Progressive and Final Rehabilitation

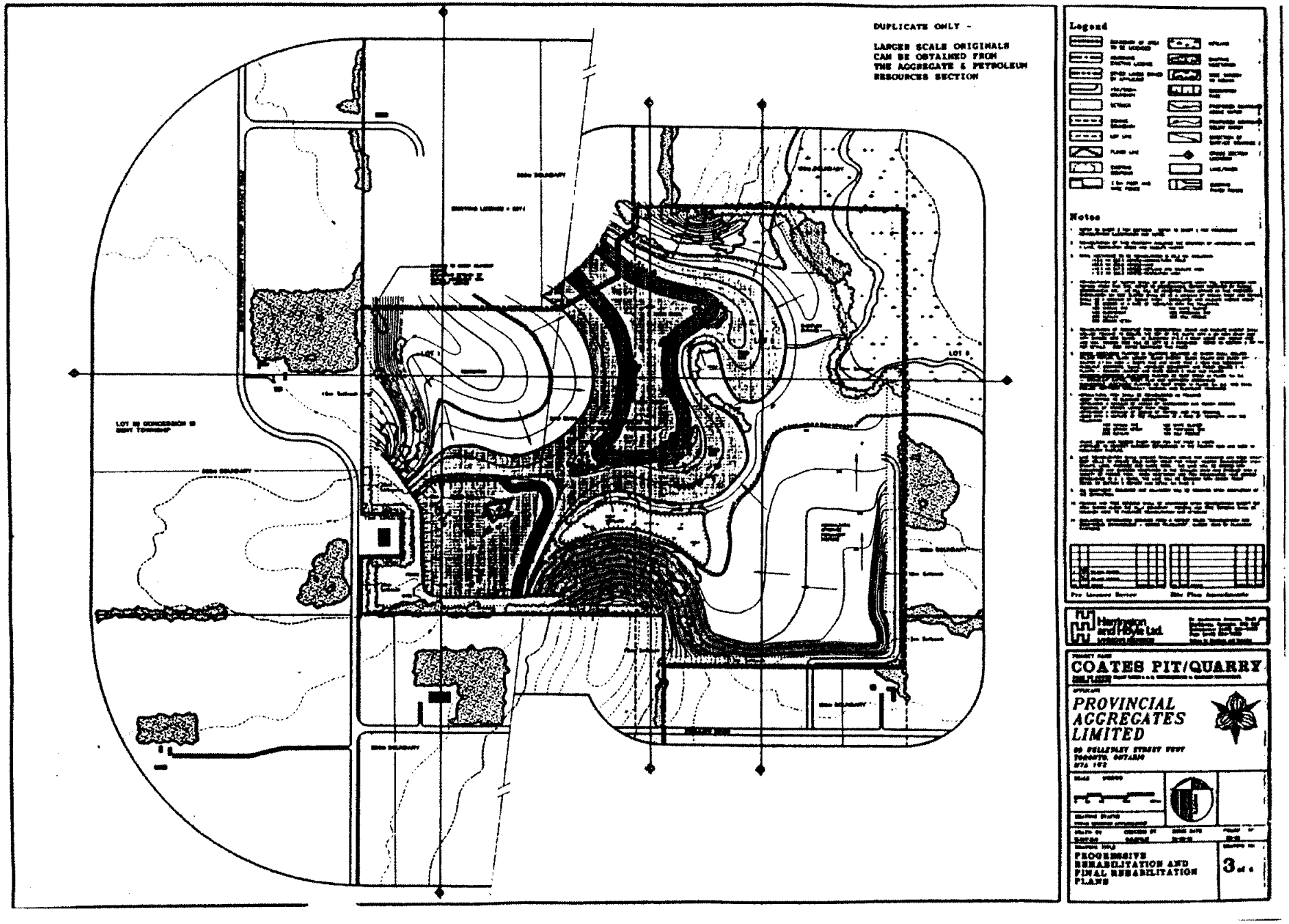


Figure 4 : Aggregate Licensing Generic Site Plans - Cross Sections

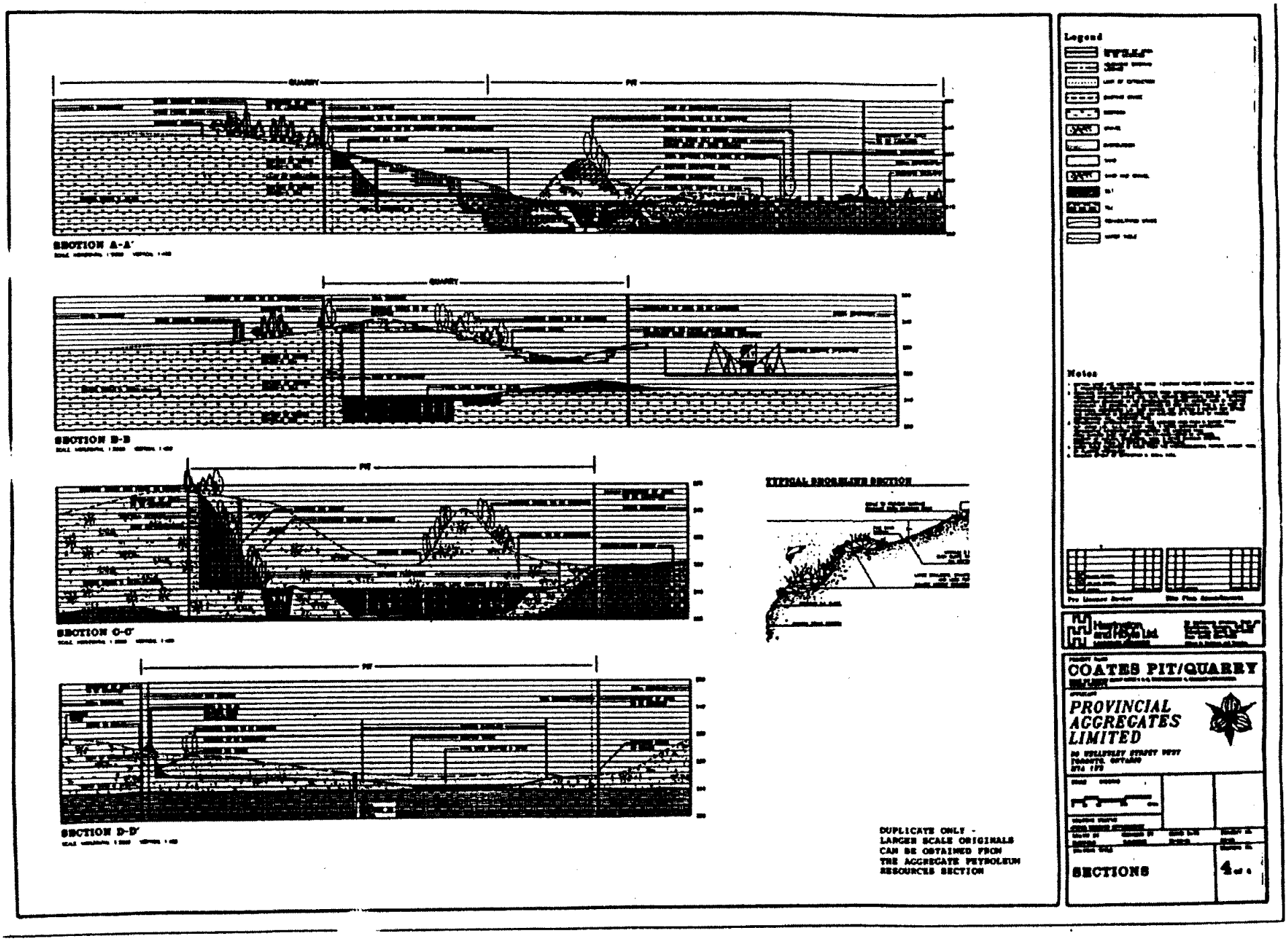


Figure 5 : Aggregate Permits Generic Site Plans - Category 1

Pit/Quarry (name or no.)

Aggregate Permit Site Plan

Site Plan Category: 1
Permit/Pit No. 4578
Lot: 5 Concession: 2
Township: Aggro
Permittee: John Arrow Ltd.
Address: 3744 Marsh Dr., Sudbury, Ont.
P0M 3A0

I acknowledge and shall carry on my operation in accordance with the site plan upon which my aggregate permit is based.

Signature of Permittee

Key Plan

copy of 1:50,000 map or similar map to show location

Scale:

Site Plan Notes

Existing uses: existing pit and forested
Zoning: Minister Zoning Order; zoned RU allows aggregate extraction
Estimated life of pit: 20 years Permit area: 42.2 hec. Area to be developed: 27.8 hec.
Boundary located on ground by: 3" x 3" x 4' wooden post at corners and red painted trees
Excavation depth: 21m Final elevations: 91m in relation to bench mark
Drainage: natural percolation
Existing and proposed buildings: weigh scales; storage shed 6m x 6m
Fencing: presently along portion of front section; will not be fenced unless required by Inspector for identification and safety
Gates: erected and maintained at the entrance
Strip piles (topsoil/overburden): portion presently stripped, remainder will be stripped as pit is operated and all the topsoil will be stockpiled for future rehabilitation
Stock piles: temporary stockpiles only as pit progresses; any permanent piles shown on plan
Water table: estimated at 90.0m; no extraction will occur below the water table
Water wells within 150m: no wells
Operation method and phasing: operational and phasing may vary from that identified due to quality, quantity of material and market demand upon prior approval of Ministry of Natural Resources; crushing operations allowed only between hours of 9 a.m. to 6 p.m.; location of crusher to have prior approval by MNR
Progressive rehabilitation: existing disturbed 30m setback adjacent to the road will be sloped to at least 3:1 slope seeded/planted with conifer trees; as each pit face is mined out they will be sloped 3:1 and areas not required for pit operation will be seeded/planted with suitable trees
Final rehabilitation: all pit faces will be sloped 3:1, the excavated and sloped areas will be covered with topsoil from the pit strippings and will be seeded with appropriate grass mixtures and planted with appropriate tree species; any roads will be scarified and planted; entrances to the pit will be removed
Setbacks (show graphically): all 15m & 30m except adjacent to Dow Permit
Variance from regulations: the setback common to the Dow Permit is removed in order to extract the material; a minimum of 3:1 slope will occur between the aggregate permits
Additional notes:

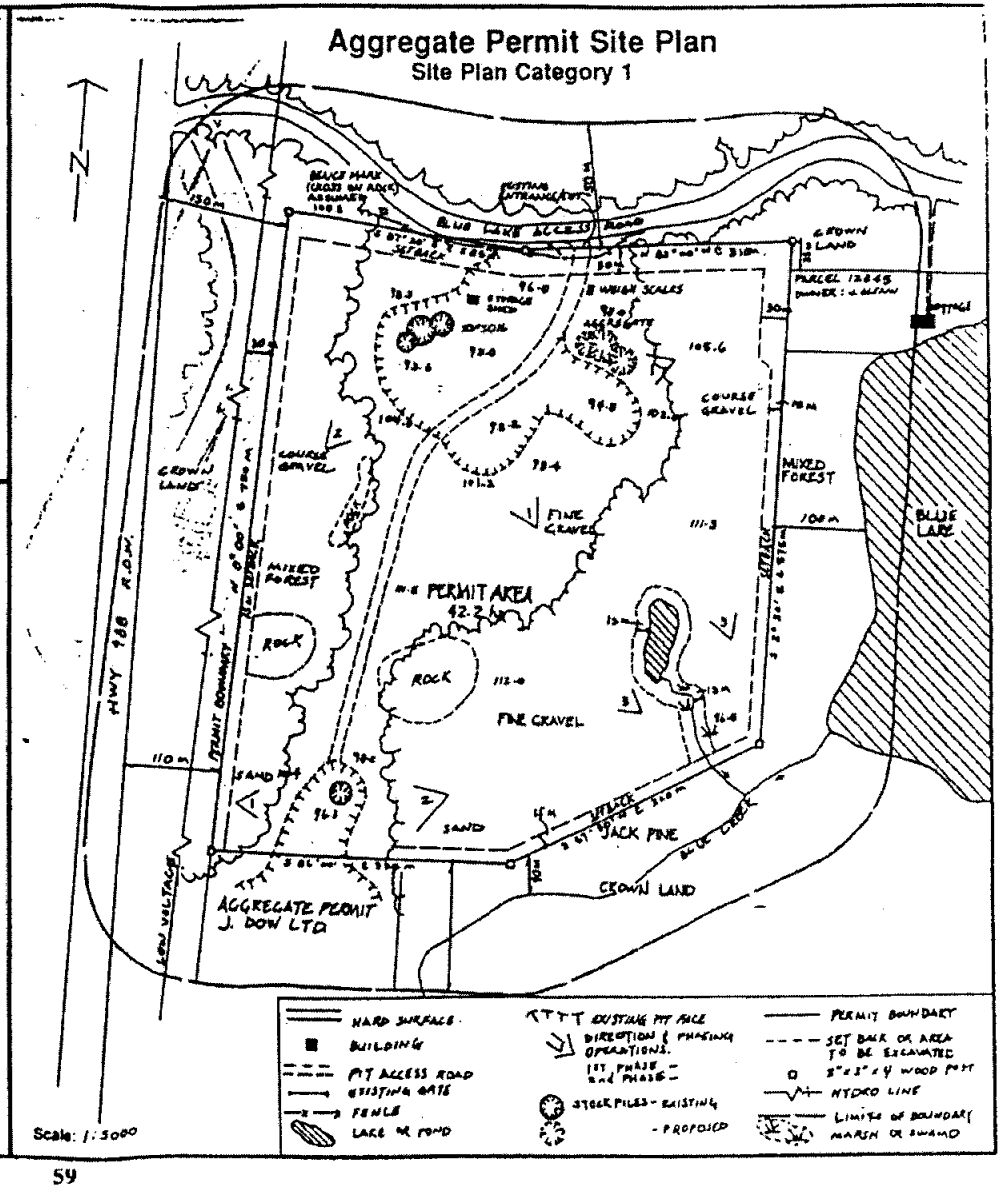


Figure 6 : Aggregate Permits Generic Site Plans - Category 2 (Remote Areas)

Pit/Quarry (name or no.)

Aggregate Permit Site Plan

Site Plan Category: 2
Permit/Pit No. 4578
Lot: 5 Concession: 2
Township: Aggro
Permittee: John Arrow Ltd.
Address: 3744 Marsh Dr., Sudbury, Ont.
P0M 3A0

I acknowledge and shall carry on my operation in accordance with this site plan upon which my aggregate permit is based.

John Arrow
Signature of Permittee

Key Plan

copy of 1:50,000 map or similar map to show location

Scale:

Site Plan Notes

Existing use: part existing pit; remainder forested
Zoning: Crown, District Land Use Guidelines
Estimated life of pit: 5yrs Permit area: 30.1 hec. Excavation depth: 6m
Boundary located on ground by: painted red along excavation setback
Area to be excavated: 18.5 hec.
Existing and proposed buildings: no buildings
Stripping (topsoil): will be done as pit progresses adequately back from pit face; all topsoil, subsoil and overburden will be saved on site for rehabilitation
Stock piles: temporary stock piles only near working faces and if required

Drainage: natural percolation
Progressive rehabilitation: area adjacent to logging road will be mined out and rehabilitated first, additional extraction and following rehabilitation will proceed in a clockwise direction

Final rehabilitation: all slopes will be at least 3m horizontal to 1m vertical; drainage will be by percolation; natural revegetation will occur

Setbacks (show graphically): 30m + 15m
Variance from regulations: the 30m setback along logging road is reduced to 15m as shown on plan; topsoil will be stored together because layers are thin and inseparable
Additional notes:

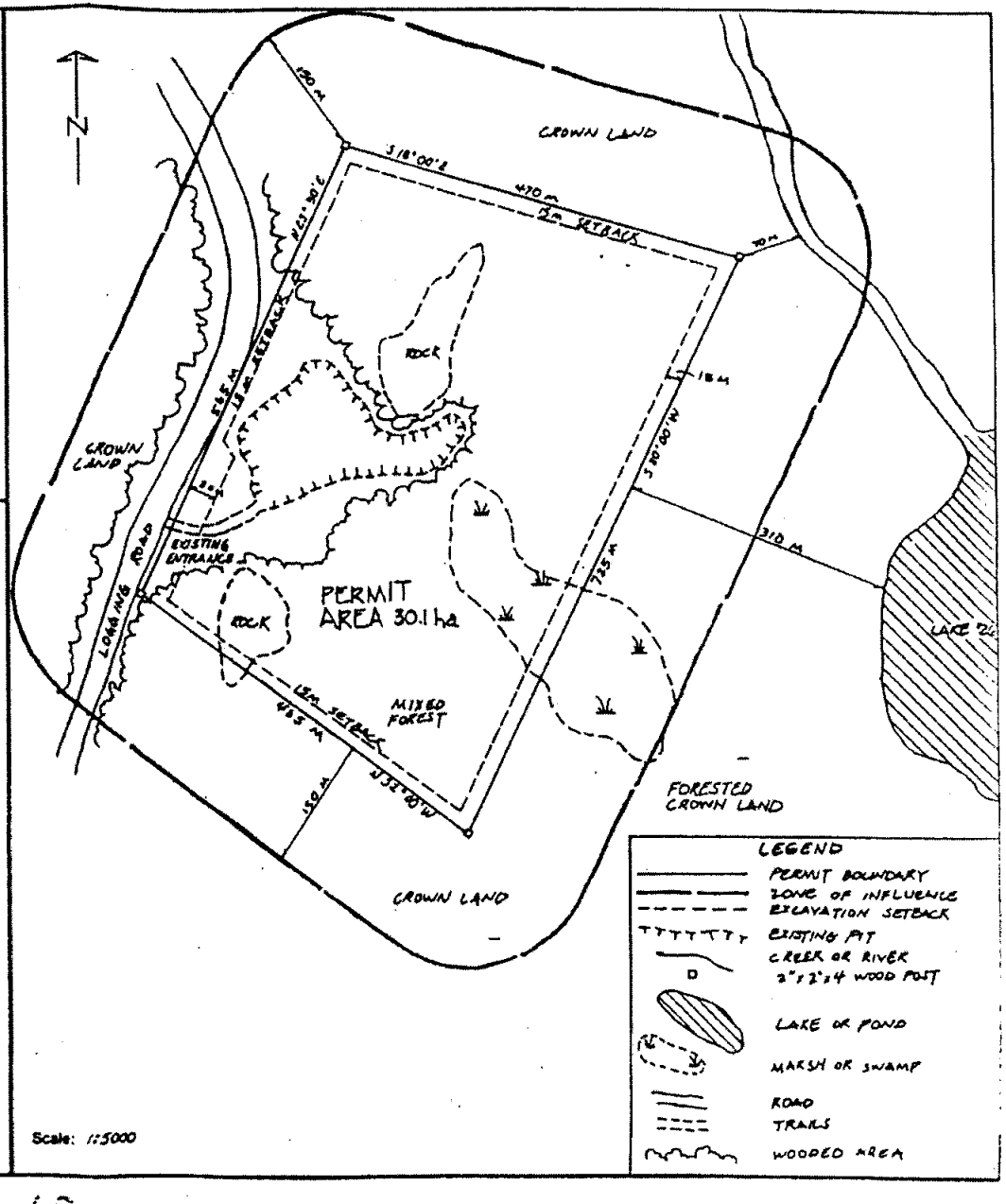
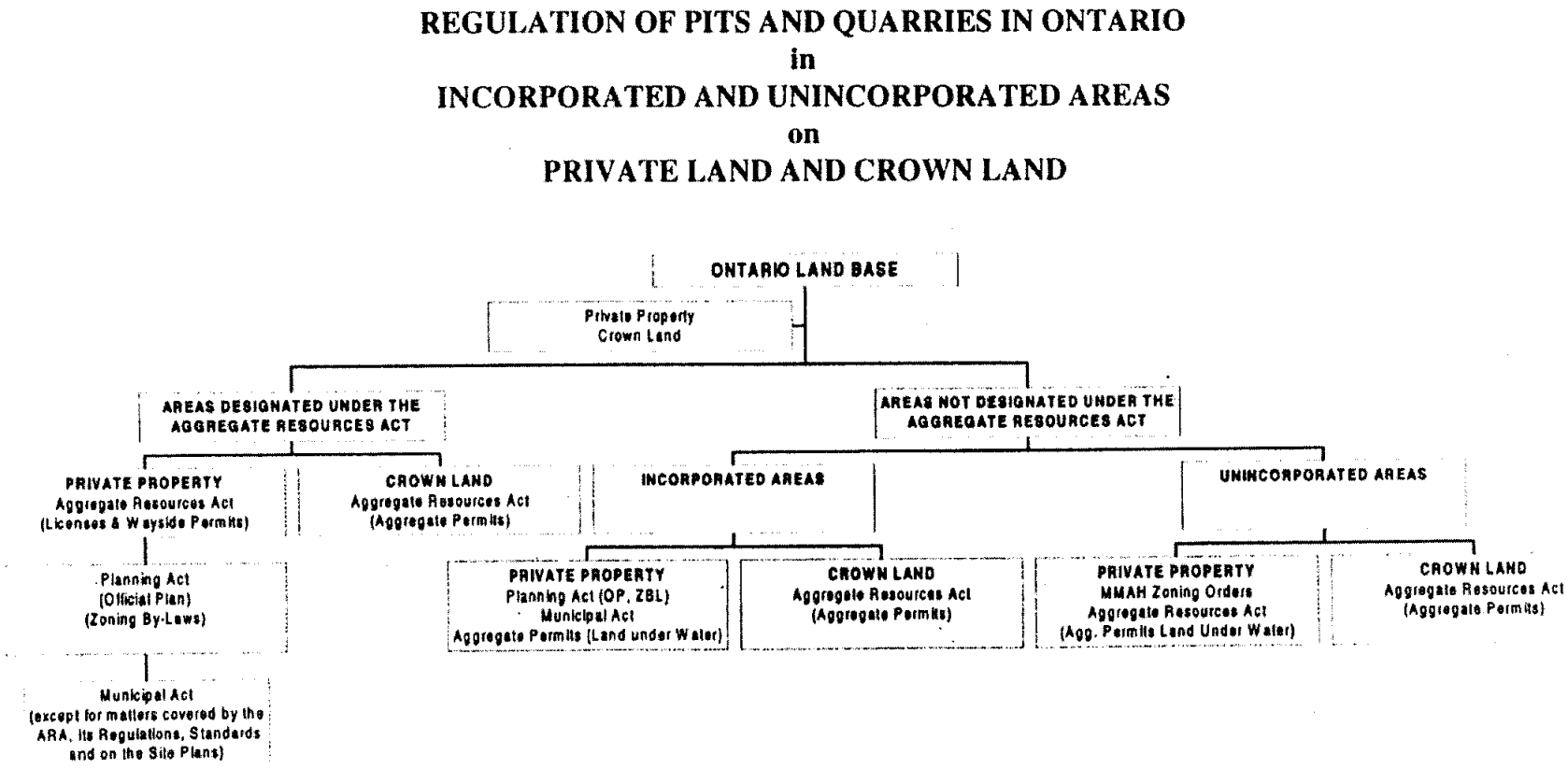


Figure 7 : Flow Chart - Regulation of Pits and Quarries in Ontario



Hamilton Conservation Authority

A Healthy Watershed for Everyone

June 30, 2026

Via Email: jbrotherston@puslinch.ca

Mayor Seeley and Council
Township of Puslinch Office
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

RE: Hamilton Conservation Authority – 2025 Audited Financial Statements

Dear Mayor Seeley and Councillors,

In accordance with section 38(3) of the Conservation Authorities Act, enclosed please find the 2025 auditors report for Hamilton Conservation Authority. Per the Act, the report is being circulated to the Ministry of Environment, Conservation and Parks as well as to our participating municipalities.

Sincerely,

[redacted]
Lisa Burnside
Chief Administrative Officer

Enclosure

This page intentionally left blank.

Financial Statements of

HAMILTON REGION CONSERVATION AUTHORITY

Year ended December 31, 2025

HAMILTON REGION CONSERVATION AUTHORITY

Table of Contents

Year ended December 31, 2025

Page

Independent Auditor's Report 1-3

Statement of Financial Position 4

Statement of Operations 5

Statement of Changes in Net Financial Assets 6

Statement of Cash Flows 7

Notes to Financial Statements 8-14

Schedule 1 – Corporate Support 15

Schedule 2 – Watershed Management Operations 16

Schedule 3 – Land Management Operations 17

Schedule 4 – Westfield Heritage Village 18

KPMG LLP
Commerce Place
21 King Street West, Suite 700
Hamilton, ON L8P 4W7
Canada
Telephone 905 523 8200
Fax 905 523 2222

INDEPENDENT AUDITOR'S REPORT

To the Members of Hamilton Region Conservation Authority

Opinion

We have audited the financial statements of Hamilton Region Conservation Authority (the "Entity"), which comprise:

- the statement of financial position as at end of December 31, 2025
- the statement of operations and accumulated surplus for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Other Matter – Comparative Information

The financial statements as at and for the year ended December 31, 2024 were audited by another auditor who expressed an unmodified opinion on those financial statements on July 24, 2025.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

[redacted]

Chartered Professional Accountants, Licensed Public Accountants

Hamilton, Canada

June 29, 2026

HAMILTON REGION CONSERVATION AUTHORITY

Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Financial assets:		
Cash and cash equivalents (note 4)	$ 9,716,950	$ 11,662,520
Accounts receivable	2,061,028	684,786
Due from Confederation Beach Park	1,151,804	1,797,445
Due from Hamilton Conservation Foundation	53,000	41,975
	12,982,782	14,186,726
Financial liabilities:		
Accounts payable and accrued liabilities (note 5)	1,297,523	1,479,453
Asset retirement obligation (notes 2 and 6)	1,221,364	1,231,856
Employee future benefit costs (note 8)	135,942	165,659
Deferred revenue (note 9)	1,259,186	889,954
	3,914,015	3,766,922
Total net financial assets	9,068,767	10,419,804
Non-financial assets:		
Inventory	102,539	166,957
Prepaid expenses	218,858	364,879
Tangible capital assets (note 16)	64,596,777	61,418,142
	64,918,174	61,949,978
Contingent liabilities (note 14)		
Contractual obligations (note 15)		
Commitments (note 15)		
Accumulated surplus (note 10)	$ 73,986,941	$ 72,369,782

The accompanying notes are an integral part of these financial statements.

On behalf of the Authority:

Chair

Director

HAMILTON REGION CONSERVATION AUTHORITY

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	Budget 2025 (note 17)	Actual 2025	Actual 2024
Revenue:			
Admissions, products, services and program fees	$ 8,165,970	$ 8,256,087	$ 7,726,923
Municipal levy and special projects	7,108,396	8,108,397	6,965,072
Rentals	1,090,485	954,553	970,434
Hamilton Conservation Foundation	201,700	1,088,398	875,759
Management fees	551,700	617,936	571,482
Interest	520,000	297,762	525,524
Federal and provincial grants	330,996	312,820	524,530
Regulatory fees	310,000	291,661	336,650
Private and in-kind donations (note 11)	-	6,867	202,032
Gain on sale of tangible capital assets	-	77,490	2,832
Other income	249,500	63,995	134,747
	18,528,747	20,075,966	18,835,985
Expenses:			
Wages and benefits	11,758,232	11,969,200	9,795,113
Staff expense	236,340	267,105	1,558,335
Contractors/consultants	586,100	889,535	1,156,217
Utilities	836,634	787,865	779,870
Professional fees	796,020	816,445	773,406
Materials and supplies	565,223	660,130	653,295
Products for resale	313,075	281,945	315,920
Miscellaneous expenses (note 13)	1,780,324	1,132,824	1,070,215
Amortization	1,600,000	1,653,758	1,574,920
	18,471,948	18,458,807	17,677,291
Annual surplus	54,799	1,617,159	1,158,694
Accumulated surplus, beginning of year	72,369,782	72,369,782	71,211,088
Accumulated surplus, end of year	$ 72,424,581	$ 73,986,941	$ 72,369,782

The accompanying notes are an integral part of these financial statements.

HAMILTON REGION CONSERVATION AUTHORITY

Statement of Changes in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Annual surplus	$ 1,617,159	$ 1,158,694
Purchase of tangible capital assets	(4,950,864)	(2,901,471)
Asset retirement obligations	60,533	(1,185,048)
Proceeds on disposal of tangible capital assets	135,426	6,515
Gain on disposal of tangible capital assets	(77,490)	(2,832)
Amortization	1,653,758	1,574,920
Change in inventory	64,418	(33,607)
Change in prepaid expenses	146,023	152,950
Change in net financial assets	(1,351,037)	(1,229,879)
Net financial assets, beginning of year	10,419,804	11,649,683
Net financial assets, end of year	$ 9,068,767	$ 10,419,804

The accompanying notes are an integral part of these financial statements.

HAMILTON REGION CONSERVATION AUTHORITY

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Operating activities:		
Annual surplus	$ 1,617,159	$ 1,158,694
Items not affecting cash:		
Amortization	1,653,758	1,574,920
Asset retirement obligation	60,533	(1,185,048)
Accretion expense of asset retirement obligation	(10,492)	46,808
Gain on disposal of tangible capital assets	(77,490)	(2,832)
	3,243,468	1,592,542
Change in non-cash operating working capital:		
Accounts receivable	(1,376,242)	3,055,268
Inventory	64,418	(33,607)
Prepaid expenses	146,023	152,950
Employee future benefit costs	(29,717)	11,066
Accounts payable and accrued liabilities	(181,930)	414,593
Due to Hamilton Conservation Foundation	(11,025)	(43,410)
Due from Confederation Beach Park	645,641	(1,714,475)
Deferred revenue	369,232	(7,281)
	2,869,868	3,427,646
Capital activities:		
Proceeds on disposal of tangible capital assets	135,426	6,515
Increase in tangible capital assets – asset retirement obligation	-	1,185,048
Purchase of tangible capital assets	(4,950,864)	(2,901,471)
	(4,815,438)	(1,709,908)
Increase in cash and cash equivalents	(1,945,570)	1,717,738
Cash and cash equivalents, beginning of year	11,662,520	9,944,782
Cash and cash equivalents, end of year	$ 9,716,950	$ 11,662,520

The accompanying notes are an integral part of these financial statements.

1. Nature of operations:

The Hamilton Region Conservation Authority (the “Authority”) was established in 1966 under the Conservation Authorities Act of Ontario to manage a designated watershed of approximately 112,000 acres of which the Authority owns over 11,000. The Authority is financed from municipal contributions, government grants, donations, user fees, product sales and services.

2. Significant accounting policies:

The financial statements of the Hamilton Region Conservation Authority are the representations of management and have been prepared in all material respects in accordance with Canadian Public Sector Accounting Standards. Significant aspects of the accounting policies by the Authority are as follows:

(a) Accrual accounting:

These statements reflect the incorporation of the full accrual basis of accounting and the reporting of the change in net financial assets and accumulated surplus. The accrual basis of accounting recognizes the effect of transactions and events in the period in which the transactions and events occur, regardless of whether there has been a receipt of payment of cash or its equivalent. Accrual accounting recognizes a liability until the obligation or condition(s) underlying the liability is partially or wholly satisfied. Accrual accounting recognized an asset until the future economic benefit underlying the asset is partially or wholly used or lost.

(b) Revenue recognition:

(i) Government transfers:

Government transfers, which include municipal grants, provincial transfer payments and major project funding, are recognized in the financial statements as revenue in the period in which the events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met and reasonable estimates of the amounts can be made. If government transfers contain stipulations which give rise to a liability, they are deferred and recognized in revenue when the stipulations are met.

2. Significant accounting policies (continued):

(b) Revenue recognition (continued):

(ii) Other revenue:

Other revenue from transactions with performance obligations, such as admissions, product, service and program fee, user fees, management fees, regulatory fees, rental income and revenue from other Authority services and major projects of goods or rendering of services, are recognized as the Authority satisfies a performance obligation by providing the promised goods or services to the payor. Other revenue from transactions with no performance obligations are recognized when the Authority has the ability to claim or retain an inflow of economic resources and when a past transaction or event is an asset. Amounts collected for services that have not yet been rendered are recorded as deferred revenue and recognized when the related services are performed.

(c) Donations:

Donations are recorded in income in the period they are received, unless designated for a specific purchase that is to occur in a later period at which time the related revenue will be recognized. Donated tangible capital assets, materials and services are recorded at fair market value when fair value can be reasonably estimated.

(d) Cash and cash equivalents:

Cash and cash equivalents includes cash on hand and balances held in the bank.

(e) Pension plans:

The Authority maintains a defined contribution plan for employees with more than one year service and who were hired subsequent to January 1, 2006.

Under the plan, the Authority matches employee contributions to a maximum of 6% of gross income.

(f) Tangible capital assets:

Tangible capital assets are comprised of property, plant and equipment and are recognized as assets in the period they are acquired. Tangible capital assets are recorded at cost which includes all amounts directly attributable to acquisition, construction, development or betterment of the asset. Amortization is provided on a straight-line basis, declining balance for vehicles, over the estimated useful life for all assets except land which is not amortized. Work in progress assets are not amortized until the asset is available for productive use.

2. Significant accounting policies (continued):

(f) Tangible capital assets (continued):

Service life of tangible capital assets is estimated as follows:

Asset	Estimated Useful Life
Land improvements	10-20 years
Infrastructure	20-75 years
Building & building improvements	40 years
Machinery, equipment	3-10 years
Vehicles (light and heavy duty)	15-35%

The Authority has a collection of art and historical buildings which now include a multitude of artifacts and chattels which came with the acquisition of the Westfield Heritage Village. None of these are included as part of the tangible capital assets due to the lack of any objective value comparatives.

(g) Inventory:

Inventories for resale are valued at the lower of cost or net realizable value.

(h) Financial instruments:

The Authority initially measures its financial assets and financial liabilities at fair value and subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash and cash equivalents, accounts receivable and amounts due from Confederation Beach Park.

Financial liabilities measured at amortized cost include accounts payable, due to Confederation Beach Park and due to Hamilton Conservation Foundation.

(i) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from these estimates. These estimates are reviewed periodically and as adjustments become necessary, they are recorded in the financial statements in the period in which they become known.

2. Significant accounting policies (continued):

(j) Contaminated sites

Contaminated sites are the result of contamination being introduced in air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met: (a) an environmental standard exists; (b) contamination exceeds the environmental standard; (c) the Authority is directly responsible or accepts responsibility for the liability; (d) future economic benefits will be given up; and (e) a reasonable estimate of the liability can be made. Changes in this estimate are recorded in the Authority's statement of operations.

3. Confederation Beach Park

These statements do not include the operating revenues and expenditures relating to Confederation Beach Park which is a separate and distinct operation owned by the City of Hamilton and managed by the Authority under a formal management agreement with the municipality.

All existing real and personal Confederation Beach Park property as at January 1, 1980, all subsequently acquired properties, and any surpluses or deficits generated during a fiscal year will remain the exclusive property of the City of Hamilton.

Under the terms of the management agreement, the Hamilton Region Conservation Authority has exclusive authority to manage specifically defined areas of Confederation Beach Park for the City of Hamilton. In payment for the management function, the Authority receives a management fee of 15% of operating expenditures. This management fee accrues to the Authority for its own purposes. The newest version of the management agreement has been agreed to and signed by both the City of Hamilton and the Hamilton Region Conservation Authority and runs from January 1, 2017 until December 31, 2026, inclusive.

4. Restricted cash

Included in cash and cash equivalents is $235,528 (2024 – $228,683) that was received as an endowment fund which has been externally restricted by the organization that contributed the amount.

5. Government remittances payable

Included in accounts payable and accrued liabilities are government remittances payable of $61,262 (2024 – $93,561).

6. Asset retirement obligations:

The asset retirement obligation is recognized based on management's best estimate of the future expenditures required to settle the obligation. A liability has been established, reflecting the estimated costs associated with the retirement of tangible capital assets. Under the prospective method, the assumptions used at the time of initial recognition are those in effect when the legal obligation was incurred. These assumptions are reviewed and, if necessary, updated on an annual basis as part of the ongoing assessment.

All liabilities for asset retirement obligations are recognized at current estimated costs, discounted to their present value at the rate of 4.45% (2024 – 3.95%).

	Asbestos	Wells	Underground Storage Tanks	2025 Total
Balance, beginning of year	$ 241,671	$ 222,822	$ 767,363	$ 1,231,856
Accretion expense for the year	9,817	9,052	31,172	50,041
Remeasurement in the year	(11,876)	(10,949)	(37,708)	(60,533)
Balance, end of year	$ 239,612	$ 220,925	$ 760,827	$ 1,221,364

7. Related party transactions:

	2025	2024
Municipal funding recognized as revenue in the current year		
City of Hamilton	$ 8,074,678	$ 6,932,756
Township of Puslinch	33,719	32,316
Funding from the Hamilton Conservation Foundation	1,088,398	875,759
Management fees from Confederation Beach Park	617,936	571,482
Municipal taxes paid to the City of Hamilton and Township of Puslinch	144,906	(138,137)
Receivable from (payable to) the City of Hamilton	880,847	(500,508)

8. Employee future benefit costs:

	2025	2024
Accumulated sick leave liability	$ 21,575	$ 21,249
Supplemental early retirement package	76,236	99,819
Post-retirement benefits	38,131	44,591
	$ 135,942	$ 165,659

8. Employee future benefit costs (continued):

Under the Authority's sick leave plan, certain employees hired prior to January 1, 1993 become entitled to a cash payment when they leave the Authority's employment. The liability for these accumulated days, to the extent they are vested and could be taken in cash by employees on termination, is funded by operations.

The Authority committed in October 2002 to pay a former general manager a supplemental early retirement package. At the end of the current year, the cost of an annuity to satisfy this obligation was $76,236 (2024 - $99,819) based on competitive quotes received from several insurance companies.

The Authority is committed to provide full health, life and vision coverage for all employees who have retired prior to the age of 65 for the period until they reach 65 years of age. A liability has been set up based on the current benefit rates for those retirees eligible for this coverage. The estimated value of these benefits in the current year is $38,131 (2024 - $44,591).

9. Deferred revenue:

Revenue received but not earned at year-end is as follows:

	2025	2024
Storage fees and deposits	$ 1,259,186	$ 889,954

10. Accumulated surplus:

	2025	2024
Reserve funds:		
Acquisition of provincially significant lands or eligible water related projects	$ 2,114,377	$ 3,065,690
Future projects and operating areas	7,583,348	8,454,951
Tangible capital assets	64,596,777	61,418,142
Asset retirement obligation to be funded	(1,221,364)	(1,231,856)
Surplus generated to be allocated to reserves	913,803	662,855
Accumulated surplus	$73,986,941	$ 72,369,782

11. Donations in-kind:

During the year, in addition to cash donations, the Authority was the beneficiary through donations in kind of tangible capital assets with a total appraised value of $2,867 (2024 - $1,432).

12. Defined contribution pension plan:

Employer contributions to the Authority's defined contribution pension plan for the year was $431,680 (2024 - $379,076). The Plan is designed whereby employee contributions, ranging from 2% to 6% of gross salary, are matched by the employer.

13. Miscellaneous expense breakdown:

	2025	2024
Computer software, hardware and support	$ 373,125	$ 268,945
Property taxes	144,906	138,137
Communications and advertising	52,317	117,693
Memberships and subscriptions	114,326	103,773
Postage, printed materials and supplies	111,487	102,142
Mechanical and garbage supplies	128,739	94,240
Third party equipment rental	90,713	51,234
Accretion of asset retirement obligations	50,041	46,808
Interest and banking	13,504	15,054
All other	53,666	132,189
	$ 1,132,824	$ 1,070,215

14. Contingent liabilities

The Authority is involved from time to time in litigation, which arises in the normal course of business. In respect of any outstanding claims, the Authority believes that insurance coverages are adequate, and that no material exposure exists on the eventual settlement of such litigation.

15. Contractual obligations and commitments:

As at December 31, 2025, the Authority is committed to $11,474 (2024 - $17,174) with respect to ongoing contracts for equipment in the following years:

2026	$ 3,912
2027	3,912
2028	3,212
2029	438
Total	$ 11,474

16. Tangible capital assets:

Cost	Balance at December 31, 2024	Transfers and additions	Transfers, disposals and adjustments	ARO	Balance at December 31, 2025
Land	$ 36,776,652	$ 453,460	$ -	$ -	$ 37,230,112
Land improvements	7,370,639	-	-	-	7,370,639
Infrastructure	23,780,639	1,434,650	-	903,902	26,119,191
Buildings and building improvements	10,272,760	-	-	220,611	10,493,371
Machinery and equipment	3,361,909	215,794	(15,525)	-	3,562,178
Vehicles	3,508,425	347,278	(358,391)	-	3,497,312
Work-in-progress	2,669,909	3,518,094	(1,018,413)	-	5,169,590
Total	$ 87,740,933	$ 5,969,276	$ (1,392,329)	$ 1,124,513	$ 93,442,393

Accumulated Amortization	Balance at December 31, 2024	Transfers and additions	Transfers, disposals and adjustments	ARO	Balance at December 31, 2025
Land improvements	$ 3,482,057	$ 267,869	$ -	$ -	$ 3,749,926
Infrastructure	14,677,263	481,378	-	92,641	15,251,282
Buildings and building improvements	5,172,788	229,706	-	22,610	5,425,104
Machinery and equipment	1,700,989	308,126	(15,525)	-	1,993,590
Vehicles	2,415,669	310,680	(300,455)	-	2,425,894
Total	$ 27,448,766	$ 1,597,759	$ (315,980)	$ 115,251	$ 28,845,796

	Net book value December 31, 2024	Net book value December 31, 2025
Land	$ 36,776,652	$ 37,230,112
Land improvements	3,888,582	3,620,713
Infrastructure	10,008,487	10,868,088
Buildings and building improvements	5,320,836	5,068,268
Machinery and equipment	1,660,920	1,568,589
Vehicles	1,092,756	1,071,417
Work-in-progress	2,669,909	5,169,590
Total	$ 61,418,142	$ 64,596,777

17. Budget figures:

The budgeted figures are presented for comparison purposes and were adopted by the Authority on December 5, 2024. The adopted budget conforms to the Canadian Public Sector Accounting Standards except for the effect of the acquisition and amortization of tangible capital assets and principal repayment on debt. A reconciliation of the adopted and reported budgets is as presented below.

Adopted budget:	
Budgeted annual surplus for the year	$ (345,201)
Adjustments to adopted budget:	
Amortization of tangible capital assets	(1,600,000)
Block funding for major maintenance and capital projects	2,000,000
Restated budged deficit	$ 54,799

18. Financial Instruments:

Transactions in financial instruments may result in an entity assuming or transferring to another party one or more of the financial risks described below. The following disclosures provide information to assist users of the financial statements in assessing the extent of risk related to the Authority's financial instruments. The maximum exposure to credit risk for the financial assets would be the carrying values shown on the statement of financial position.

(a) Credit risk:

The Authority is exposed to credit risk resulting from the possibility that parties may default on their financial obligations. The Authority's maximum exposure to credit risk represents the sum of the carrying value of its cash and cash equivalents and accounts receivable. The Authority's cash and cash equivalents are with a Canadian chartered bank and as a result management believes the risk of loss to be remote. The Authority provides credit to its customers in the normal course of operations. Management believes that the Authority's credit risk with respect to accounts receivable is limited. The Authority manages its credit risk by reviewing accounts receivable aging and following up on outstanding amounts. There has been no change in the risk from 2024.

(b) Liquidity risk:

Liquidity risk refers to the adverse consequence that the Authority will encounter difficulty in meeting obligations associated with financial liabilities, which are comprised of accounts payable and accrued liabilities, due to Confederation Beach Park and due to Hamilton Conservation Foundation. The Authority manages liquidity risk by monitoring its cash flow requirements on a regular basis. Management believes its overall liquidity risk to be minimal as the Authority's financial assets are considered to be highly liquid.

18. Financial Instruments (continued):

(b) Liquidity risk (continued):

The following table sets out the expected maturities, representing undiscounted cash flows of its financial liabilities.

	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Accounts payable and accrued liabilities	$ 1,297,523	$ -	$ -	$ -	$ 1,297,523

(c) Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk is comprised of currency risk, interest rate risk, and other price risk.

It is management's opinion that unless otherwise noted, the Authority is not exposed to significant market risk arising from its financial instruments. There has been no change in the risk from 2024.

(d) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Authority’s cash and cash equivalents earn interest at prevailing market rates and management believes the interest rate exposure related to these financial instruments is negligible. There has been no change in the risk from 2024.

HAMILTON REGION CONSERVATION AUTHORITY

Schedule 1 – Corporate Support

Year ended December 31, 2025, with comparative information for 2024

	Budget (note 17)	2025	2024
Revenues:			
Municipal levy and special projects	$ 2,072,985	$ 2,366,025	$ 2,373,508
Management fees	551,700	617,936	571,482
Interest	520,000	297,762	525,524
Rentals	631,335	478,787	264,739
Hamilton Conservation Foundation	201,700	278,916	182,376
Admissions, product, service and program fees	80,000	104,426	111,228
Private and in-kind donations	-	11,046	-
Other income	187,250	9,488	25,748
	4,244,970	4,164,386	4,054,605
Expenses:			
Wages and benefits	4,566,509	3,867,629	3,492,210
Staff expense	149,740	907,985	780,194
Utilities	379,725	244,161	327,862
Contractors/consultants	181,250	230,840	245,059
Professional fees	226,350	257,287	218,187
Materials and supplies	98,600	73,435	77,601
Miscellaneous expenses (note 13)	1,283,114	748,112	715,291
Amortization	500,000	524,244	479,767
	7,385,288	6,853,693	6,336,171
Annual deficit	$ (3,140,318)	$ (2,689,307)	$(2,281,566)

HAMILTON REGION CONSERVATION AUTHORITY

Schedule 2 – Watershed Management Services

Year ended December 31, 2025, with comparative information for 2024

	Budget 2025 (note 17)	Actual 2025	Actual 2024
Revenues:			
Municipal levy & special projects	$ 2,362,135	$ 3,069,648	$ 1,839,033
Regulatory fees	310,000	291,661	336,650
Federal and provincial grants	330,996	311,095	290,484
Private and in-kind donations	-	4,000	200,600
Hamilton Conservation Foundation	-	45,529	17,245
Other income	-	1,217	5,912
	3,003,131	3,723,150	2,689,924
Expenses:			
Wages and benefits	2,701,381	2,326,791	2,040,281
Staff expense	23,400	322,924	288,717
Contractors/consultants	232,700	125,040	123,591
Professional fees	79,500	22,038	60,320
Materials and supplies	94,550	50,122	34,615
Utilities	23,000	22,695	19,913
Miscellaneous expenses (note 13)	189,000	71,396	69,536
	3,343,531	2,941,006	2,636,973
Annual (deficit) surplus	$ (340,400)	$ 782,144	$ 52,951

HAMILTON REGION CONSERVATION AUTHORITY

Schedule 3 – Land Management Operations

Year ended December 31, 2025, with comparative information for 2024

	Budget 2025 (note 17)	Actual 2025	Actual 2024
Revenues:			
Admissions, product, service and program fees	$7,745,800	$ 7,878,725	$ 7,271,186
Municipal levy & special projects	2,000,000	1,965,357	2,000,000
Hamilton Conservation Foundation	-	762,427	656,957
Rentals	459,150	463,409	601,459
Federal and provincial grants	-	1,725	232,389
Other income	60,750	44,685	103,087
Gain (loss) on sale of tangible capital assets	-	77,490	2,832
	10,265,700	11,193,818	10,867,910
Expenses:			
Wages and benefits	3,640,501	3,789,501	3,614,068
Contractors/consultants	160,950	498,274	767,861
Materials and supplies	324,573	479,658	474,710
Professional fees	477,220	512,844	468,393
Staff expense	178,150	385,120	398,598
Utilities	375,909	459,988	374,909
Products for resale	299,825	270,748	304,941
Miscellaneous expenses (note 13)	236,055	234,787	214,853
Amortization	1,000,000	1,029,352	995,899
	6,693,183	7,660,272	7,614,232
Annual surplus	$ 3,572,517	$ 3,533,546	$ 3,253,678

HAMILTON REGION CONSERVATION AUTHORITY

Schedule 4 – Westfield Heritage Village

Year ended December 31, 2025, with comparative information for 2024

	Budget 2025 (note 17)	Actual 2025	Actual 2024
Revenues:			
Municipal contributions	$ 673,276	$ 672,724	$ 653,666
Municipal levy & special projects	-	34,643	189,473
User fees	324,170	258,763	329,676
Hamilton Conservation Foundation	-	1,526	19,181
Food and novelty	16,000	14,174	14,833
Donations	-	2,867	1,432
Other authority generated	1,500	9,915	15,285
	1,014,946	994,612	1,223,546
Expenses:			
Wages and benefits	733,391	560,567	648,554
Staff expense	1,500	75,781	90,826
Materials and supplies	47,500	56,914	66,369
Utilities	60,000	61,021	57,186
Professional fees	12,950	25,175	26,506
Contractors/consultants	11,200	35,182	19,706
Products for resale	13,250	11,197	10,979
Miscellaneous expenses (note 13)	72,155	80,062	70,535
Amortization	100,000	97,737	99,254
	1,051,946	1,003,636	1,089,915
Annual surplus (deficit)	$ (37,000)	$ (9,024)	$ (55,842)

Ministry of Natural Resources

Aggregates Section

Divisional Delivery Branch
300 Water Street
Peterborough, ON K9J 3C7

E: ARAApprovals@ontario.ca

Ministère des Richesses naturelles

Section des agrégats

Branche Divisionnelle à L'exécution
300, rue Water
Peterborough (ON) K9J 3C7

E : ARAApprovals@ontario.ca

Ontario

June 22, 2026

Regan Cox
Cox Construction Limited
965 York Road
PO Box 427
Guelph, ON N1H 6K5

Dear Regan Cox:

Subject: Amendment of Licence and Site Plan #5710 under the *Aggregate Resources Act*
Part Lots 9 10, 11, 12, 13, Concession Rear 4, Geographic Township of Puslinch, Township of Puslinch, County of Wellington

Further to your minor site plan amendment request November 20, 2025, the Ministry of Natural Resources (MNR) grants consent under Section 13(3.1) of the *Aggregate Resources Act* to the following:

- A reduction to the licenced area from 93.7ha to 86.3ha.
- A reduction to the extraction area from 72.1ha to 64.7ha.

Attached is the site plan approved by the MNR on June 22, 2026. Please replace all previous versions of the site plan with the attached.

Also attached is an amended licence under the *Aggregate Resources Act* for the above noted licensed property. As you have requested, the amendment reflects:

- Partial surrender of Licence #5710. The licensed area has been reduced from 93.7ha to 86.3ha.

In processing the partial surrender, an Inspection Report was completed on June 3, 2026. It was determined that rehabilitation of 7.4 hectares of the property was acceptable.

Please replace the previously issued licence with the attached, amended licence. The MNR will forward a copy of the amended licence and updated site plan to the agencies copied below.

Should you have any questions concerning this matter, please contact Meghan Gerrie, Aggregate Specialist by email at Meghan.Gerrie@ontario.ca.

Sincerely,

[redacted]

Mahnaz Larochelle
A/Aggregate Resources Manager
Aggregates Section

attachments:
ARA Licence #5710 amended June 22, 2026, with schedule A
Site Plan for Licence #5710 (4 pages) approved June 22, 2026

c. Clerk – Township of Puslinch
Clerk – County of Wellington
The Ontario Aggregate Resources Corporation
Ministry of Labour, Immigration, Training and Skills Development
MNR Aylmer Guelph District

Ontario

LICENCE
Aggregate Resources Act

PERMIS
Loi sur les ressources en agrégats

Licence No.
No du permis 5710

Amended Licence

Pursuant to the Aggregate Resources Act and Regulations thereunder, and subject to the limitations thereof and to the conditions of the licence and the requirements of the site plan,

Conformément à la Loi de 1997 sur les ressources en agrégats et à ses réglements, et sujet aux restrictions qu'ils comportent, aux conditions d'octroi du permis et aux exigences du plan du site,

this Class **A** licence is issued to:
nous délivrons ce permis de classe: à:

Cox Construction Limited

965 York Road
P.O. Box 427
GUELPH, ON
CANADA
N1H 6K5

to operate a Pit on a 86.3 hectare site located in:
pour exploiter un/une sur le terrain de hectares situé à l'endroit suivant:

Lot	Concession	Section	Geographic Township	Local Municipality	County / Regional Municipality / District
Pt 9,10,11,12,13	Rear 4		PUSLINCH	PUSLINCH TP	WELLINGTON CO

The licence is subject to the following conditions:
Ce permis est assujetti aux conditions suivantes: As shown on attached Schedule A

Effective the 22 day of June 2026
En vigueur le jour de

[redacted] per
for Minister of Natural Resources
Ministre des Richesses Naturelles

Ontario

LICENCE
Aggregate Resources Act

PERMIS
Loi sur les ressources en agrégats

Licence No.
No du permis 5710

Amended Licence

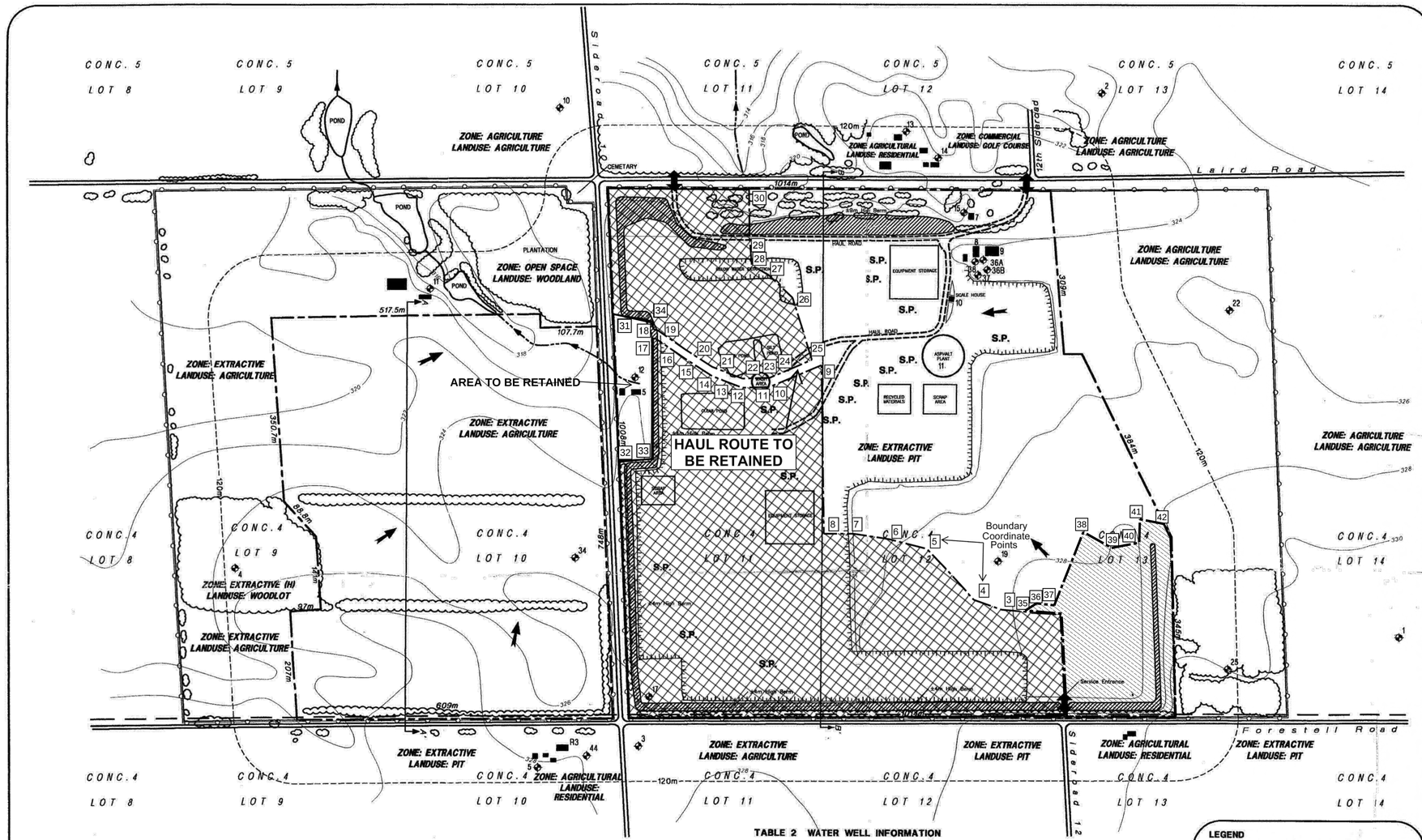
SCHEDULE A

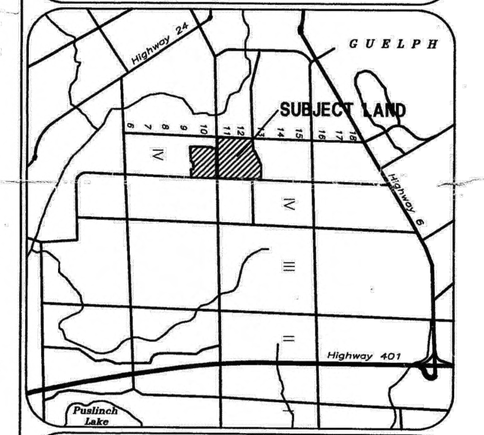
1. No more than 341,000 tonnes of material shall be removed from the pit in any calendar year.
2. Extraction of material from below the water table shall be conducted by dragline.
3. The principle transport route shall be Puslinch Road No. 5 to and from the Hanlon Expressway.
4. The licensee shall establish a groundwater monitoring and reporting program acceptable to the Ministry of the Environment, Conservation and Parks for the purpose of assessing possible effects of the pit operation on groundwater conditions.
5. The licensee shall have equipment serviced in paved areas only.

PUSLINCH PIT

PART LOTS 9, 10, 13 AND LOTS 11 AND 12
CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

Page 1 of 4
EXISTING FEATURES





NOTES

1. THIS SITE IS LICENSED BY THE MINISTRY OF NATURAL RESOURCES UNDER THE "ARA" FOR A CLASS "A" LICENCE, WITH EXTRACTION ABOVE AND BELOW WATER TABLE. THIS SITE PLAN AMENDS THE LOCATIONS OF THE ONSITE PONDS (CREATED BY EXCAVATION) AND THE OPERATIONAL PLAN.
2. LICENSEE: COX CONSTRUCTION LTD.
   ADDRESS: 687 ERAMOSA ROAD
   P.O. BOX 427
   GUELPH, ONTARIO
   N1K 6K5
3. TOPOGRAPHIC INFORMATION WAS PROVIDED BY AUTOMATED ENGINEERING TECHNOLOGIES AND FROM ONTARIO BASE MAP SHEET No. 10 17 5600 48100 AT 1:10 000 SCALE. CONTOURS FOR THE SITE ARE SHOWN AT A TWO METRE INTERVAL.
4. ZONING INFORMATION OBTAINED FROM SCHEDULE "A" TOWNSHIP OF PUSLINCH ZONING BY-LAW No. 19/85, MAP NUMBERS 53 AND 54. THE SITE IS CURRENTLY ZONED 'EXI-1' - EXTRACTIVE INDUSTRIAL.
5. BUILDINGS LOCATED ON THE SITE OR WITHIN 120 M OF THE SITE ARE SHOWN ON THE SITE PLAN.
6. THE MAIN INTERNAL HAUL ROAD IS SHOWN ON THE SITE PLAN.
7. WATER LEVEL INFORMATION WAS OBTAINED FROM COX CONSTRUCTION LTD. AS PART OF THEIR ONGOING WATER MONITORING PROGRAM.
8. THE WATER TABLE ELEVATION WITHIN THIS LICENCE RANGES FROM ± 316 m (NORTH) TO ± 323 (SOUTH)
9. ALL MEASUREMENTS SHOWN ON THIS SITE PLAN ARE IN METRES.
10. TOTAL AREA LICENCED: 86.3 ha
    TOTAL AREA TO BE EXTRACTED: 64.7 ha
    TOTAL AREA TO BE REHABILITATED: 64.7 ha

TABLE 1 LIST OF BUILDINGS (ONSITE)

CODE	USE	DIMENSIONS (M)	HEIGHT (M)
1	BARN	DISREPAIR	
2	SHED	DISREPAIR	
3	SHED	DISREPAIR	
4	GARAGE	DISREPAIR	
5	HOUSE	12.0 X 11.0	9.1
6	GAZEBO	4.8 X 4.8	2.7
7	HOUSE	11.4 X 8.4	9.1
8	SHED	DISREPAIR	
9	BARN	DISREPAIR	
10	SCALEHOUSE	12 X 8	10.5
11	ASPHALT PLANT	IRR.	11

COORDINATES FOR NEW LICENSED LIMIT BOUNDARY

Point #	Northing	Easting
1	~~4819034.80~~	~~561318.60~~
2	~~4814462.40~~	~~561246.20~~
3	4814150.30	561177.30
4	4814150.20	561100.50
5	4814193.90	561004.00
6	4814198.80	560936.70
7	4814200.50	560881.60
8	4814186.70	560829.60
9	4814490.60	560734.00
10	4814443.70	560680.00
11	4814425.70	560651.70
12	4814403.60	560583.80
13	4814405.60	560551.30
14	4814417.50	560515.00
15	4814442.10	560455.50
16	4814455.60	560422.90
17	4814457.30	560403.00
18	4814467.00	560401.90
19	4814463.70	560438.60
20	4814440.20	560497.00
21	4814419.40	560549.50
22	4814416.50	560581.10
23	4814426.50	560620.50
24	4814446.40	560657.10
25	4814487.20	560709.70
26	4814598.70	560653.80
27	4814641.00	560811.10
28	4814655.40	560583.60
29	4814681.80	560577.80
30	4814789.90	560534.00
31	4814483.54	560329.60
32	4814219.47	560402.30
33	4814236.34	560461.16
34	4814490.78	560391.15
35	4814150.32	561177.71
36	4814170.28	561194.94
37	4814174.59	561228.85
38	4814285.97	561266.58
39	4814268.92	561326.51
40	4814291.03	561375.54
41	4814335.13	561366.25
42	4814337.31	561414.71

TABLE 2 WATER WELL INFORMATION

WELL NO.	T.O.P. ELEV. (masl)	STATIC ELEV. (masl	TYPE
1	331	314	DRILLED
2	321	318	DRILLED
3	326	326	DRILLED
4	325	314	DRILLED
5	328	319	DRILLED
10	320	NA	DRILLED
11	316	316	DRILLED
12	324	320	DRILLED
13	323	NA	NA
14	322	NA	NA
15	322	320	DUG
17	326	319	DRILLED
19	327	323	DRILLED
22	326	324	DRILLED
25	329	324	DRILLED
34	325	320	DRILLED
36a	325	320	DRILLED
36b	325	320	DRILLED
37	325	320	DRILLED
38	325	319	DRILLED
44	327	NA	DRILLED

Ministry of Natural Resources

APPROVED

Under the *Aggregate Resources Act*

Date: June 22, 2026

THESE SITE PLANS MEET THE REQUIREMENTS OF THE AGGREGATE RESOURCES ACT.
Diane Schwier Feb 14/02

LEGEND

- PROPERTY BOUNDARY
- LICENCED AREA
- 328 EXISTING CONTOUR (MASL)
- EXISTING TREE COVER
- STRUCTURE, RESIDENCE, FARM BUILDING
- DIRECTION OF SURFACE DRAINAGE
- APPROX. EXCAVATION FACE
- ENTRANCE / EXIT
- BERM (TOPSOIL)
- WELL
- INTERMITTENT DITCH
- PERMANENT STREAM
- FENCE (PAGE WIRE)
- S.P. STOCKPILE
- UNION GAS EASEMENT
- Surrendered Area (2024)
- Surrendered Area (2026)

THIS SITE PLAN IS PREPARED UNDER THE AGGREGATE RESOURCES ACT TO MEET THE REQUIREMENTS OF A CLASS A PIT, BELOW WATER EXTRACTION.

THESE SITE PLANS HAVE BEEN PREPARED UNDER THE DIRECTION OF AND CERTIFIED BY A PERSON APPROVED BY THE MINISTER OF NATURAL RESOURCES, AS PER SECTION 8(4) OF THE AGGREGATE RESOURCES ACT (ARA).

SIGNATURE: [redacted] DATE: Feb 5/02

LICENSEE:
COX CONSTRUCTION LIMITED
P.O. BOX 427, 687 ERAMOSA ROAD
GUELPH, ONTARIO N1H 6K5

APPROVED: R.P.S.		DRAWN: K. M (On Autocad R14)	
PLOTTED: FEB. 6, 2002		FILE: 20-14-pg123.dwg	
1	Jan. 2025	Partial Surrender of Rehabilitated Land (47.8 ha)	
2	July. 2026	Partial Surrender of Rehabilitated Lands (7.4 ha)	
No.	DATE	DESCRIPTION	APP'D

AMENDMENTS

North

0 125m 250
ORIGINAL SCALE
1 : 5000

STOVEL and Associates Inc.
790 DIANNE CRESENT
FERGUS, ONTARIO
N1M 3N5
PHONE (519) 787-2858 FAX (519) 787-0194

Cox Construction #5710
Part Lots 9-13, Concession 4 Twp. Puslinch

PUSLINCH PIT

PART LOTS 9, 10, 13 AND
LOTS 11 AND 12
CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

Page 2 of 4
OPERATIONAL PLAN

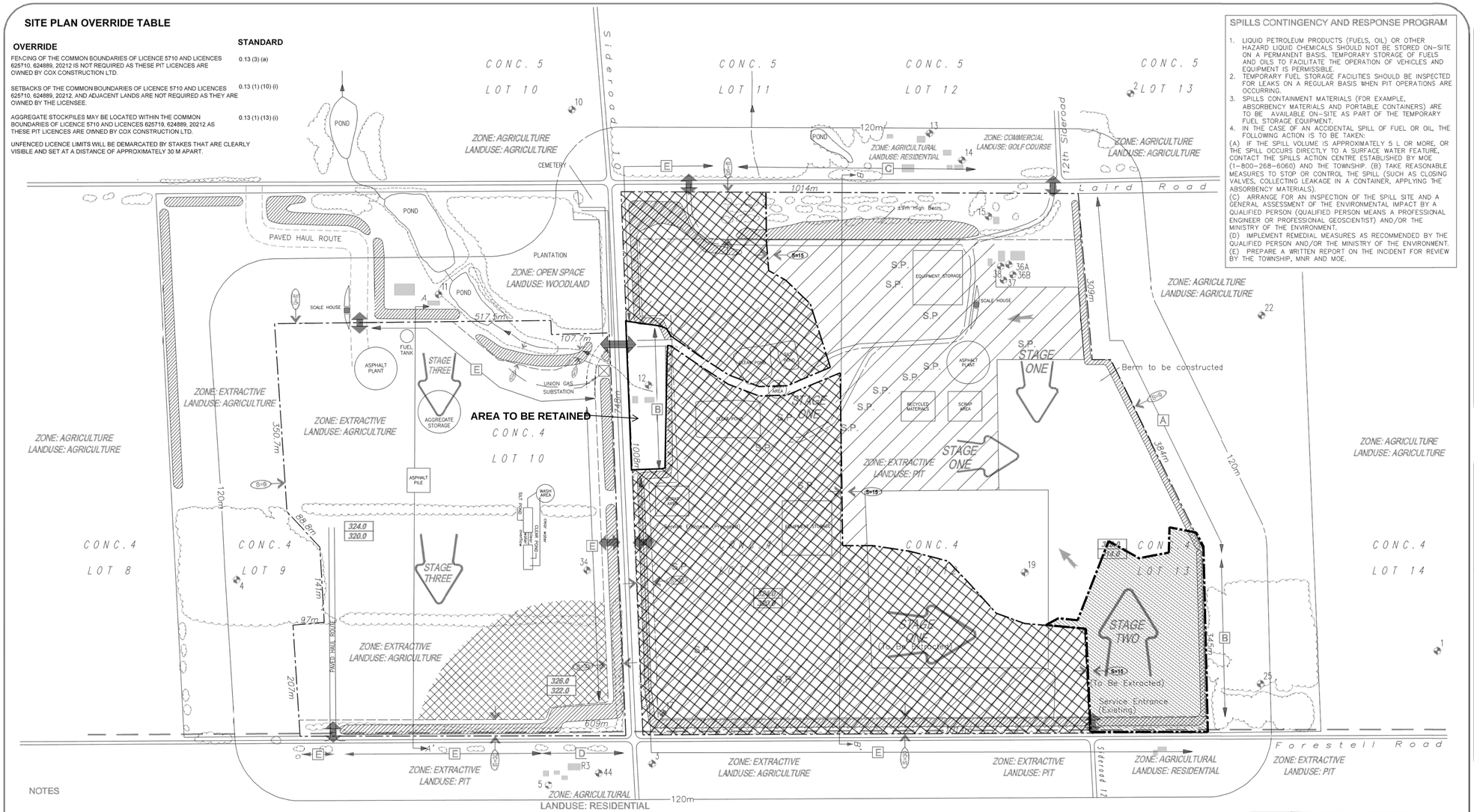
SITE PLAN OVERRIDE TABLE

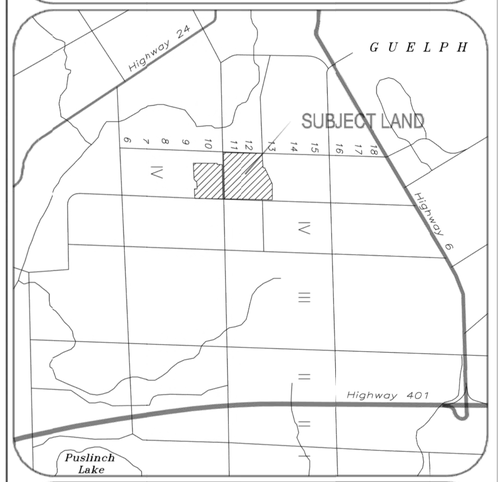
OVERRIDE	STANDARD
FENCING OF THE COMMON BOUNDARIES OF LICENCE 5710 AND LICENCES 625710, 624889, 20212 IS NOT REQUIRED AS THESE PIT LICENCES ARE OWNED BY COX CONSTRUCTION LTD.	0.13 (3) (a)
SETBACKS OF THE COMMON BOUNDARIES OF LICENCE 5710 AND LICENCES 625710, 624889, 20212, AND ADJACENT LANDS ARE NOT REQUIRED AS THEY ARE OWNED BY THE LICENSEE.	0.13 (1) (10) (i)
AGGREGATE STOCKPILES MAY BE LOCATED WITHIN THE COMMON BOUNDARIES OF LICENCE 5710 AND LICENCES 625710, 624889, 20212 AS THESE PIT LICENCES ARE OWNED BY COX CONSTRUCTION LTD.	0.13 (1) (13) (i)
UNFENCED LICENCE LIMITS WILL BE DEMARCATED BY STAKES THAT ARE CLEARLY VISIBLE AND SET AT A DISTANCE OF APPROXIMATELY 30 M APART.	

SPILLS CONTINGENCY AND RESPONSE PROGRAM

1. LIQUID PETROLEUM PRODUCTS (FUELS, OIL) OR OTHER HAZARD LIQUID CHEMICALS SHOULD NOT BE STORED ON-SITE ON A PERMANENT BASIS. TEMPORARY STORAGE OF FUELS AND OILS TO FACILITATE THE OPERATION OF VEHICLES AND EQUIPMENT IS PERMISSIBLE.
2. TEMPORARY FUEL STORAGE FACILITIES SHOULD BE INSPECTED FOR LEAKS ON A REGULAR BASIS WHEN PIT OPERATIONS ARE OCCURRING.
3. SPILLS CONTAINMENT MATERIALS (FOR EXAMPLE, ABSORBENCY MATERIALS AND PORTABLE CONTAINERS) ARE TO BE AVAILABLE ON-SITE AS PART OF THE TEMPORARY FUEL STORAGE EQUIPMENT.
4. IN THE CASE OF AN ACCIDENTAL SPILL OF FUEL OR OIL, THE FOLLOWING ACTION IS TO BE TAKEN:

(A) IF THE SPILL VOLUME IS APPROXIMATELY 5 L OR MORE, OR THE SPILL OCCURS DIRECTLY TO A SURFACE WATER FEATURE, CONTACT THE SPILLS ACTION CENTRE ESTABLISHED BY MOE (1-800-268-6060) AND THE TOWNSHIP. (B) TAKE REASONABLE MEASURES TO STOP OR CONTROL THE SPILL (SUCH AS CLOSING VALVES, COLLECTING LEAKAGE IN A CONTAINER, APPLYING THE ABSORBENCY MATERIALS).
(C) ARRANGE FOR AN INSPECTION OF THE SPILL SITE AND A GENERAL ASSESSMENT OF THE ENVIRONMENTAL IMPACT BY A QUALIFIED PERSON (QUALIFIED PERSON MEANS A PROFESSIONAL ENGINEER OR PROFESSIONAL GEOSCIENTIST) AND/OR THE MINISTRY OF THE ENVIRONMENT.
(D) IMPLEMENT REMEDIAL MEASURES AS RECOMMENDED BY THE QUALIFIED PERSON AND/OR THE MINISTRY OF THE ENVIRONMENT.
(E) PREPARE A WRITTEN REPORT ON THE INCIDENT FOR REVIEW BY THE TOWNSHIP, MNR AND MOE.





NOTES

1. THIS PLAN DEPICTS A SCHEMATIC OPERATIONS SEQUENCE FOR THIS PROPERTY BASED UPON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. PHASES SHOWN ARE SCHEMATIC AND MAY VARY SLIGHTLY WITH DEMAND AND VARIATIONS IN AGGREGATE RESOURCE. PHASES DO NOT REPRESENT ANY SPECIFIC OR EQUAL TIME PERIOD. EXTRACTION OF THIS SITE WILL BE COORDINATED WITH THE ABUTTING LICENCE, OPERATED BY COX CONSTRUCTION LTD. ("COX"),.
2. THE STAGES ARE AS FOLLOWS:
   - STAGE 1 – INVOLVES EXTRACTION ABOVE THE WATER TABLE. THESE LANDS ARE TO BE REHABILITATED BACK TO AGRICULTURE,
   - STAGE 2 – INVOLVES EXTRACTION ABOVE AND BELOW THE WATER TABLE. THESE LANDS ARE TO BE REHABILITATED TO A LAKE AND WETLAND (ALONG THE SHORE AREAS). TABLELAND AREAS WILL BE REHABILITATED BACK TO AGRICULTURE,
   - STAGE 3 – INVOLVES EXTRACTION ABOVE THE WATER TABLE. THESE LANDS ARE TC BE REHABILITATED BACK TO AGRICULTURE. THE REHABILITATION PLAN IS TO BE COORDINATED WITH THE ADJACENT PIT, OWNED AND OPERATED BY COX.
3. TOPOGRAPHIC INFORMATION WAS PROVIDED BY AUTOMATED ENGINEERING TECHNOLOGIES AND FROM ONTARIO BASE MAP SHEET No. 1 10 17 5600 48100 AT 1:10 000 SCALE. CONTOURS FOR THE SITE ARE SHOWN AT A TWO METRE INTERVAL.
4. REFER TO DRAWING 1 OF 4, EXISTING FEATURES, FOR DESCRIPTION OF EXISTING VEGETATION.
5. REFER TO DRAWING 1 OF 4, EXISTING FEATURES, FOR A DESCRIPTION OF EXISTING BUILDINGS ON THE SITE AND WITHIN THE 120 M BOUNDARY.
6. RESOURCE INFORMATION IS INTERPOLATED FROM TEST PITS COMPLETED BY THE LICENSEE AND DOMINION SOIL INVESTIGATIONS. AREA TO BE EXTRACTED IS **64.7 ha**
7. THE USES PERMITTED IN THE EXI-1 ZONE ARE AS FOLLOWS:
   - AN ASPHALT PLANT
   - RETAIL SALES OF ASPHALT
   - A SINGLE DWELLING UNIT
   - AN AGRICULTURAL USE
   - AGGREGATE STORAGE
   - CRUSHING, SCREENING, WASHING AND PROCESSING
   - A GRAVEL PIT AND A QUARRY
   - A PUBLIC USE
   - A RETAIL OUTLET, A WHOLESALE OUTLET OR A BUSINESS OFFICE ACCESSORY TO A PERMITTED USE.
8. THE WATER TABLE ELEVATION WITHIN THIS LICENCE RANGES FROM ± 316 MASL (NORTH) TO ± 323 MASL (SOUTH).
9. TOPSOIL AND OVERBURDEN SHALL BE STRIPPED AND STORED SEPARATELY IN BERMS OR STOCKPILES. ANY SURPLUS TOPSOIL OR OVERBURDEN NOT USED TO BUILD ACOUSTIC BERMS WILL BE PLACED IN STOCKPILES WITH A MAXIMUM HEIGHT OF ± 15 m ON THE PIT FLOOR. BERMS AND STOCKPILES OF TOPSOIL AND OVERBURDEN SHALL BE GRADED TO STABLE SLOPES AND SEEDED WITH A GRASS/LEGUME MIXTURE TO PREVENT EROSION AND TO MINIMIZE DUST.
10. BERMS SHALL CREATE AN EFFECTIVE VISUAL BARRIER ABOVE EXISTING GRADE AND SIDE SLOPES SHALL NOT EXCEED 2:1. REFER TO TYPICAL BERM CROSS SECTION LOCATED ON DRAWING 4 OF 4, CROSS-SECTIONS. VEGETATION WILL BE MAINTAINED ON ANY BERMS FOR THE PIT.
11. EXTRACTION OF AGGREGATES ABOVE THE WATER TABLE ON THIS SITE SHALL BE BY FRONT END LOADER WORKING WITH A MAXIMUM HEIGHT OF ± 6 M. BASED ON THE TEST PIT DATA, THERE ARE AREAS OF HIGH QUALITY RESOURCES THAT EXTEND BELOW THE WATER TABLE. IT IS ANTICIPATED THAT THERE WILL BE INTERMITTENT UNDERWATER EXTRACTION BY DRAG-LINE OR EXCAVATOR TO A MAXIMUM DEPTH OF 6± M BELOW THE WATER TABLE. UNDERWATER EXTRACTION WILL FOLLOW THE ABOVE WATER EXTRACTION PHASE WHERE FEASIBLE, SO THAT THE PIT FACE CAN BE UTILIZED AS A NOISE BARRIER.
12. PROCESSING EQUIPMENT (MAY INCLUDE CRUSHING, SCREENING, BLENDING, STACKING AND WASHING, AND AN ASPHALT PLANT) AND AGGREGATE STOCKPILES WILL BE LOCATED IN THE PLANT SITE, AS SHOWN ON OPERATIONS PLAN. TEMPORARY STOCKPILES MAY BE LOCATED NEAR THE PIT FACE. IN GENERAL, STOCKPILES WILL BE KEPT A MINIMUM OF 30 M FROM THE LICENSED BOUNDARIES, EXCEPT AT THE RESIDENTIAL PROPERTY IN LOT 10 WHERE A MIN. SETBACK OF 90 M SHALL BE MAINTAINED. OTHER TYPES OF EQUIPMENT TO BE USED ON SITE INCLUDE TRUCKS, DOZERS, SCRAPERS, PORTABLE SCREENING AND CRUSHING EQUIPMENT. THERE MAY BE RECYCLING OF MATERIAL ON THIS SITE. MATERIAL IMPORTED FOR RECYCLING WILL BE STORED IN STOCKPILES WITHIN THE STOCKPILING AND PROCESSING AREA.
13. THERE ARE TWO PONDS ONSITE. THE PRIMARY SILT POND RECEIVES WATER FROM THE PIT FLOOR AND PLANT. CLEAR WATER OVERFLOWS FROM THE PRIMARY POND TO THE SECONDARY POND (I.E. CLEAR POND). WATER FROM THIS POND WILL BE REUSED IN THE WASHING FACILITY. AN OUTLET CONTROL STRUCTURE WITH ADJUSTABLE DAM (320-321 MASL) WILL BE PLACED AT THE WESTERN EXTENT OF THE CLEAR POND. IF NECESSARY, CLEAR WATER WILL OVERFLOW THROUGH AN EXISTING, SEASONAL DRAINAGE CHANNEL TO THE WEST OF THE SITE. THE SILT PONDS WILL BE CLEANED ON A ROUTNE BASIS. MATERIAL REMOVED FROM THE SILT PONDS WILL BE INTEGRATED INTO EXISTING REHABILITATION EFFORTS OR SOLD.
14. WHEN THE PROCESSING AREA IS RELOCATED TO STAGE 3, THE SILTATION PONDS WILL BE RELOCATED AS WELL. ADDITIONAL APPROVALS, IF REQUIRED, WILL BE OBTAINED PRIOR TO RELOCATION. CONSTRUCTION OF THIS SYSTEM WILL ENSURE THAT NO WASH WATER AND SEDIMENTATION WILL EXIT THE SITE.
15. CRUSHING AND SCREENING EQUIPMENT IS PORTABLE AND FOLLOWS THE PIT FACE. AGGREGATE STOCKPILES ARE LOCATED NEAR THE EXISTING PIT FACES AND THE ASPHALT PLANT IN THE NORTHERN PORTION OF THE SITE.
16. WATER OR ANOTHER PROVINCIALLY APPROVED DUST SUPPRESSANT WILL BE APPLIED TO THE INTERNAL HAUL ROADS AND PROCESSING AREAS AS OFTEN AS REQUIRED TO MITIGATE DUST.
17. THE WASHING PLANT, ASPHALT AND THE PROCESSING PLANT WILL OPERATE FROM 7AM TO 7PM, MONDAY TO FRIDAY AND 7AM TO 2PM ON SATURDAYS. ANY EXTENSION TO THESE HOURS WILL REQUIRE PRIOR APPROVAL OF THE TOWNSHIP. LOADING AND HAULING WILL BE LIMITED TO THE HOURS OF 6AM TO 7PM, MONDAYS TO FRIDAYS AND 6AM TO 12PM ON SATURDAY. ACTIVITIES RELATED TO MAINTENANCE AND REHABILITATION ARE NOT RESTRICTED TO THESE STATED HOURS. THE OPERATION STAGES AND TIME OF OPERATIONS HAVE BEEN REVISED TC ADDRESS MOEE NCISE EMISSION STANDARDS.
18. STOCKPILES IN STAGE 3 WILL BE POSITIONED NORTH OF THE PROCESSING PLANT AND THE ASPHALT PLANTS. A CONTINUOUS ARC FROM THE EAST TO WEST WILL BE CREATED. STOCKPILES WILL BE A MINIMUM OF 10 M IN HEIGHT.
19. STOCKPILES WILL BE LOCATED A MAXIMUM OF 75 M FROM THE PROCESSING PLANT IN STAGE 3. THE STOCKPILES SHOULD HAVE A MINIMUM HEIGHT OF 10 M ABOVE THE ASPHALT PLANT GROUND ELEVATION AND BE POSITIONED AT A MAXIMUM DISTANCE OF 50 M FROM THE ASPHALT PLANT. STOCKPILES SHOULD BE ESTABLISHED AS FAST AS PRACTICAL IN STAGE 3. A CONTINUOUS ARC OF STOCKPILES TO THE NORTH OF THE PLANT SHOULD BE MAINTAINED UNTIL EXTRACTION IS COMPLETE.
20. IN THE SOUTHEAST EXTENT OF STAGE 3, A SPECIAL PROCESSING ZONE IS SHOWN. WITHIN THIS AREA, THE PORTABLE OPERATION WILL HAVE TO BE MODIFIED TO SATISFY MOEE NOISE SPECIFICATIONS. THE FOLLOWING OPTIONS WILL SATISFY MOEE LIMITS: 1) WITHIN 300 M OF R3, THE PORTABLE CRUSHER SHOULD BE POSITIONED WITHIN 10 M OF THE WORKING FACE IN THE VICINITY OF R3 AND THE HEIGHT OF THE BERM ALONG PUSLINCH ROAD 4A WILL BE INCREASED FROM 7 M TO 9 M; OR 2) IMPLEMENT NOISE CONTROLS ON THE CRUSHING PLANT TO REDUCE NOISE EMISSIONS TO 82 dBA AT 30 M PRIOR TO OPERATING THE CRUSHER WITHIN 300 M OF R3.
21. AN ASPHALT PLANT HAS BEEN ESTABLISHED IN STAGE 1. THE ASPHALT PLANT WILL BE RELOCATED TO STAGE 3, NEAR THE END OF EXTRACTION IN STAGE 2. NOISE CONTROLS WILL BE IMPLEMENTED TO ENSURE THAT THE ASPHALT PLANT WILL HAVE A REFERENCE SOUND LEVEL OF 80 DBA OR LOWER AT 30 M, IN STAGES 1 AND 3.
22. EQUIPMENT TO BE USED ONSITE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: EXCAVATORS, LOADERS, TRUCKS, DOZERS, GRADERS, SCRAPERS, DRAG-LINES, AND VARIOUS PROCESSING PLANTS.
23. PROCESSING AND FINAL PRODUCT IS STORED CURRENTLY IN STAGE 1. THE MAIN PROCESSING PLANT WILL BE REMOVED FROM STAGE 1 NEAR THE END OF EXTRACTION IN STAGE 2 AND BE RELOCATED TO STAGE 3.
24. THE MAXIMUM TONNAGE REMOVED FROM THIS LICENCE IN ANY YEAR SHALL BE 341,000 TONNES.
25. THESE SITE PLANS WERE AMENDED (FEBRUARY 2002) TO ILLUSTRATE A NEW LOCATION OF THE BELOW WATER EXTRACTION AND TO ADJUST THE OPERATIONAL STAGING ACCORDINGLY.
26. THE SITE PLANS WERE AMENDED (SEPTEMBER 2007) TO ILLUSTRATE AN ACCESS ROAD ONTO SIDEROAD 10
27. FUEL, OIL, RADIATOR AND HYDRAULIC FLUID, AND OTHER CHEMICALS NEEDED FOR THE MAINTENANCE AND FUNCTIONING OF AGGREGATE PROCESSING EQUIPMENT SHALL BE APPROPRIATELY STORED IN ABOVE-GROUND CONTAINERS AND SHALL MEET THE REQUIREMENTS OF THE GASOLINE HANDLING ACT, AS AMENDED, AND THE GASOLINE HANDLING CODE AND REGULATIONS, AS AMENDED BY THE TECHNICAL STANDARDS AND SAFETY ACT (TSSA) AND LIQUID FUELS HANDLING CODE, AND IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT'S CHEMICAL STORAGE GUIDELINES. FUELS AND OTHER CHEMICALS SHALL BE PROPERLY STORED. ANY FUEL SPILL SHALL BE REMOVED AND DISPOSED OF IMMEDIATELY AT AN APPROPRIATE MOE APPROVED FACILITY.

Ministry of Natural Resources
APPROVED
Under the *Aggregate Resources Act*
Date: June 22, 2026

LEGEND

- Surrendered Area (2026)
- PROPERTY BOUNDARY
- LICENCED AREA
- REGULATORY SETBACK
- EXISTING TREE COVER
- STRUCTURE, RESIDENCE, FARM BUILDING
- DIRECTION OF SURFACE DRAINAGE
- MANDATORY SETBACK
- ENTRANCE / EXIT
- BERM (EXISTING & PROPOSED)
- EXISTING DISTURBED AREA
- SPECIAL PROCESSING AREA
- WELL
- INTERMITTENT DITCH
- UNION GAS EASEMENT
- Surrendered Area (2024)

THIS SITE PLAN IS PREPARED UNDER THE AGGREGATE RESOURCES ACT TO MEET THE REQUIREMENTS OF A CLASS A PIT, BELOW WATER EXTRACTION.

THESE SITE PLANS HAVE BEEN PREPARED UNDER THE DIRECTION OF AND CERTIFIED BY A PERSON APPROVED BY THE MINISTER OF NATURAL RESOURCES, AS PER SECTION 8(4) OF THE AGGREGATE RESOURCES ACT (ARA).

SIGNATURE: [redacted]

DATE: NOVEMBER 15, 2021

Ministry of Northern Development, Mines, Natural Resources and Forestry
APPROVED
Under the *Aggregate Resources Act*
Date: January 11, 2022

LICENSEE:
COX CONSTRUCTION LIMITED
P.O. BOX 427, 687 ERAMOSA ROAD
GUELPH, ONTARIO N1H 6K5

APPROVED: R.P.S.	DRAWN: K. M (On Autocad R14)
PLOTTED: NOVEMBER 15, 2021	FILE: 20-14-pg123.dwg

NO.	DATE	DESCRIPTION	APP'D
1	Feb. 2002	Revised Phasing	
2	Sept. 2007	Access onto Sideroad 10	
3	April 2012	Berm Location / Asphalt Plant	
4	January 2018	Fuel Tank	
5	February 2018	Addition of fuel storage and safety protocols	
6	Nov. 2021	Wash Plant Schematic Re-inserted West of SR 10	
7	Jan. 2025	Partial Surrender of Rehabilitated Land (47.8 ha)	
8	July. 2026	Partial Surrender of Rehabilitated Land (7.4 ha)	

AMMENDMENTS

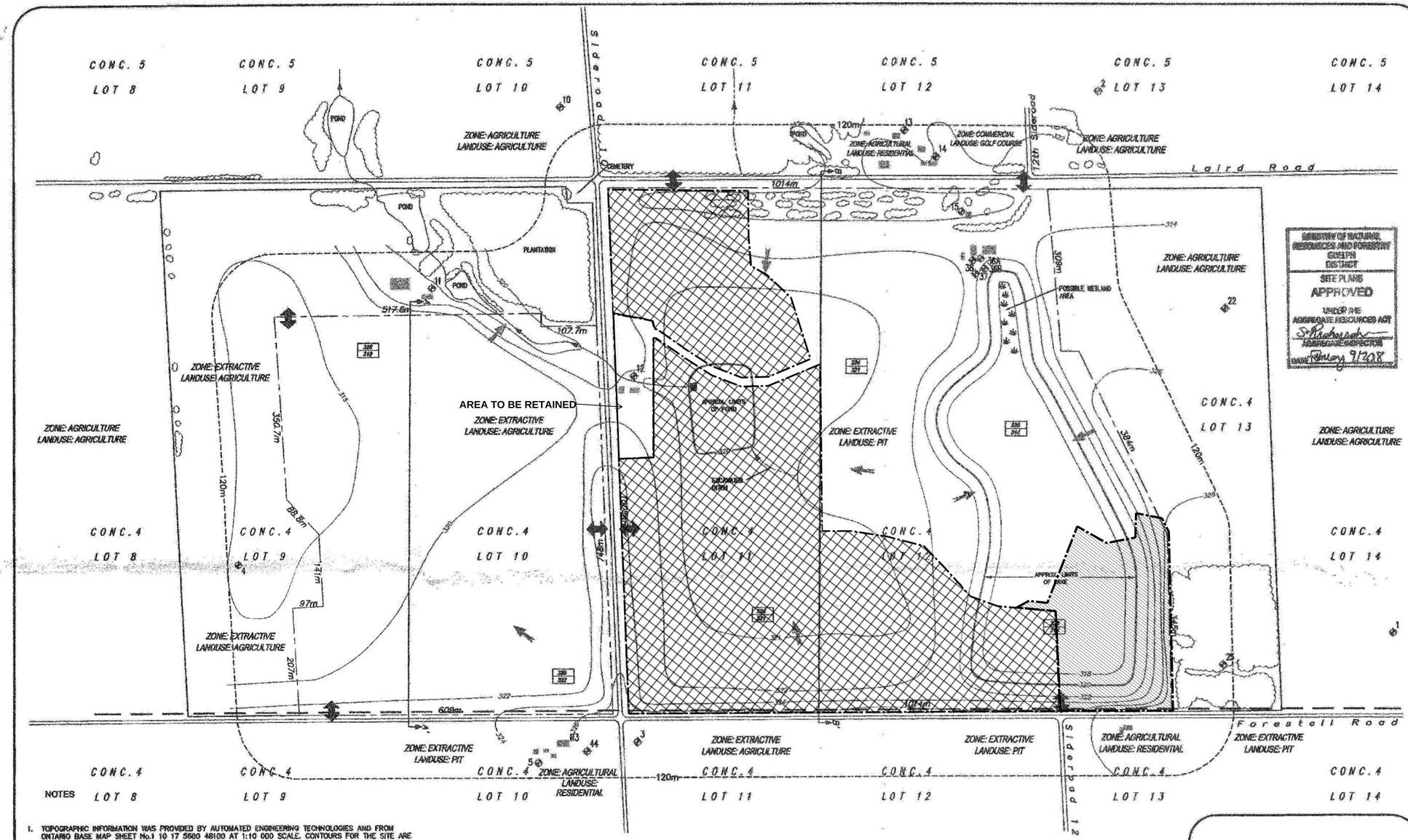
0 125m 250
ORIGINAL SCALE 1: 5000

STOVEL and Associates Inc.
651 ORANGEVILLE ROAD
FERGUS, ONTARIO
N1M 1T9
PHONE (519) 766-8042

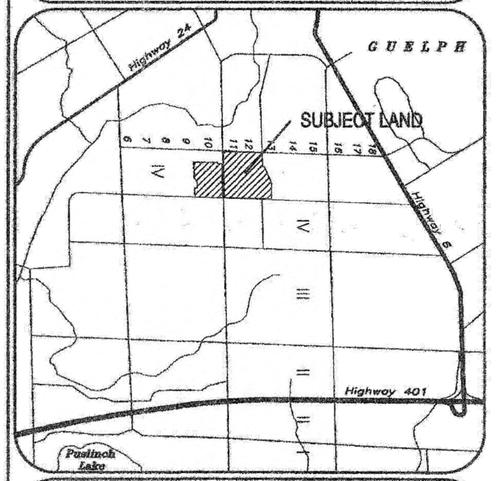
PUSLINCH PIT

PART LOTS 9, 10, 13 AND
LOTS 11 AND 12
CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

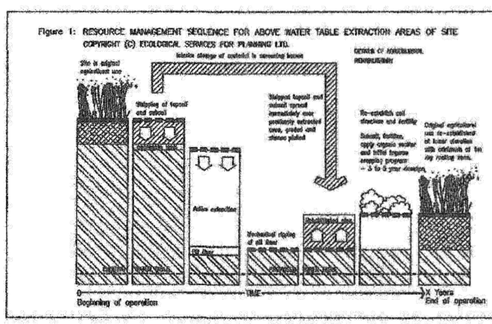
Page 3 of 4
PROGRESSIVE & FINAL REHABILITATION PLAN

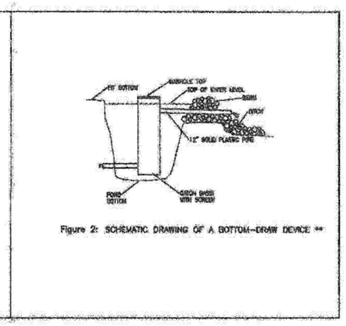


MINISTRY OF NATURAL RESOURCES AND FORESTRY
GUELPH DISTRICT
SITE PLANS
APPROVED
UNDER THE AGGREGATE RESOURCES ACT
[redacted]
MANAGER, GUELPH DISTRICT
February 9/2018



1. TOPOGRAPHIC INFORMATION WAS PROVIDED BY AUTOMATED ENGINEERING TECHNOLOGIES AND FROM ONTARIO BASE MAP SHEET No.1 10 17 5600 48100 AT 1:10 000 SCALE. CONTOURS FOR THE SITE ARE SHOWN AT A TWO METRE INTERVAL.
2. THE SITE WILL BE REHABILITATED BACK TO AGRICULTURE AND A LAKE(S). THE NEAR SHORE AREAS OF THE LAKE (I.E. LITTORAL ZONE) WILL BE REHABILITATED TO CREATE ARTIFICIAL WETLANDS. IN THESE AREAS, THE PIT FLOOR SHALL BE LEFT IRREGULAR AND THE EDGES OF THE LAKE SHALL BE SCULPTED TO LENGTHEN THE SHORELINE FOR THE PURPOSE OF ENHANCING BIOLOGICAL DIVERSITY AND PRODUCTIVITY. SOME ISLANDS MAY BE LEFT FOR THE CREATION OF WILDLIFE HABITAT. UNDERWATER HABITAT ENHANCEMENT MAY INCLUDE THE USE OF SUBMERGED LOGS, STUMPS, BOULDERS AND COBBLE PILES.
3. THE TOTAL AREA TO BE REHABILITATED IS 64.7 ha.
4. THE TOTAL SIZE OF THE LAKE(S) WILL NOT EXCEED 35.9 HA. THE APPROX. LIMITS OF THE LAKE ARE SHOWN ON THIS PLAN. THE EXTENT OF THE LAKE WILL DEPEND ON VARIATIONS IN THE DEPOSIT.
5. THE LEVEL OF THE LAKE WILL BE REGULATED BY A FIXED ELEVATION CONTROL STRUCTURE DISCHARGING INTO THE EXISTING WATERCOURSE IN LOT 10. A BOTTOM-DRAW OVERFLOW PIPE WILL BE LOCATED ON THE LAKE. AN EMERGENCY OVERFLOW CONTROL STRUCTURE WITH A PAVED SURFACE ABOVE THE OVERFLOW PIPE INVERT ELEVATION WILL BE CONSTRUCTED TO DIRECT LAKE WATER TO AN OVERFLOW CHANNEL ALONG THE ORIGINAL SURFACE DRAINAGE COURSE.
6. DURING THE BELOW-WATER EXTRACTION PHASE, MORE THAN 25 % OF THE LAKE WILL BE EXTRACTED TO A DEPTH OF AT LEAST 6 M.
7. THE PROGRESSIVE AND FINAL REHABILITATION OF THIS SITE WILL BE COORDINATED WITH THE ABUTTING LICENCE OPERATED BY COX CONSTRUCTION LTD.
8. LANDS REMAINING ABOVE THE WATER TABLE WILL BE REHABILITATED BACK TO AGRICULTURE. AS REQUIRED, COMPACTED AREAS WILL BE DEEP RIPPED AND LARGE STONES WILL BE REMOVED. STOCKPILES OF OVERBURDEN, SUBSOIL AND TOPSOIL WILL BE PROGRESSIVELY SPREAD OVER THE SITE, AS DESCRIBED ON FIGURE 1 – RESOURCE MANAGEMENT SEQUENCE FOR ABOVE WATER TABLE EXTRACTION AREAS. ALL VEGETATION PLANTED BY THE LICENSEE SHALL BE MAINTAINED IN A HEALTHY CONDITION. AS PART OF THE PROGRESSIVE AND FINAL REHABILITATION OF THE PIT, AGRICULTURAL DRAINS AND SUBSURFACE DRAINAGE TILE MAY BE INSTALLED AT THE PIT.
9. ALL BUILDINGS, EQUIPMENT AND MACHINERY ASSOCIATED WITH THE EXTRACTION OPERATIONS SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF THE REHABILITATION.
10. FENCING WILL REMAIN ON THE BOUNDARIES OF THE SITE.





Ministry of Natural Resources
APPROVED
Under the *Aggregate Resources Act*
Date: June 22, 2026

LEGEND
- Surrendered Area (2026)
- Surrendered Area (2024)
- PROPERTY BOUNDARY
- LICENCED AREA
- 328 REHABILITATED CONTOUR
- EXISTING TREE COVER
- STRUCTURE, RESIDENCE, FARM BUILDING
- DIRECTION OF SURFACE DRAINAGE
- ENTRANCE / EXIT
- WELL
- INTERMITTENT DITCH
- PERMANENT WATERCOURSE
- 326 / 314 ELEVATION (Prior to Extraction) / ELEVATION (Post Rehabilitation)
- UNION GAS EASEMENT

THIS SITE PLAN IS PREPARED UNDER THE AGGREGATE RESOURCES ACT TO MEET THE REQUIREMENTS OF A CLASS A PIT, BELOW WATER EXTRACTION.

THESE SITE PLANS HAVE BEEN PREPARED UNDER THE DIRECTION OF AND CERTIFIED BY A PERSON APPROVED BY THE MINISTER OF NATURAL RESOURCES, AS PER SECTION 8(4) OF THE AGGREGATE RESOURCES ACT (ARA).

SIGNATURE: [redacted]

DATE: March 15, 2018

LICENSEE:
COX CONSTRUCTION LIMITED
P.O. BOX 427, 687 ERAMOSA ROAD
GUELPH, ONTARIO N1H 6K5

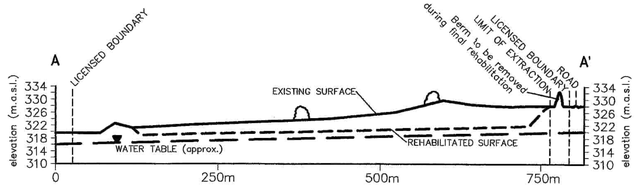
APPROVED: R.P.S.		DRAWN:	K. M. (On Autocad R14)
PLOTTED: MARCH 15, 2018		FILE:	20-14-pg123.dwg
No.	DATE	DESCRIPTION	APP'D
1	Feb. 2002	Revised Phasing	
2	Sept. 2007	Access onto Sideroad 10	
3	Mar. 2015	Agricultural Drainage Notes	
4	Jan. 2026	Partial Surrender of Rehabilitated Land (47.8 ha)	
5	July , 2026	Partial Surrender of Rehabilitated Land (7.4 ha)	

AMENDMENTS

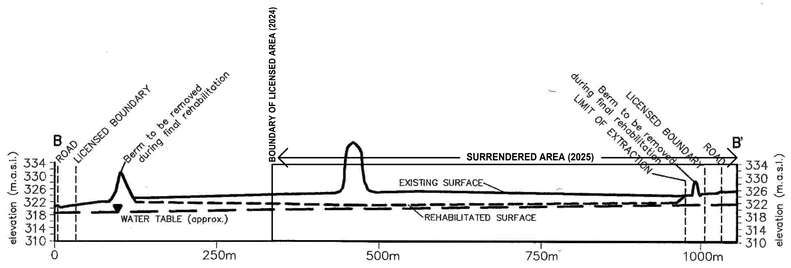
North

0 125m 250
ORIGINAL SCALE 1: 5000

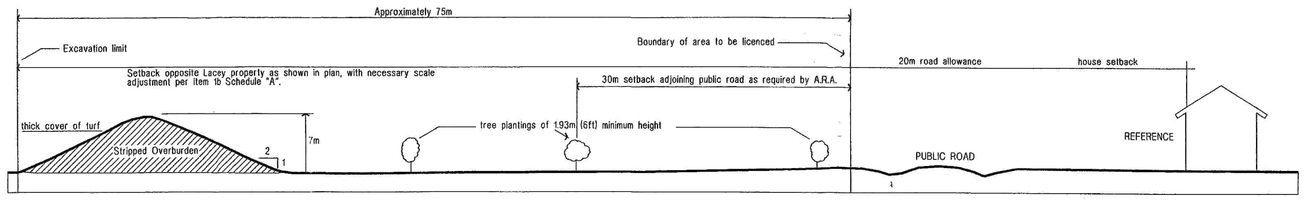
STOVEL and Associates Inc.
639 ORANGEVILLE ROAD
FERGUS, ONTARIO
N1M 3N5
PHONE (519) 766-8042



HORIZONTAL SCALE: 1:5000 VERTICAL EXAGGERATION 5x

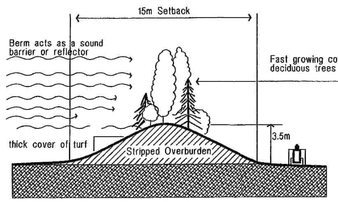


HORIZONTAL SCALE: 1:5000 VERTICAL EXAGGERATION 5x

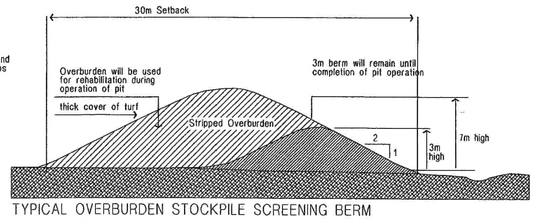


CONDITION D SPECIAL SITUATION as required in Schedule "A" of the Ontario Municipal Board decision of December 30, 1982 M81227 R 80 2724
for plan locations of Condition D see Map 2 of 4
SPECIAL SITUATION BERM

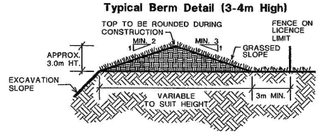
From William E. Coates and Associates Limited
40 Norwich St. E. Guelph, Ontario
January, 1981 Drawing No. 78-5-5



TYPICAL SCREENING BERM
CONDITION A WITH WOODY VEGETATION
CONDITION B LESS WOODY VEGETATION



TYPICAL OVERBURDEN STOCKPILE SCREENING BERM
CONDITION C



CONDITION E

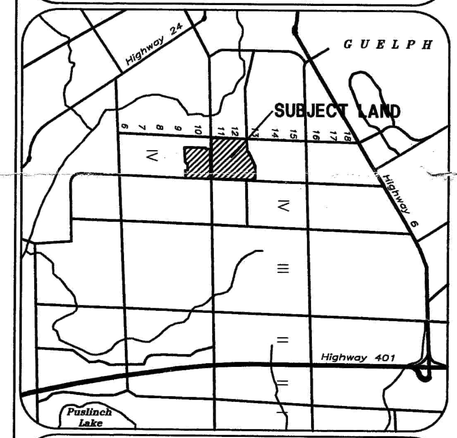
Ministry of Natural Resources
APPROVED
Under the *Aggregate Resources Act*
Date: February 12, 2025

PUSLINCH PIT

PART LOTS 9, 10, 13 AND LOTS 11 AND 12 CONCESSION 4 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

Page 4 of 4

CROSS - SECTIONS



THIS SITE PLAN IS PREPARED UNDER THE AGGREGATE RESOURCES ACT TO MEET THE REQUIREMENTS OF A CLASS A PIT, BELOW WATER EXTRACTION.

THESE SITE PLANS HAVE been PREPARED UNDER THE DIRECTION OF AND CERTIFIED BY A PERSON APPROVED BY THE MINISTER OF NATURAL RESOURCES, AS PER SECTION 8(1) OF THE AGGREGATE RESOURCES ACT (ARA).

SIGNATURE: [redacted] DATE: Feb 5/25

LICENSEE:
COX CONSTRUCTION LIMITED
P.O. BOX 427, 687 ERAMOSA ROAD
GUELPH, ONTARIO N1H 6K5

APPROVED:	R.P.S.	**DRAWN:**	K. M (On Autocad R14)
PLOTTED:	**FEB. 6, 2002**	**FILE:**	20-14-pg123.dwg

AMENDMENTS

No.	DATE	DESCRIPTION	APP'D
1	Jan. 2025	Partial Surrender of Rehabilitated Land (47.8 ha)	

North

0 125m 250
ORIGINAL SCALE
1 : 5000

STOVEL and Associates Inc.
790 DIANNE CRESENT
FERGUS, ONTARIO
N1M 3N5
PHONE (519) 787-2858 FAX (519) 787-0194

COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Paul Barson, GIS Programme Manager
Date: Thursday, June 11, 2026
Subject: **Geographic Information Systems (GIS) Software Upgrade**

Purpose

The intent of this report is to inform the Planning Committee that County GIS staff will be upgrading internal GIS systems to the latest web mapping software platform over the course of the summer.

Reason for Upgrade

Since 2013, County web mapping has been managed and maintained using Geocortex, the industry standard technology from the time. In the decade following, other technologies have emerged as superior, one being ESRI's **ArcGIS Portal**. As it happens, the County already has a license for this as part of our ESRI Enterprise License Agreement, obtained in 2019 to help support Member Municipalities with their asset management obligations. Now that Geocortex has reached its end-of-life, we are taking the opportunity to modernize our web mapping system and move to ArcGIS Portal.

Explore Wellington

Explore Wellington, the flagship County web mapping application will be rebuilt using this new technology. In Wellington this application is currently used by countless members of the public, 100+ Member Municipal staff, and all County staff. The updated version of this will contain virtually all the functionality of the current tool and will enjoy some new additions as well.

How Will This Change How Users Engage with GIS?

There will be some minor changes to the user experience, as the technologies differ in their approach to GIS. To aide in the transition, both systems will remain functioning for approximately 4 weeks of overlap. In that overlap time, County GIS staff will engage with users to provide training sessions, both virtual and in-person.

Strategic Action Plan

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

Making the best decisions for the betterment of the Community.

Recommendation:

That the GIS Software Upgrade report be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,

Paul Barson
GIS Programme Manager

In consultation with/approved by:
Sarah Wilhelm, Manager of Policy Planning
Aldo Salis, Director of Planning and Development
Scott Wilson, Chief Administrative Officer

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-047

A BY-LAW 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 Puslinch deem it appropriate and in the public interest to amend By-Law Number 023-18 pursuant to Sections 34, 38 and 39 of the Planning Act, R.S.O. 1990 as amended;

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

1. That Schedule "A" of By-law 023-18, as amended, be further amended by rezoning the lands described legally as Part of South Half Lot 8, Concession 3, and known municipally as 6678 Wellington Road 34 in the Township of Puslinch, to be rezoned from Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$) to Agriculture Temporary Use Zone 5 Hold 14 ($A^{(t5)(h14)}$).

2. That Table 15.1 of By-law 023-18 be amended by adding a new row 14 as follows:

No.	Zone Designation	Permitted Uses	Conditions for Removal	Date Enacted
14	A(t5)	Until the holding symbol is removed, these lands shall only be used for uses permitted in the Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$).	i. The *Aggregate Resources Act* licence is surrendered for lands subject to the Hold. ii. Demonstration that the *Aggregate Resources Act* licences for the lands in Extractive Industrial Site-specific Zone 63 ($EXI^{(sp63)}$) and in Extractive Industrial Site-specific Zone 64 ($EXI^{(sp64)}$) provide for this use of soils processed in this zone. iii. Site plan approval has been completed, the site plan agreement has been registered on title , which approval shall include	July 15, 2026

			but not be limited to: a. Detailed design drawings of the soil treatment/ evaporation pond system and water treatment process are prepared and stamped by a professional engineer. b. An updated stormwater management report is prepared and stamped by a professional engineer. c. A restoration plan (landscape plan) is prepared for lands zoned Agriculture Temporary Use Zone 5 Hold 14 ($A^{(t5)(h14)}$).	

3. That Table 16.1 of By-law 023-18 be amended by adding a new row 5 as follows:

No.	Zone Designation	Temporary Uses	Date Enacted	Date Expired
5	A(t5)	In addition to the uses permitted in subsection 9.2, permitted uses include a liquid soil management operation/business limited to a 1-storey, 650 square feet office/maintenance building, area for soil offloading and management, soil processing and stockpiling and screening including a temporary pond and drainage swale. A maximum of 25 truck parking spaces and 35 employee/visitor are permitted.	July 15, 2026	3 years from removal of holding provision 14

4. That except as amended by this By-law, the subject lands as shown on Schedule "A" to this By-law, shall be subject to all other applicable regulations of By-law 023/18, as amended.

5. Schedule "A" attached hereto forms part of this By-law.

6. This By-law shall take effect from its date of passage by Council and shall come into force either upon approval by the Ontario Land Tribunal or upon compliance with Sections 34 and 39 of the Planning, R.S.O. 1990, C.P 13.

READ A FIRST AND SECOND TIME AND THIRD TIME AND PASSED THIS 15TH DAY OF JULY 2026.

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

SCHEDULE "A"

TO ZONING BY-LAW AMENDMENT NO. _____

6678 WELLINGTON RD. 34; PART OF SOUTH HALF LOT 8 CONCESSION 3
IN THE
WELLINGTON COUNTY
TOWNSHIP OF PUSLINCH

TO BE REZONED FROM EXTRACTIVE INDUSTRIAL SITE-SPECIFIC ZONE 63 (EXI(sp63)) TO AGRICULTURE TEMPORARY USE ZONE 5 HOLD 12 ($A^{(t5)(h14)}$).

_____ DATE

_____ CLERK

_____ DATE

_____ CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NUMBER 2026-047

By-law 2026-047 amends the Township of Puslinch Zoning By-law 023-18 by rezoning Part of South Half Lot 8, Concession 3, and municipally referred to as 6678 Wellington Road 34 to permit the temporary use of a liquid soil management operation including parking for truck and vehicles for a temporary period of three (3) years.

The area subject to be rezoned for the temporary use is approximately 2.9 hectares (7.2 acres) in size with one building and associated parking on-site as shown on Schedule "A".

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-048

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 deems 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 part of the lands legally described as Part Lot 11 Concession 5, Part 1, 61R11421, Township of Puslinch and municipally known as 6759 Laird Road West from an **AGRICULTURAL ZONE (A)** to a **RESORT COMMERCIAL SITE-SPECIFIC ZONE (RC(SP119))** and subject to **HOLDING PROVISION (H-15)**, as shown in Schedule "A" of this By-law.

2. That Section 14 Site-Specific Special Provisions is amended by adding Special Provision No. 119 as follows:

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
119	RC		Only the following use shall be permitted: Outdoor storage area used for the parking and storage of recreational vehicles, recreational trailers, and boats on a temporary or seasonal basis, which does not include any overnight accommodation. Parking and storage may		***Zone Requirements:*** i) Minimum Lot Area: a lot that contains the RC(sp119) Zone shall have a minimum area of 3.77 hectares. ii) No buildings or structures associated with the outdoor storage use shall be permitted. ***Outdoor Storage Area*** Notwithstanding the relevant provisions in Section 4.22, the following shall apply

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
			occur throughout the year, but customer access to the RVSU shall only be permitted from May 1 to November 1 of any year.		to the outdoor storage area: i) Maximum Area: 0.57 ha ii) Minimum distance from Front Lot Line: 24 metres iii) Minimum distance from Exterior Side Lot Line: 29 metres iv) Minimum distance from Interior Side Lot Line: 33 metres v) Minimum distance from Rear Lot Line: 159 metres vi) Minimum Setback from a Natural Environment Zone: 30 metres vii) The number of recreational trailers, recreational vehicles and or boats: minimum lot size of 60 m^2 per item, to a maximum of 95 items. viii) A minimum 24-metre-wide landscape buffer consisting of trees and other vegetations is required along the entire extent of the RC(sp119) Zone where it abuts Sideroad 10 North, save and except for a driveway with a

Exception Number	Parent Zone	By-Law	Additional Permitted uses	Prohibited uses	Site Specific Special Provision
					maximum width of 6 metres extending through the required landscape buffer. ix) A minimum 29-metre-wide landscape buffer consisting of trees and other vegetations is required along the entire extent of the RC(sp119) Zone where it abuts Laird Road West. The balance provisions of Section 4.22 shall continue to apply.

3. That Section 15 Holding Provisions is amended by adding Holding Provision No. 14 as follows:

Exception Number	Zone Designation	Permitted uses	Conditions for Removal	Date Enacted
15	RC (sp119)	Until the holding symbol 'h-15' is removed, no use, buildings or structures shall be permitted.	i) A Site Plan Control application for the outdoor storage use has been approved and a Site Plan agreement has been entered into and registered on title.	

4. 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.

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 PASSED THIS 15TH DAY OF JULY, 2026.

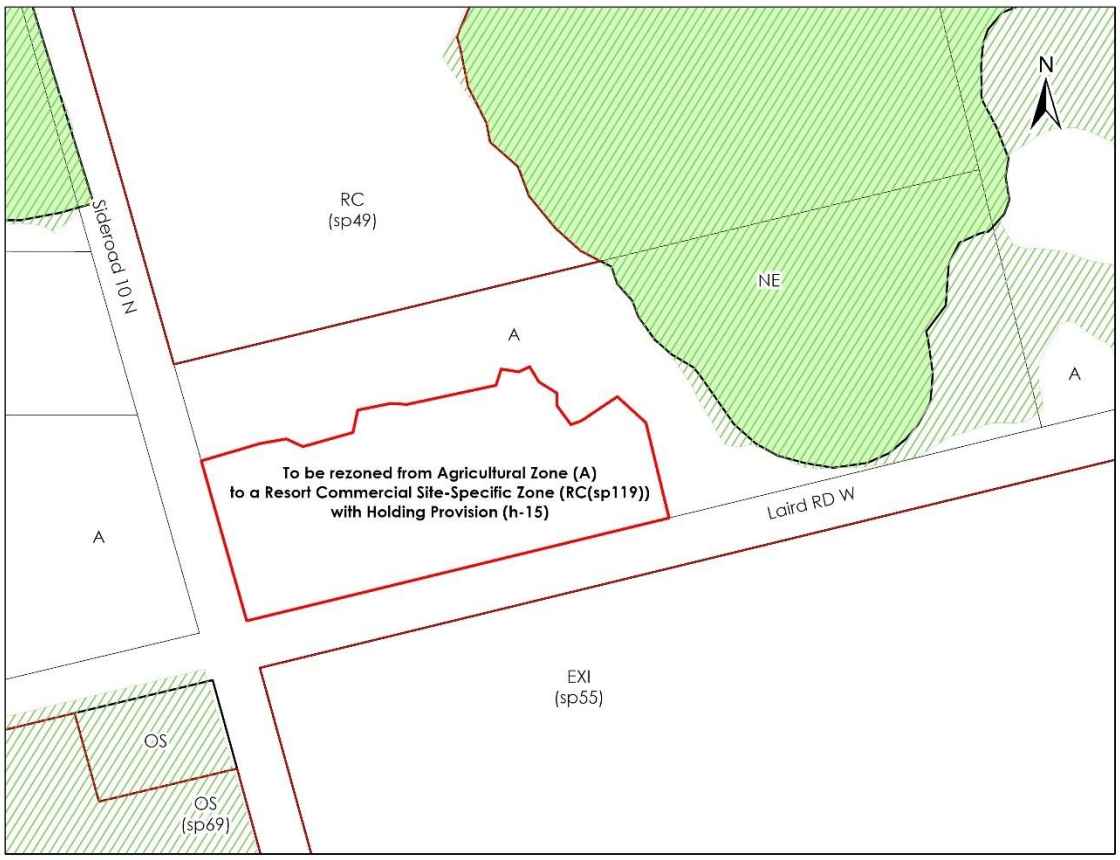
_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-048

SCHEDULE "A"



To be rezoned from **AGRICULTURAL ZONE (A)** to a **RESORT COMMERCIAL SITE-SPECIFIC ZONE (RC(SP119)) WITH HOLDING PROVISION (H-15)**

This is Schedule “A” to the By-law No. 2026-048

Passed this 15th day of July, 2026

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2026-048

By-law Number 2026-048 amends the Township of Puslinch Zoning By-law 023-18 by rezoning part of the lands legally described as Part Lot 11 Concession 5, Part 1, 61R11421, Township of Puslinch, and municipally known as 6759 Laird Road West, from an AGRICULTURAL (A) ZONE to a RESORT COMMERCIAL SITE-SPECIFIC ZONE (RC(SP119)) WITH HOLDING PROVISION (H-15).

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-049

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 deems 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;

AND WHEREAS notice of intention to remove the h5 Holding Provision on the lands municipally known as 4 Brock Road North, has been provided in accordance with the regulations of the *Planning Act*, as amended;

AND WHEREAS it has been confirmed to the Council of the Corporation of the Township of Puslinch that all of the necessary conditions required for the removal of the holding provision have been satisfied;

AND WHEREAS the Council of the Corporation of the Township of Puslinch deems it appropriate to remove the h5 Holding Provision on the lands;

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 the lands legally described as Part lot 20, Concession 7, Township of Puslinch, as in RO686554, Township of Puslinch and municipally known as 4 Brock Road North from a **CORE MIXED-USE ZONE (CMU) WITH HOLDING PROVISION (H5)** to a **CORE MIXED-USE ZONE (CMU)** as shown in Schedule "A" of this By-law.
2. 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.
3. 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 PASSED THIS 15TH DAY OF JULY, 2026.

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-049

SCHEDULE "A"

To be rezoned from **CORE MIXED-USE ZONE (CMU) WITH HOLDING PROVISION (H5)** to **CORE MIXED-USE ZONE (CMU)**

This is Schedule “A” to the By-law No. 2026-049

Passed this 15th day of July, 2026

_____
James Seeley, Mayor

_____
Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION BY-LAW NUMBER 2026-049

By-law Number 2026-049 amends the Township of Puslinch Zoning By-law 023-18 by rezoning the lands legally described as Part lot 20, Concession 7, Township of Puslinch, as in RO686554, Township of Puslinch and municipally known as 4 Brock Road North, from a CORE MIXED-USE ZONE (CMU) WITH HOLDING PROVISION (H5) to a CORE MIXED-USE ZONE (CMU).

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-050

Being a by-law to Stop Up, Close and Declare Surplus Parts 1, 2 and 3 of R-Plan 61R-23241 of PIN 71192-0088(LT).

WHEREAS, Section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25 (the "*Municipal Act*"), as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act* or any other Act;

AND WHEREAS pursuant to the provisions of Section 34 of the *Municipal Act*, as amended, the Council of every municipality may pass by-laws for stopping up and closing any highway or part thereof;

AND WHEREAS The Corporation of the Township of Puslinch owns and has jurisdiction over that road allowance known as Small Road and described as PT Road Allowance between Lots 35 & 36, Concession 11 , Township of Puslinch ; Pt Road Allowance between Lots 35 & 36, Concession 10 , Township of Puslinch ; (Btn Highway 401 & Road Allowance Between Township of Puslinch & Township of Nassagaweya) ; Township of Puslinch (PIN 71192-0088 (LT));

AND WHEREAS the Council of The Corporation of the Township of Puslinch deems it expedient to stop up, close, and declare surplus that portion of the road allowance described in Paragraph 1 below, which lands are no longer required for highway purposes;

AND WHEREAS notice of this by-law was given, including notice on the Township website on June 30th, 2026;

NOW THEREFORE the Council of The Corporation of the Township of Puslinch enacts as follows:

1. That the part of the Small Road road allowance, designated as Parts 1, 2 and 3 of 61R-23241, Township of Puslinch, being part of PIN 71192-0088(LT) is hereby stopped up, closed, the highway dedication removed, and declared surplus. The full legal description of the said lands is as follows:

   PT ROAD ALLOWANCE BETWEEN LOTS 35 & 36, CONCESSION 10, BEING PARTS 1, 2, 3, PLAN 61R-23241; TOWNSHIP OF PUSLINCH (PART OF PIN 71192-0088(LT)) ;

2. That the Mayor and Clerk of the Township of Puslinch are hereby authorized to execute such authorizations, forms and other documents on behalf of the Township as may be necessary for the above stated purpose;

3. That where the provisions of any other by-law are inconsistent with the provisions of this by-law, the provisions of this by-law shall prevail;

4. That this by-law does not take effect until it has been registered on title in the Land Registry Office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED AND ENACTED THIS 15TH DAY OF JULY 2026.

_____

James Seeley, Mayor

_____
Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-051

Being a by-law to authorize the entering into an Easement Agreement over a portion of Township lands described as Part 2, Plan 61R-23241, Township of Puslinch (Part PIN 71192-0088(LT)).

WHEREAS the *Municipal Act*, *2001*, S.O. 2001, c.25 (the "*Municipal Act*") authorizes a municipality to enter into agreements;

AND WHEREAS the *Municipal Act* authorizes a municipality to delegate authority in accordance with the provisions in the *Municipal Act*;

AND WHEREAS, by By-law 2026-050, the Council for The Corporation of the Township of Puslinch declared certain lands as surplus, and directed that the said lands be stopped up and closed, which includes the "Easement Lands" described in paragraph 1 herein;

AND WHEREAS the Council for The Corporation of the Township of Puslinch deems it desirable to grant an easement over the Easement Lands to allow an abutting property owner to access a parcel of land which would otherwise be landlocked, all as further described in paragraph 1 herein;

NOW THEREFORE the Council of The Corporation of the Township of Puslinch hereby enacts as follows:

1. That the entering into of an Easement Agreement to grant an access easement over the "Easement Lands" to the "Neighbour Lands", both described below, with all Township costs covered, is authorized and approved, and where the following definitions apply:

   "Easement Lands" means a portion of the lands formerly known as an unopened portion of Small Road, and legally described as PT ROAD ALLOWANCE BETWEEN LOTS 35 & 36, CONCESSION 10, BEING PART 2, PLAN 61R-23241; TOWNSHIP OF PUSLINCH (PART OF PIN 71192-0088(LT));

   "Neighbour Lands" means those lands lying adjacent to the Easement Lands and legally described as PT LOT 36, CONCESSION 10 , TOWNSHIP OF PUSLINCH, AS IN RO743442 ; S/T INTEREST, IF ANY, IN MS43646 ; TOWNSHIP OF PUSLINCH (PIN 71192-0083(LT));

2. That the Mayor and Municipal Clerk are hereby authorized to negotiate and execute the Easement Agreement, which shall be subject to satisfactory review by the Township's solicitor; and

3. That the Mayor and Municipal Clerk are hereby authorized to execute all ancillary documents required to complete the transaction contemplated herein.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED AND ENACTED THIS 15th DAY OF JULY 2026.

_____
James Seeley, Mayor

_____
Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-052

Being a By-Law to appoint a Deputy Fire Chief and to repeal by-law 2026-016 and 2025-048

WHEREAS the Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4, (the "Act") subsection 5(0.1) provides that the council of a municipality may establish, maintain and operate a fire department for all or any part of the municipality;

AND WHEREAS the Corporation of the Township of Puslinch has established, maintains and operates a fire department; and

AND WHEREAS the Act further provides if a fire department is established, the council of the municipality shall appoint a fire chief for the fire department and describes the powers and responsibilities of the fire chief; and

AND WHEREAS the Act further provides that a fire chief may delegate his or her powers or duties to any firefighter or class of firefighters, subject to such limitations, restrictions or conditions as may be prescribed or set out in the delegation;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch enacts as follows:

1. That Aaron Ferraccioli is hereby appointed to the position of Deputy Fire Chief of the Puslinch Fire and Rescue Services Department; and
2. That this by-law repeals by-laws 2026-016 and 2025-048
3. That this By-law shall come into full force and effect July 15, 2026 and remain in full force and effect until such time that it is repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF JULY 2026.

_____

James Seeley, Mayor

_____

Justine Brotherston, Municipal Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-052

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on July 15, 2026.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act,* a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on July 15, 2026, be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.

2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.

3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15th DAY OF JULY 2026.

_____

James Seeley, Mayor

_____

Justine Brotherston, Municipal Clerk