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AGENDA

DATE: October 14, 2025 **MEETING:** 7:00 PM

COMMITTEE OF ADJUSTMENT:

- **≠** Denotes resolution prepared
- 1. Call the Meeting to Order (Opening Remarks)
- 2. Roll Call
- 3. Moment of Reflection
- 4. Confirmation of Agenda ≠
- 5. Disclosure of Conflict of Interest
- 6. Consent Agenda ≠
 - 6.1 August 12, 2025 Committee of Adjustment Committee Meeting Minutes
- **7. Application for Minor Variance or Permission** under section 45 of the Planning Act to be heard by the Committee this date:



7.1 D13-WIM – Wimalasekera, Eric - 68 Jasper Heights, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Table 14.1, Site-Specific Special Provision No. 86 to allow a reduced front yard setback of 1.55 metres for an existing shed instead of 2 meters as required.

RECOMMENDATION:

That Report D13-2025-021 entitled Minor Variance Application D13/WIM be received; 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 a reduced front yard setback of 1.55 metres for an existing shed instead of 2 metres front yard setback as required; 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, is considered minor, and is desirable and appropriate for the development of the subject property; and

Therefore, that planning staff consider the request minor and recommend approval of the application.

7.2 D13-BRI- Bridgeman, Tyler - 6848 Wellington Rd 34, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.3, Table 11.2 to allow a reduced lot frontage of 24 meters for an Agricultural Lot, instead of 120 meters as required.

RECOMMENDATION:

That Report D13-2024-022 entitled Minor Variance Application D13/BRI be received; and

Whereas the variance requested would provide relief from Section 11.3 (Table 11.2) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot frontage of 25 metres, instead of the required minimum lot frontage of 120 metres; and



Whereas this application is required as a condition of consent application B20-25 that was approved in July 2025 at the County of Wellington (Land Division Committee) Meeting; the consent application would sever a 0.4 ha (1 ac) of vacant land; resulting in a frontage of the retained parcel being 25 metres and lot area being 9.8 ha (24.22 ac) with an existing dwelling; 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; and

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

7.3 D13-NAD – Nadvornik, Milosh – 504 Arkell Rd, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.2.a.ii), to allow height of 5 metres for the additional residential unit instead of 4.27 metres, as per the height of the principal dwelling unit.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.2.c.iii), to allow an additional residential unit to be within 69 meters, instead of within 40 meters as required.

RECOMMENDATION:

That Report D13-2025-023 entitled Minor Variance Application D13/NAD be received; and

Whereas the variance requested would provide relief from Section 4.2.a.ii) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow a height of 5 metres for the additional residential unit instead of 4.27 metres, as per the height of the principal dwelling unit; and

Whereas the variance requested would provide relief from Section 4.2.c.iii) of the Zoning By-law, to allow a detached additional residential unit to be within 69 meters of the principal dwelling unit, instead of within 40 meters as required; 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.

7.4 D13-NIC – Nichols, Brian – 6637 Roszell Rd, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.16.1. a) to permit, a reduced MDS I setback for the Severed Parcel to be 192 meters instead of 489 meters as required

RECOMMENDATION:

That Report D13-2025-026 entitled Minor Variance Application D13/NIC be received; and

Whereas the variance requested would provide relief from Section 4.16.1.a of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to propose a new residential parcel along Roszell Road with a MDS I setback of 192 metres instead of the minimum required 489 metres from the livestock facility operation located on municipally known as 6618 Roszell Road; and

Whereas this application is required as a condition of consent application B62-24 that was approved in February 2025 at the County of Wellington Land Division Committee (Land Division Committee) Meeting; the consent application would sever 0.44 ac of vacant land; resulting in a new parceling being within 192 metres of a livestock facility operation located on the

property municipally known as 6618 Rosezell Road; 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.



7.5 D13-COF – Coffelt, Dana – 20 Rhodes Rd PVT, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a minimum interior side yard of 1.88 metres for a new shed instead of 2 metres as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 to facilitate the construction of a new shed for storage.

RECOMMENDATION:

That Report D13-2025-024 entitled Minor Variance Application D13/COF be received; and

Whereas the variance requested would provide relief from Section 12.4, of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission to permit construction of a deck for the single detached dwelling within the Natural Environment Zone; and

Whereas the variance requested would provide relief from Section 4.4.2 (Table 4.1) of the Zoning By-law, requesting permission to allow a reduced interior side yard setback of 1.88 metres, instead of 2 metres as required; and

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

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

7.6 D13-FIS – Fisher, James – 6542-6584 Gore Rd, Township of Puslinch - at 7:05PM

Requesting relief from New Comprehensive Zoning By-law #23-2018, as amended, to permit shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres.

RECOMMENDATION:



That Report D13-2024-025 entitled Minor Variance Application D13/FIS be received; and

Whereas the variance requested would provide relief from Section 4.24 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to permit shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres; and

Therefore be it resolved that the Committee approves the requested variance from Section 4.24 of the Township's Comprehensive Zoning By-law 2018-023, as amended, to permit shipping containers to be used as a noise-attenuation barrier of up to a maximum height of 8 metres as presented in the report as staff are of the opinion that the variance is minor in nature, is desirable for the appropriate development or use of the land, building or structure, and maintains the general intent and purpose of the County of Wellington Official Plan and the Township Zoning By-law.

Therefore, that planning staff recommends approval of the application with the following conditions:

- That the owner applies for and receives site plan approval for the noiseattenuation barrier that is of a length and location generally consistent with the sketch attached as Appendix 1 and that the site plan agreement be registered on title;
- 2. That the shipping containers are sealed off and are at least 100 metres away from the nearest residential use; and
- 3. That the owner submits a Noise Report to the satisfaction of the Township and implements the recommendations from the Noise Report through the Site Plan Approval process.
- 8. New Business
 - **8.1** None
- 9. Staff Report 9.1 None
- 10. Adjournment of Committee of Adjustment ≠



MINUTES

DATE: August 12, 2025 **MEETING:** 7:00 p.m.

The August 12, 2025 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 Amanda Knight Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer Mehul Safiwala, Jr. Planner Monika Farncombe, Planning and Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-034: Moved by Committee Member Amanda Knight and

Seconded by Committee Member Chris Pickard



That the Committee approves the August 12, 2025 Agenda as circulated.

CARRIED.

5. <u>DISCLOSURE OF CONFLICT OF INTEREST:</u>

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. July 8, 2025, Committee of Adjustment Meeting Minutes.

Resolution No. 2025-035: Moved by Committee Member Kim McCarthy and

Seconded by Committee Member Paul Sadhra

That the Committee of Adjustment approves the Minutes from the meeting held on July 8, 2025.

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 Minor Variance Application D13-FIS – Fischer, Wayne – 7192 Gore Rd. Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 to facilitate construction of a new barn for the storage of agricultural equipment.

- Wayne Fischer, owner of the property, provided an overview of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if there is a museum operating on the property and if so, is the property zoned for a museum as a permitted use.
- Mehul Safiwala stated that the property is zoned Agricultural and a museum is not a permitted use and advised that the application is being reviewed as agricultural related or personal storage.



- Chris Pickard confirmed that the trees being removed were planted by the applicant in years prior.
- Paul Sadhra inquired as to how many visitors the museum gets in a year.
- Wayne Fischer responded around 75-100 for an entire year.
- Amanda Knight asked for the purpose of the washroom.
- Wayne Fisher responded that it is used by volunteers who are working in the harn
- Amanda Knight asked about whether a new septic system is required for that bathroom. If so, would another minor variance be required if a new septic is needed.
- Mehul Safiwala responded that yes, a new minor variance would be required.
- John Sepulis requested that a condition be added that zoning compliance be achieved and that approval be provided from Hamilton Conservation Authority.

Resolution No. 2025-036:

Moved by Committee Member Amanda Knight and Seconded by Committee Member Chris Pickard

That Report D13-2025-018 entitled Minor Variance Application D13/FIS be received; and

Whereas the variance requested would provide relief from Section 12.4, of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission to permit construction of a barn for storage of agricultural equipment within the Natural Environment Zone; and

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

Therefore, that planning staff consider the request minor and have no concerns subject to the following conditions:

- **1.** That approval be obtained from Hamilton Conservation Authority to the satisfaction of the Township.
- **2.** Subject to confirmation of zoning compliance by staff.

CARRIED.

7.2 Minor Variance Application D13-HOG – Hogeveen, Jim & Lisa – 4481 Sideroad 10 N



Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit an addition to the existing accessory building to have a height of 5.26 metres to the midpoint of the roof instead of the 5 metres as required.

- Jim Hogeveen, owner of the property, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

Resolution No. 2025-037:

Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That Report D13-2025-019 entitled Minor Variance Application D13/HOG be received; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission to allow a maximum height for the proposed addition to the accessory building of 5.26 meters instead of 5 meters as required; and

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

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

CARRIED.

7.3 Minor Variance Application D13-SUG – Suggitt, Devon – 4970 Jones Baseline

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 to facilitate construction of a new deck for existing residential use in Natural Environment (NE) Zone.

• Devon Suggitt, owner of the property, provided an overview of the application.



- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

Resolution No. 2025-038:

Moved by Committee Member Chris Pickard and Seconded by Committee Member Amanda Knight

That Report D13-2025-020 entitled Minor Variance Application D13/SUG be received; and

Whereas the variance requested would provide relief from Section 12.4, of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission to permit construction of a deck for the single detached dwelling within the Natural Environment Zone; and

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

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

CARRIED.

8. **NEW BUSINESS**

8.1 Appointment of Secretary – Treasurer

Resolution No. 2025-039:

Moved by Committee Member Kim McCarthy and Seconded by Committee Member Paul Sadhra

WHEREAS Lynne Banks, Secretary Treasurer for the Township of Puslinch Committee of Adjustment has tendered her retirement as from the Township of Puslinch as of September 5th, 2025;

AND WHEREAS Section 44(8) of the Planning Act, R.S.O. 1990, c. P.13, requires that the Committee of Adjustment appoint a Secretary-Treasurer;

AND WHEREAS the Committee of Adjustment deems it expedient to appoint a Secretary-Treasurer to fulfill the statutory duties of the position, including processing applications, issuing notices, and maintaining records;



NOW THEREFORE BE IT RESOLVED THAT:

1. The Committee of Adjustment hereby appoints Monika Farncombe as the Secretary-Treasurer of the Committee of Adjustment for the Township of Puslinch, effective immediately.

CARRIED

9. Staff Reports

None

9. ADJOURNMENT

Resolution No. 2025-040: Moved by Committee Member Amanda Knight and

Seconded by Committee Member Chris Pickard

That the Committee of Adjustment hereby adjourns at 7:39 p.m.

CARRIED.



REPORT D13-2025-021

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14th, 2025

SUBJECT: Minor Variance Application D13/WIM (Eric Wimalasekera)

68 Jasper Heights PV, Puslinch

PLAN 61M203 LOT 27

RECOMMENDATION

That Report D13-2025-021 entitled Minor Variance Application D13/WIM be received; 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 a reduced front yard setback of 1.55 metres for an existing shed instead of 2 metres front yard setback as required; 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, is considered minor, and is desirable and appropriate for the development of the subject property; and

Therefore, that planning staff consider the request minor and recommend approval of the application.

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 14, Table 14.1, Site- Specific Special	No accessory buildings or structures shall be located within the required front yard,	1.55 metres	0.45 metres

Provisions No. 86	together with sheds	
	located on through lots or lots abutting a	
	waterway, all of which	
	accessory structures	
	shall be located a	
	minimum of 2 metres	
	from the front lot line.	

Subject Property Key Map



Background

The subject site covers approximately 656 sq metres and is zoned as Rural Residential (RUR), with site-specific special provision number 86, and falls within the Environmental Protection (EP) Zone Overlay. The land includes an existing dwelling, a deck, and a shed. A single detached dwelling and accessory structures are permitted uses within the Rural Residential (RUR) zone. The purpose of this application is to allow a reduced front yard setback for an existing shed, as the owner states in the application. The owner has also applied for a building permit for the shed, and in the review process, a minor variance is required to receive relief from the required front yard setback to meet zoning compliance for the permit.

Discussion

Four Tests	Discussion
That the requested variance is minor in nature	 The subject lands contain an existing single detached dwelling and an accessory building. The purpose of the application is to allow a 1.55 meter front yard setback for an exiting shed. Staff consider the variance to be minor in terms of impact and context within the surrounding neighbourhood.
That the intent and purpose of the Zoning By-law is maintained	 The subject lands are within the Rural Residential Zone Site-Specific Special Provision No. 86. A single detached dwelling and accessory buildings are permitted uses within the Rural Residential Zone Site-Specific Special Provision No. 86, in accordance with sections 6.2, 4.4.1, and 14 of the Zoning By-law. Section 14, Site-Specific Special Provision No. 86 states that no accessory buildings or structures shall be located within the required front yard, except carports, decks; together with sheds located on through lots or lots abutting a waterway, all of which accessory structures shall be located a minimum of 2 meters from the front lot line. The property abuts a waterway at the back. The intent of the application is to allow a 1.55 metre front yard setback for an existing shed, which is 14.74 m² (158.66 ft²) in size. The subject property will have total lot coverage of 22.18 % with the addition of shed. The Rural Residential Zone Site-Specific Special Provision No. 86 allows for a maximum of 35% lot coverage. The proposed shed appears to meet all other requirement of the Site-Specific Special Provision No. 86. The intent of requiring a minimum front yard setback is to help preserve neighborhood aesthetics, ensure adequate space for sidewalks, landscaping, and utilities, to allow for access and maintenance of the entire parcel, and to create a sense of consistency within the surrounding neighborhood. Based on the site plan submitted, it appears that the lot coverage and setbacks for the proposed accessory structure, including rear yard and side yard, appear to be met; however, a formal review was not conducted at this time, and the development will be subject to a formal review during the building permit process.

That the general intent						
and purpose of the						
Official Plan is						
maintained						

- The subject lands are within Special Policy Area PA7-6 Mini Lakes and identified as an Environmentally Sensitive Area (ESA) within the Official Plan.
- Lands designated PA7-6 may be used for an adult lifestyle community, including dwelling units.
- The Official Plan Section 5.5.5 Environmentally Sensitive Areas (ESA's) states that the areas will be protected from development or site alterations which would negatively impact them or their ecological functions.
- Based on Grand River Conservation Authority comments, the planning staff is of the opinion that the application maintained the general intent and purpose of the Official Plan.

That the variance is desirable for the appropriate development and use of the land, building or structure

- The subject property is abutted by a residential use to the west, a road right of way to the east, and a stream in the back of the property.
- The proposed reduced setback maintains adequate space for sidewalks, landscaping, utilities, and a sufficient setback for access for the maintenance of the property.
- The planning staff considered the variance to be appropriate for the development and use of the structure.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website; Public Notice of Hearing and Committee Decision (Statutory); Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,	Reviewed by:
Mehul Safiwala,	Justine Brotherston,
Junior Planner	Director of Corporate
	Services/Municipal Clerk



Affidavit

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON NOB 2J0 (519) 763-1226

Cloudpermit application number			
CA-3523001-P-2025-12			

CA-3523001-P-2025-12			
Applicant, Property owner, Payer			
Last name Wimalasekera	First name Eric		Corporation or partnership
Street address 68 Jasper Heights	Unit number		Lot / Con.
Municipality Puslinch	Province ON		Postal code NOB 2J0
Other phone		Mobile phone	
Fax		Email	
Subject Land Information			
Address	Legal description		Roll number
68 JASPER HEIGHTS PV (Primary)	PLAN 61M	M203 LOT 27	2301000006165470000
Comm. Designation of Applicant			

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Eric Wimalasekera, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Commissioner for taking

Municipality

Township of Pusanch 06/03/2025

Day, month, year

Place an imprint of your stamp below

Monika Alyse Farncombe, a Commissioner, etc., Province of Ontario, for the Corporation of the Township of Puslinch. Expires February 14, 2027.

Affidavit and signatures

Applicant

The Eric Wimalasekera, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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

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

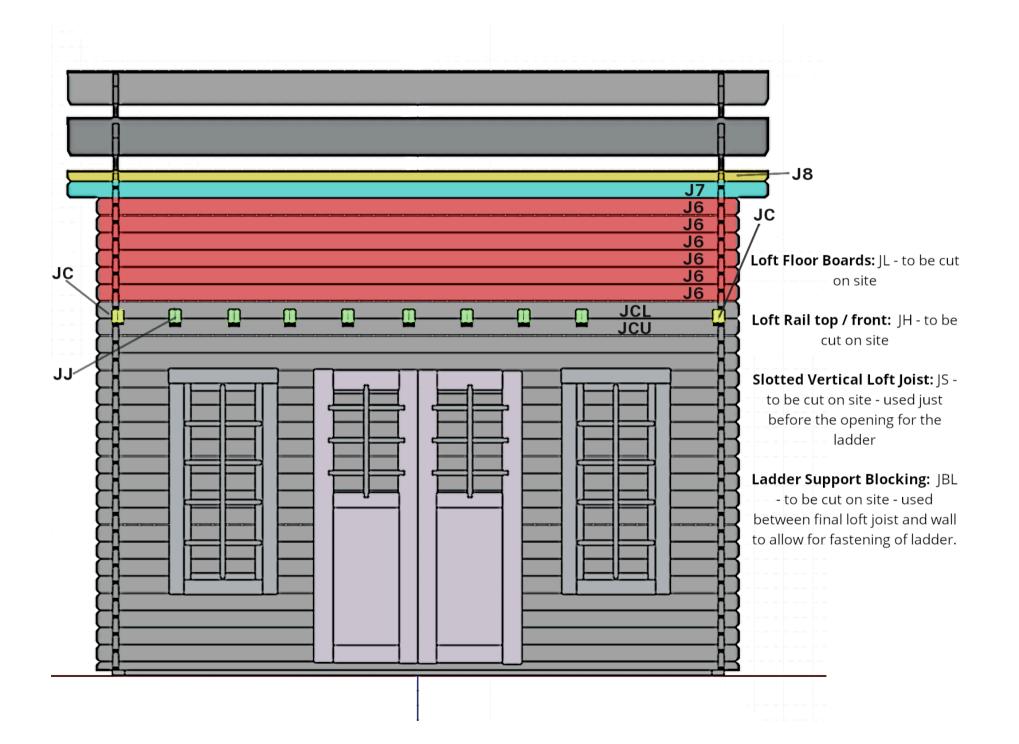


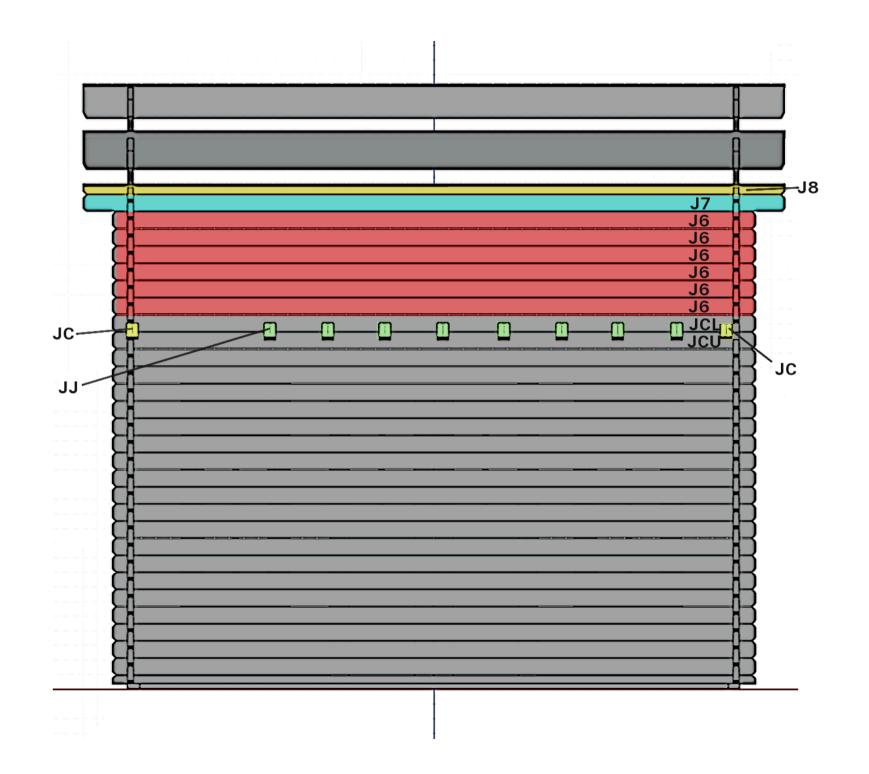
Digitally signed on 2025-03-06, 2:20:04 p.m. EST by Eric Wimalasekera.

Cond correspondence to					
Send correspondence to					
Send correspondence to	_				
Owner(s) Agent		Others			
Who to send the Invoice to					
Owner Agent		Other			
Provide a description of the "en	tire" prope	rty			
Concession		Lot		Registered	d Plan Number
Area in Hectares		Area in Acres		Depth in N	Neters
Depth in Feet	Frontage i	n Meters	Frontage in Feet		Width of road allowance (if known)
Reason for Application				HE LEVEL	
Please indicate the Section of th	e Planning	Act under which this ap	oplication is being mad	e	
Section 45(1) relates to a ch	ange to a b	y-law standard (e.g. se	tbacks, frontage, heig	ht, etc.)	
Section 45(2) relates to a ch					
What is the nature and extent of for?	the relief th	at is being applied	Why is it not possible law?	to comply	with the provisions of the by-
asking for a .4 meter setback review from the zoning bylaw		ne zoning bylaw	stucture is completed and the foundation is anchored to the pre-existing concrete base		
What is the current Official Plan	and zoning	g status?			
Official Plan Designation			Zoning Designation		
Green Land			Rural Residential Site Specific 86		
What is the access to the subject property?			If other please specify		
Provincial Continually Seasonally Maintained Maintained Municipal road Municipal road					
⊘ Other	Continu county	ally maintained road			
What is the name of the road or street that provides access to the subject property? Jasper Heights is the road and it is accessed from the Gate 1 or 3 of the Mini Lakes Community			docking facilities use	d or to be u	e describe the parking and ised and the approximate the subject land to the nearest

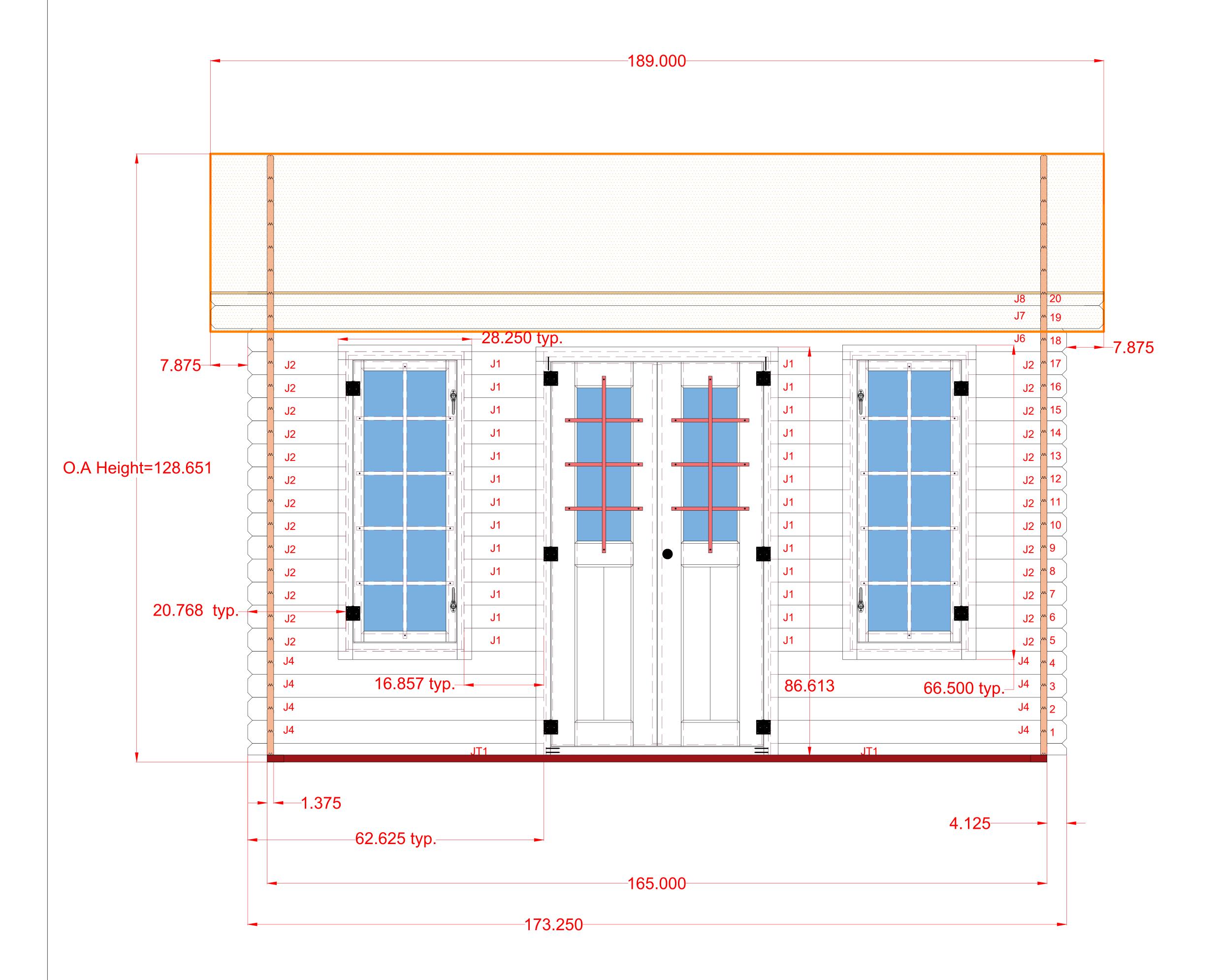
Existing and Proposed Service						
Indicate the applicable water supply and	sewage disposal:					
Private Well			Existing	Proposed		
Communal Water			Existing	Proposed		
Provincial Water Taking Permit			Existing	Proposed		
Private Septic			Existing	Proposed		
Communal Septic			Existing	Proposed		
Other Provincial Waste Water System			Existing	Proposed		
How is storm drainage provided? * ☐ Storm Sewers ☐ Ditches ☐ ☑ Other means	Storm drainage of	Other Means of Storm Drainage Storm drainage off the roads into the french drain system which drains into the main body of water				
Existing Subject and Abutting Property La	nd Uses, Buildings and	d their Locations				
What is the existing use of the subject prop Residential	erty?	What is the existing use of the abutting properties? Residential				
Provide the following details for all existing	g buildings on the sub	ject land				
Main Building Height in Meters 4.3434	Main Building Height 14.250	in Feet	Percentage Lot C 18.3	Percentage Lot Coverage in Meters 18.3		
Percentage Lot Coverage in Feet 18.3	Number of Parking S	paces	Number of Loadir	Number of Loading Spaces 0		
Number of Floors 1	Total Floor Area in So	quare Meters	Total Floor Area in Square Feet 1119.9			
Ground Floor Area (Exclude Basement) in Square Meters 111.48		Ground Floor Area (Exclude Basement) in Square Fee 1200				
Provide the following details for all buildings proposed for the subject land						
Main Building Height in Meters 4.572	Main Building Height in Feet 15		Percentage Lot Coverage in Meters 20.9			
Percentage Lot Coverage in Feet 20.9	Number of Parking Spaces 0		Number of Loading Spaces 0			
Number of Floors	Total Floor Area in Square Meters 14.79		Total Floor Area in Square Feet 159.2			
Ground Floor Area (Exclude Basement) in S 14.79	Ground Floor Area (Exclude Basement) in Square Fee 159.2		n Square Fee			

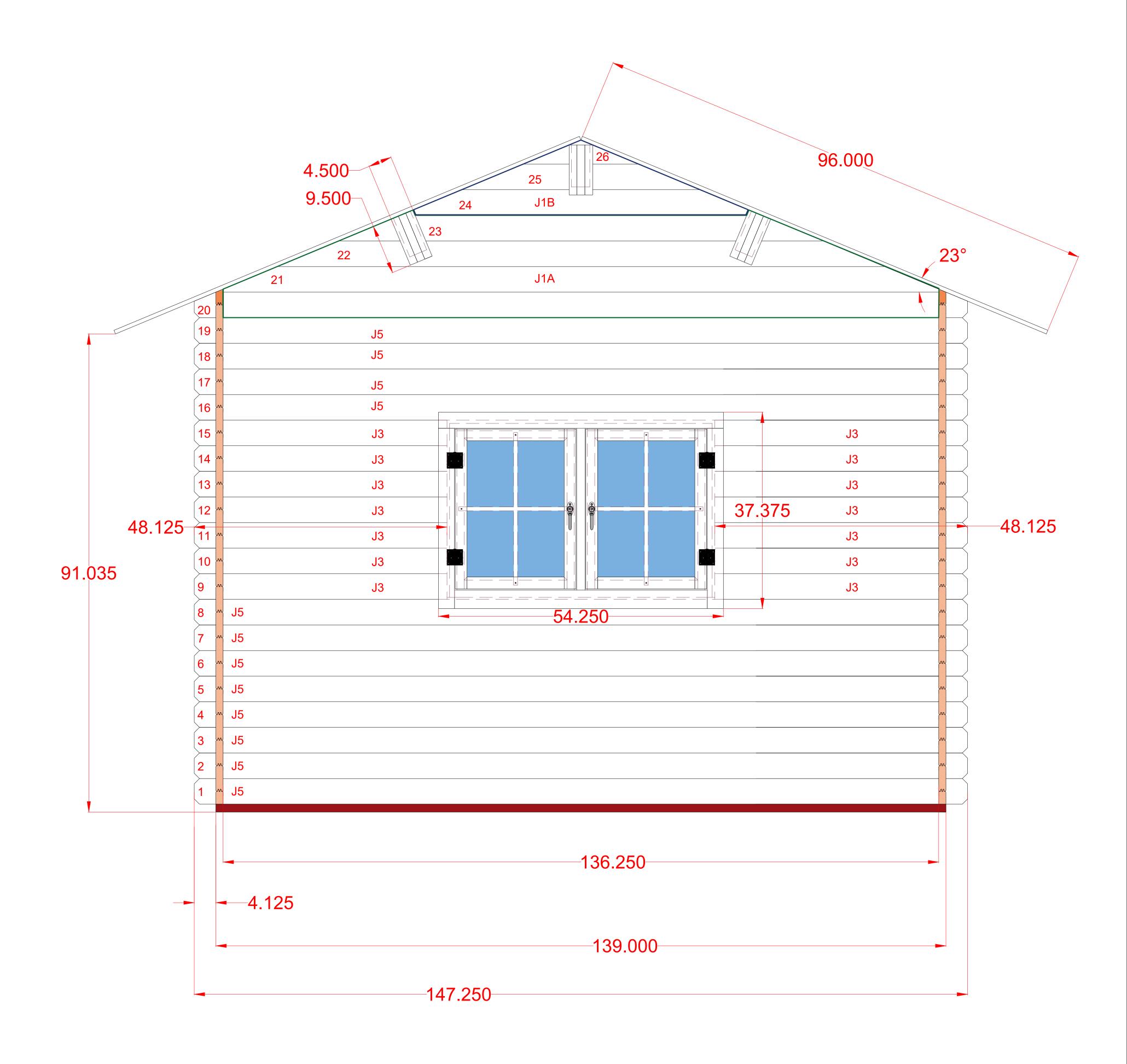
What is the location of all buildings existing	ng and proposed for th	e subject property? (s	specify distances from front, rear and side	
Front Yard in Meters 1.6	Front Yard in Feet n/a		Rear Yard in Meters >0.6	
Rear Yard in Feet n/a	Side Yard (interior) in 3.3	n Meters	Side Yard (interior) in Feet n/a	
Side Yard (Exterior) in Meters n/a		Side Yard (Exterior) in Feet n/a		
What are the dates of acquisition and con-	struction of subject pr	operty and building p	roperty	
Date of acquisition of subject property november 2020	Date of acquisition of subject property Date of construction		How long have the existing uses continued on the subject property? 2 years	
Has the owner previously applied for relief in respect of the subject property?				
☐ Yes 🛂 No				
Other Related Planning Applications				
Planning Application: Official Plan Amendm Yes • No	ent	Planning Application: Zoning By-Law Amendment Yes No		
Planning Application: Plan of Subdivision		Planning Application: Consent (Severance)		
☐ Yes 🗹 No		☐ Yes ✔ No		
Planning Application: Site Plan ☐ Yes ✓ No		Planning Application: Minor Variance ✓ Yes □ No		
Minor Variance: File Number	Minor Variance: File Number Minor Variance: App		Minor Variance: Subject Lands	
Minor Variance: Purpose relief from minimum 2.0m front property line setback		Minor Variance: Status pending		
Minor Variance Application must be comn	nissioned			
Please confirm the following I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered				
owners or the agent responsible for the				



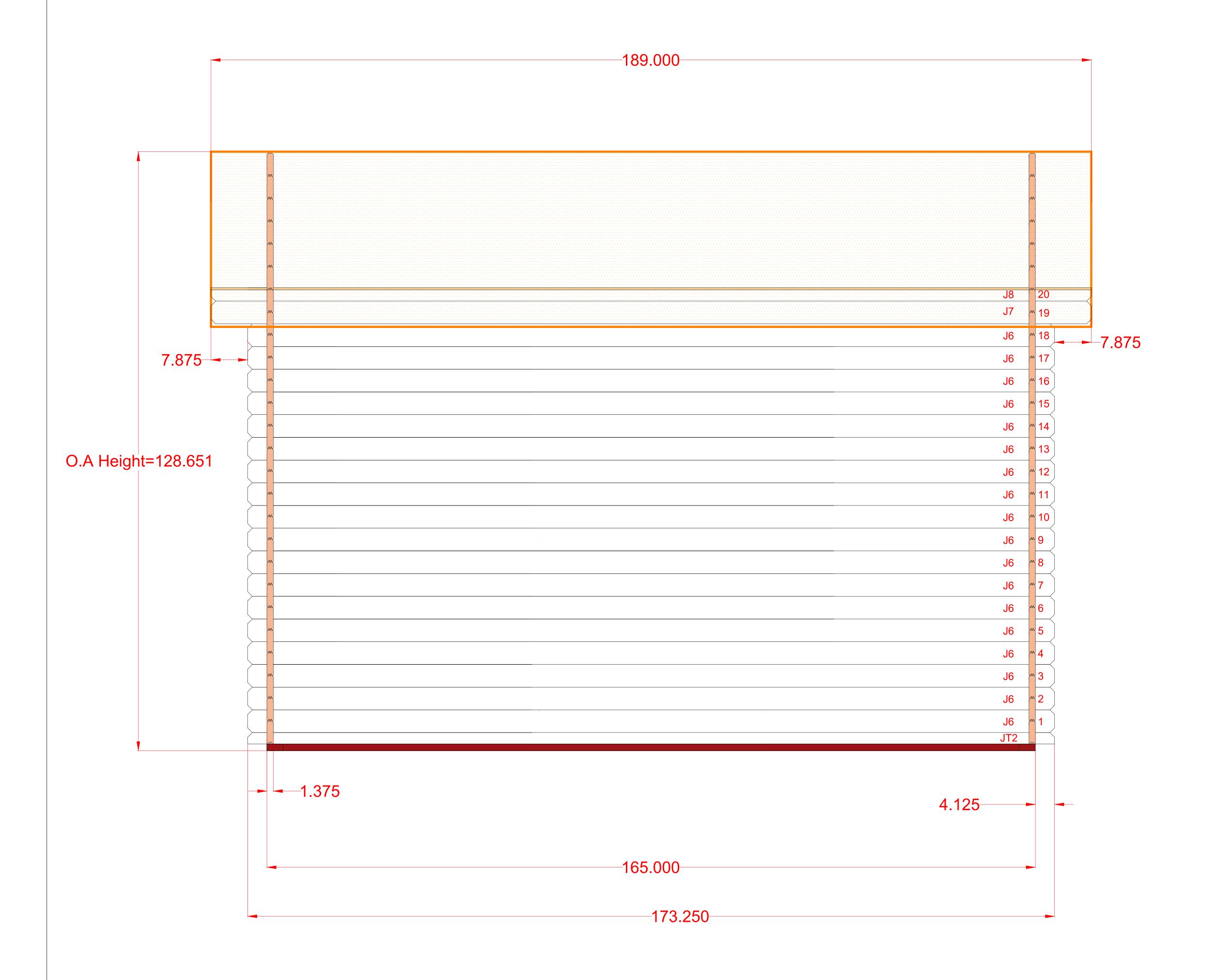


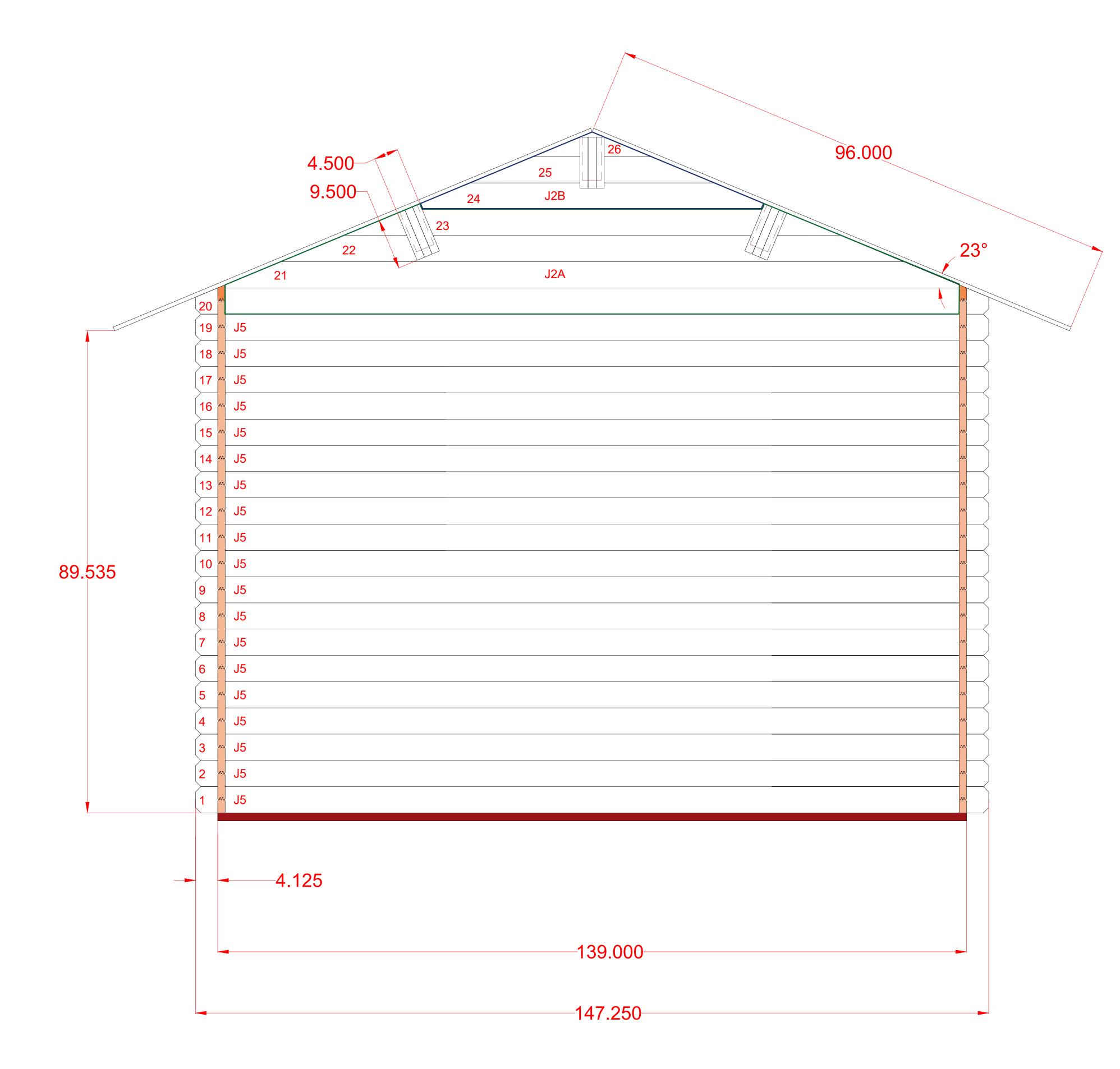
Note:
O.A=Overall
typ.=Typical
*All Dimensions in inches.





Note:
O.A=Overall
typ.=Typical
*All Dimensions in inches.







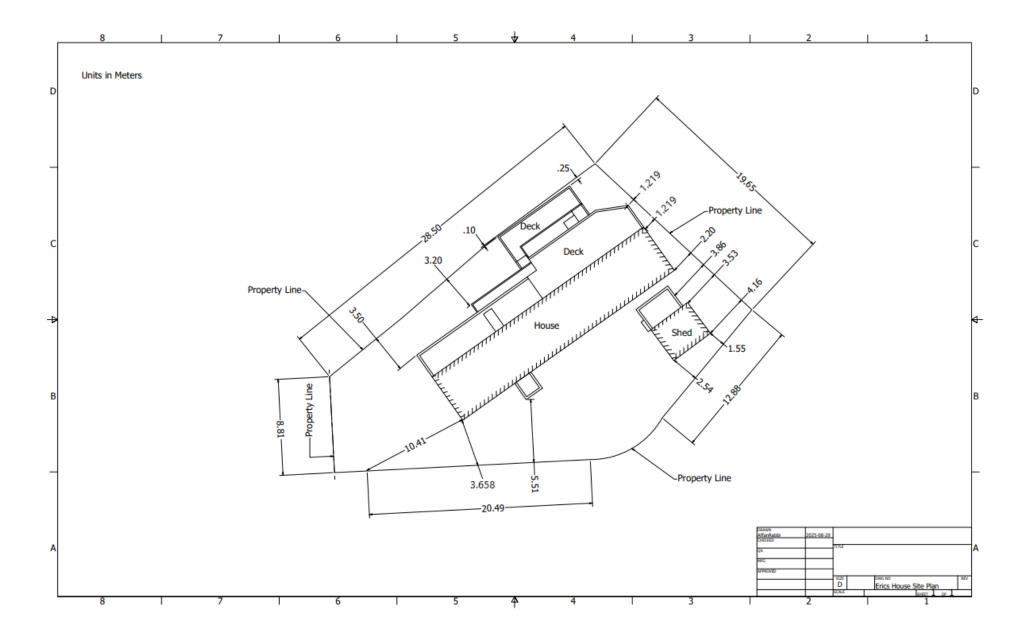












Wimalasekera - Comments received to date

By-law/Fire/PW: no comments

County Planning Staff – no objection

Sourcewater – Thank you for providing the above reference application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Building - The building department has no concerns with the reduced setback being sought. Technical comments for the shed will be made at the building permit application stage.

GRCA - GRCA has no objection to the approval of this application. GRCA's comments dated March 27, 2025 are still applicable.

PLA' Aldo TEL: FAX

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 26, 2025

BY E-MAIL

Monika Farncombe, Secretary-Treasurer Committee of Adjustment Township of Puslinch 7404 Wellington Rd 34 Puslinch, ON NOB 2J0

Dear Ms. Banks:

Re: Proposed Minor Variance - D13/WIM

Eric Wimalasekera 68 Jasper Heights PV Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is requested from Zoning By-law No. 023-18:

• Section 14, Table 14.1 Site Specific Provision No. 86: To permit a reduced front yard setback of 1.55 metres for an existing shed, whereas 2 metres is required.

The subject lands are designated Greenlands and subject to Puslinch Local Policy PA7-6 Mini Lakes which permits the existing adult lifestyle community including dwellings and other recreational facilities. The Greenlands feature is Environmentally Sensitive Area (ESA). Planning staff note that this relief is for an existing accessory building/structure that is located within the minimum front yard setback.

Section 5.5.5 of the Official Plan requires that ESAs will be protected from development or site alterations that would negatively impact them or their ecological functions. The comments of Grand River Conservation Authority should be considered by the Township. Provided Township staff are satisfied that the requirements of section 5.5.5 are met and any concerns of the GRCA are addressed planning staff have no concerns with the proposed minor variance application.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Joanna Henderson RPP MCIP Senior Planner



REPORT D13-2025-022

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14th, 2025

SUBJECT: Minor Variance Application D13/BRI – Retained Parcel

6848 Wellington Road 34, Puslinch

Part Lot 14, Concession 3.

RECOMMENDATION

That Report D13-2024-022 entitled Minor Variance Application D13/BRI be received; and

Whereas the variance requested would provide relief from Section 11.3 (Table 11.2) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot frontage of 25 metres, instead of the required minimum lot frontage of 120 metres; and

Whereas this application is required as a condition of consent application B20-25 that was approved in July 2025 at the County of Wellington (Land Division Committee) Meeting; the consent application would sever a 0.4 ha (1 ac) of vacant land; resulting in a frontage of the retained parcel being 25 metres and lot area being 9.8 ha (24.22 ac) with an existing dwelling; 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; and

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

Purpose

Regulation	By-law Section	Required	Proposed	Relief
				Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 11.3 Table 11.2	The by-law requires a minimum lot frontage of 120 metres for an Agricultural Lot	25 metres	95 metres

Subject Property Key Map



Background

The subject property was conditionally approved for consent application B20-25 at the July 2025 Land Division Committee meeting. The consent application would sever 0.4 ha of vacant land for residential purposes. The retained parcel is zoned as Agricultural (A) and contains an existing dwelling. The purpose of the application is to receive relief from the required lot frontage for the retained parcel to facilitate the creation of a new rural residential parcel.

Discussion

Four Tests	Discussion
That the requested variance is minor in nature	

	Planning staff consider the request to be minor in nature.
That the intent and purpose of the Zoning By-law is maintained	 According to section 11.3 (Table 11.2), the minimum required lot frontage for an agricultural lot is 120 metres; however, the lot frontage of 25 metres is proposed as part of the consent application, and a request for relief is being sought. A single detached dwelling is a permitted use within the Agricultural Zone (A). The other zoning compliances, such as setbacks and lot coverage, are met for the retained parcel. The intent of the minimum lot frontage is to ensure that a safe entrance is available and to ensure the viability of present and future use of the property. The reduced frontage for the retained parcel was created as a result of a consent application along Wellington Road 34. The planning staff is of the opinion that the intent and purpose of the Zoning By-law is maintained.
That the general intent and purpose of the Official Plan is maintained	 The property is designated Secondary Agriculture in the County Official Plan. A single detached dwelling is a permitted use within the Secondary Agriculture designation. Consent Application B20-25 has been conditionally approved by the Land Division Committee and was deemed to be consistent with the Official Plan. Planning staff is of the opinion that the general intent and purpose of the Official Plan is maintained.
That the variance is desirable for the appropriate development and use of the land, building or structure	 This application is required as a condition of consent application B20-25, which was conditionally approved in July 2025 at the Land Division Committee meeting. This application would sever a 0.4 ha (1 ac) land for rural residential use within the Secondary Agriculture Area. A 9.8 ha (24.22 ac) parcel with an existing dwelling would be retained. Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities	
Township Active Planning Application Website; Public Notice of Hearing and Committee Decision (Sta Notice of Public Hearing Resident Guide.	tutory);
Attachments	
Schedule "A" Application Schedule "B" Sketch Schedule "C" Staff/Public/Agency Comments	
Respectfully submitted,	Reviewed by:

Justine Brotherston

Director of Corporate Services/Municipal Clerk

Mehul Safiwala

Junior Planner



Affidavit

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON NOB 2J0 (519) 763-1226

Cloudpermit application number CA-3523001-P-2025-70

Applicant				
Last name Keast	First name Hailey		Corporation or partnership	
Street address 2106 Gordon Street	Unit number		Lot / Con.	
Municipality Guelph	Province Ontario		Postal code N1L 1G6	
Other phone		Mobile phone +1 519-821-2		
Fax		Email hailey.keast@	Email hailey.keast@vanharten.com	

Agent				
Last name Buisman	First name Jeff		Corporation or partnership Van Harten Surveying Inc.	
Street address 2106 Gordon Street	Unit number		Lot / Con.	
Municipality Guelph	Province Ontario		Postal code N1L 1G6	
Other phone +1 5198212763		Mobile phone +1 5198212763		
Fax		Email jeff.buisman@va	nharten.com	

First name Fyler		Corporation or partnership
Unit number		Lot / Con.
Province Ontario		Postal code N3C 2V4
Other phone		
Fax		

Subject Land Information				
Address	Legal description	Roll number		
6848 WELLINGTON RD 34 (Primary)	CON 3 FRONT PT LOT 14 RP;61R8891 PART 1 RP 61R9743;PART 1	2301000002116400000		

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Van Harten Surveying Inc. (Jeff Buisman), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Commissions the Myling affidation

Municipality

Day, month, year

atyoffivelph

02/09/2025

Place an import of your stamp below

James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires May 21, 2027.

Affidavit and signatures

Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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

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



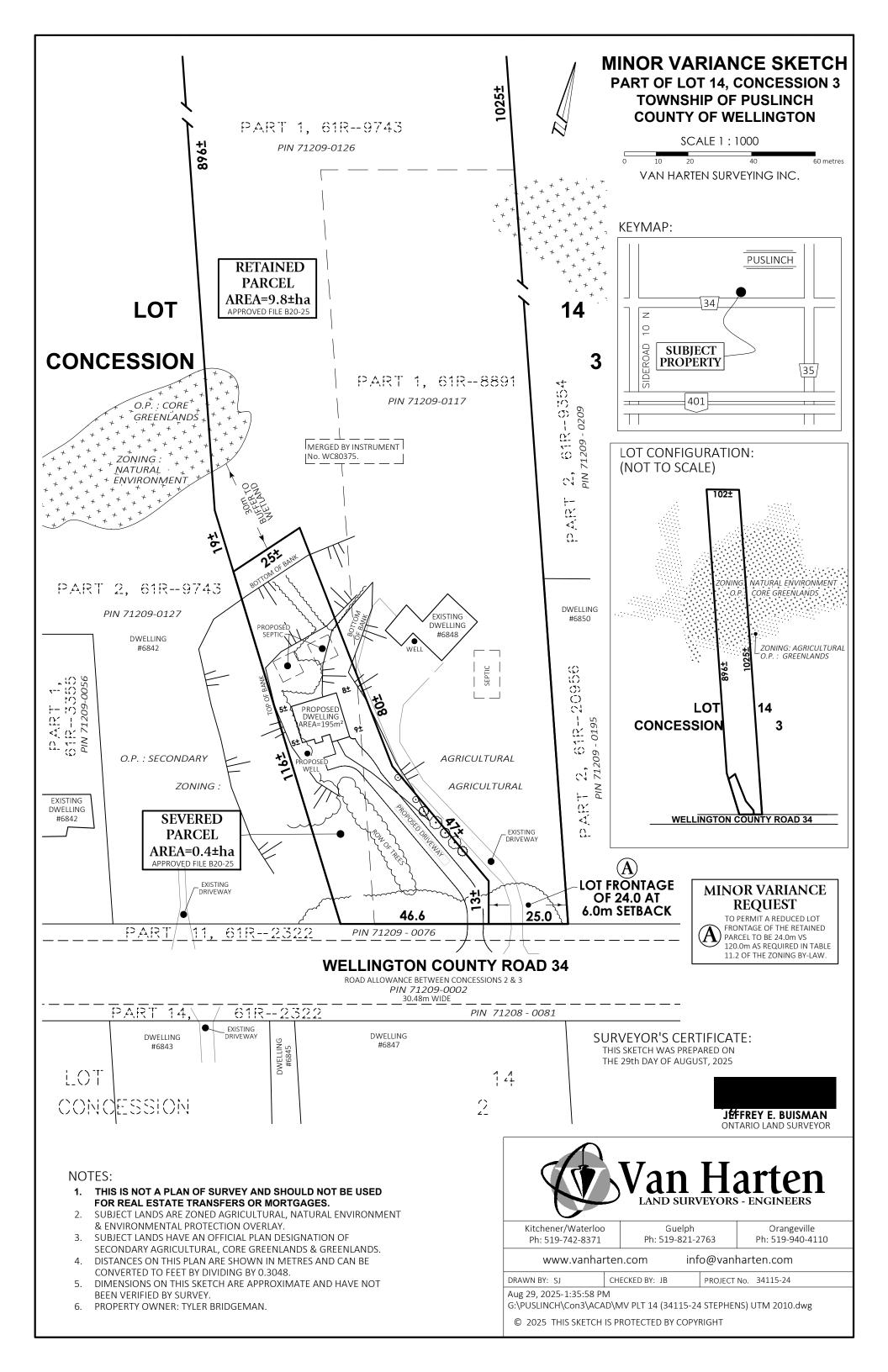
Digitally signed on 2025-09-01, 10:38:20 a.m. EDT by Hailey Keast.

•					
Send correspondence to					
Send correspondence to ☐ Owner(s)		Please provide the name of Other Hailey Keast, Van Harten Surveying			
Who to send the Invoice to ✓ Owner		Please Provide the Name of Others Hailey Keast, Van Harten Surveying			
Provide a description of the "en	tire" prope	rty	Matter Walter		
Concession 3		Lot 14	Registered		d Plan Number
Area in Hectares 9.8		Area in Acres		Depth in N	Meters
Depth in Feet	Frontage i 24.0	e in Meters Frontage in Feet			Width of road allowance (if known) 30.48m
Reason for Application					
Please indicate the Section of the Planning Act under which this application is being made Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) Section 45(2) relates to a change to or expansion of an existing legal non- conforming use					
What is the nature and extent of the relief that is being applied for? Retained Parcel: A) To permit a reduced lot frontage of the Retained Parcel to be 24.0m instead of 120m as required in Table 11.2 of the Zoning By-law.			law? A Minor Variance receptor parcel of Severance approved subject to Committee Meeting. Condition 6 of the approved property the minimum zoning 4.0ha. This severance Retained Parcel to 24 sounds like a large varural residential parcefrontages and larger narrow and the reducing portantly, the exist still allows for safe acono impacts on adjace	quest is beir Application conditions a The variance proved application as it exists requirement will further 1.0m vs 120 ariance requel along this lot sizes as ced frontaging entrance cess to the ent parcels,	ing made for the Retained B20-25 that has been at the July 2025 Land Division at it is required to satisfy dication. The lot frontage for attoday is 71.6m which is under atto of 120m for parcels over ar reduce the frontage of the am required. Although this auest, there are a number of a section of road with smaller amost parcels are long and attention of the interest of the interest of the interest of the action of road with smaller and we within the 24m lot frontage attention of the interest of the inter

r:				
What is the current Official Plan and zoning status?				
Prime Agricultural, Core Greenlands and Greenlands Agricult		Zoning Designation Agricultural, Natural Environment and Environmental Protection Overlay		
What is the access to the subject property? Provincial Highway Continually Seasonally maintained maintained municipal road municipal road Other Continually maintained county road				
the subject property? docking County Road 34 distance		If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.		
Existing and Proposed Service				
Indicate the applicable water supply and sewage disposal:				
Private Well		Existing	Proposed	
Communal Water		Existing	Proposed	
Provincial Water Taking Permit		Existing	Proposed	
Private Septic		Existing	Proposed	
Communal Septic		Existing	Proposed	
Other Provincial Waste Water System		Existing	Proposed	
How is storm drainage provided? * ☐ Storm Sewers ✓ Ditches ☐ Swales ☐ Other means				
Existing Subject and Abutting Property Land Uses, Buildings and their Locations				
What is the existing use of the subject property? Agricultural	What is the exist	ing use of the abutting	properties?	

Provide the following details for all existing buildings on the subject land					
Main Building Height in Meters 6	Main Building Height in Feet 19.6		Percentage Lot Coverage in Meters 0.2%		
Percentage Lot Coverage in Feet 0.2%	Number of Parking Spaces		Number of Loading Spaces		
Number of Floors 2	Total Floor Area in Sc 260	juare Meters	Total Floor Area in Square Feet 3000		
Ground Floor Area (Exclude Basement) in S 260	quare Meters	Ground Floor Area (Exclude Basement) in Square Fee 3000			
Provide the following details for all building	gs proposed for the su	ıbject land			
Main Building Height in Meters N/A	Main Building Height N/A	in Feet	Percentage Lot Coverage in Meters N/A		
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A		Number of Loading Spaces N/A		
Number of Floors N/A	Total Floor Area in Square Meters N/A		Total Floor Area in Square Feet N/A		
Ground Floor Area (Exclude Basement) in Square Meters N/A		Ground Floor Area (Exclude Basement) in Square Fee N/A			
What is the location of all buildings existing lot lines)	ng and proposed for th	e subject property? (s	specify distances from front, rear and side		
Front Yard in Meters 85	Front Yard in Feet 278		Rear Yard in Meters 925		
Rear Yard in Feet 3034	Side Yard (interior) in 14	Meters	Side Yard (interior) in Feet 45		
Side Yard (Exterior) in Meters 22		Side Yard (Exterior) in Feet 72			
What are the dates of acquisition and con	struction of subject pr	operty and building p	roperty		
Date of acquisition of subject property June 2002 Date of construction property Decades		of buildings	How long have the existing uses continued on the subject property? Decades		
Has the owner previously applied for relief subject property? ☐ Yes ✓ No	in respect of the				

K. 1 S. M.				
Other Related Planning Applications				
Planning Application: Official Plan Amendment		Planning Application: Zoning By-Law Amendment		
☐ Yes ✔ No		☐ Yes ✔ No		
Planning Application: Plan of Subdivision		Planning Application:	Consent (Severance)	
☐ Yes ✔ No		Yes No		
Planning Application: Site Plan		Planning Application: Minor Variance		
☐ Yes ✔ No		☐ Yes ✔ No		
Consent (Severance): File Number	Consent (Severance)	: Approval	Consent (Severance): Subject Lands	
B20-25	Authority Wellington County		Part of Lot 14, Concession 3, Puslinch	
Consent (Severance): Purpose		Consent (Severance): Status		
Rural Residential		Approved subject to conditions		
Minor Variance Application must be commissioned				
Please confirm the following				
I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.				





August 29, 2025 34115-24 Jeff.Buisman@vanharten.com

Township of Puslinch 7404 Wellington Road 34 Puslinch, Ontario N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

Re: Minor Variance Submission for Severance B20-25

6848 Wellington Road 34 Part of Lot 14, Concession 3 PIN 71209-0117 & 71209-0126

Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, PIN report and map, the required deeds, Sourcewater Protection Form and Conceptual Lot Development Plan. Payment will be made directly with the Township for the application fee of \$1,612.00.

Proposal:

A Minor Variance request is being made for the Retained Parcel of Severance Application B20-25 that has been approved subject to conditions at the July 2025 Land Division Committee Meeting. The variance is required to satisfy Condition 6 of the approved application.

The approved severance is creating a new rural residential parcel from #6848 Wellington Road 34, where a single-detached dwelling is proposed. The Severed Parcel has a frontage of 46.6m, depth of 116±m, for an area of 0.4ha.

The Retained Parcel (#6848 Wellington Road 34) has a frontage of 24.0m, depth of 1025±m, for an area of 9.8±ha where the existing dwelling will remain.

The subject property consists of two PINS, being 71209-0117 and 71209-0126, however the parcel is considered as one parcel under The Planning Act due to a previous lot line adjustment that merged these two pieces (See Instrument WC80375). The parcels were not consolidated with the Registry Office.

The subject property is zoned Agricultural, Natural Environment and Environmental Protection Overlay. The zoning requirements are met for the Severed Parcel when reviewing the Reduced Lot Regulations.



The Zoning for the Retained Parcel (#6848) is met in terms of lot area and setbacks for the existing dwelling however, the lot frontage is being reduced with the severance, and a minor variance is required to address this deficiency. The Minor Variance request is as follows:

Retained Parcel:

A) To permit a reduced lot frontage of the Retained Parcel to be 24.0m instead of 120m as required in Table 11.2 of the Zoning By-law.

The lot frontage for the subject property as it exists today is 71.6m which is under the minimum zoning requirements of 120m for parcels over 4.0ha. This severance will further reduce the frontage of the Retained Parcel to 24.0m vs 120m required. Although this sounds like a large variance request, there are a number of rural residential parcel along this section of road with smaller frontages and larger lot sizes as most parcels are long and narrow and the reduced frontage fits in with the area. Most importantly, the existing entrance within the 24m lot frontage still allows for safe access to the existing dwelling. There are no impacts on adjacent parcels, and we consider this request to the minor in nature. The existing safe access will continue.

The severance has a bit of a unique shape due to existing property lines and existing topography. This severance required a more extensive evaluation from the beginning than a typical rural residential parcel and our evaluation included a topographic survey along with a Conceptual Lot Development Plan and Report to ensure that a reasonable house could be accommodated on the severance. The plan includes the design of an appropriate septic system and a grading design that meets typical standards. The proposed dwelling on the Severance will be located on "top of the hill" and septic filter beds will be placed to the rear of the dwelling. The new driveway will be "on an angle" similar to the existing driveway on the Retained Parcel. Also note that the rear limit has be set to be 30m from the small pond/wetland to the rear. The Township CBO has reviewed and approved the conceptual lot development plan and the applicable condition of the severance has been cleared.

In summary, the variance request for reduced lot frontage follows the general intent of the Zoning By-law and Official Plan, it will not have a negative impact on neighbouring parcels and will function as it is today, with safe access for the existing dwelling. We consider this request to be minor in nature and it meets the four tests for a variance.

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

Very truly yours, Van Harten Surveying Inc.

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

cc Tyler Bridgeman via email: Tylerbridgeman3@hotmail.com

cc David Stephens and Mariah Bridgeman via email: dmjstephens2024@gmail.com



Source Water Protection Screening Form

Screening form for building permits, minor variance, consent to sever, lot line adjustment and other *Planning Act* applications

Your property is in a vulnerable drinking water area. To process your application, the municipality needs additional information about the existing and proposed activities occurring on the property, as required by the *Clean Water Act*. Find out more information about Source Water Protection and your role in drinking water protection at www.wellingtonwater.ca

This form must be filled out by the owner, the applicant, or their designate. Mandatory information includes:

- Section 1 entire section
- Section 2 entire section
- Section 3 questions A to J marked "yes". Please review each question to determine if it applies
- Section 4 entire section

For assistance in completing this form, please refer to the "Explanatory Guide" beginning on page 7

Section 1: General Information	
Property Address or Legal Description:	
Roll Number (if known):	
Owner/Applicant Information:	
Owner	Applicant/Designate (if different than Owner)
Name:	Name:
Phon	Phone:
E-mail:	E-mail:
Who should we contact if additional information is requir	ed?
Owner	
Applicant	
How is your property serviced? Check all that apply:	
Unserviced	Private Drilled Well
Municipal Water	Approximate Well Age:
Municipal Sanitary Sewer	Private Dug Well
Septic System	Approximate Well Age:
How is your building(s) heated? Check all that apply:	
Natural Gas	Home Heating Oil
Propane In the process of changing to propane	Other:



Section 2: Proposal

Application Type (check all that apply)
New Building
Expansion/Conversion of Existing Building
New or Replacement Septic System
Change of Use
Demolition Permit
Consent Application (severance, lot line adjustment)
Minor Variance
Development Agreement
Other:

Proposed Land Use (check all that apply)
Low Denisty Residential (detached/ semi-detached house)
Multi-Residential (townhouse, condo, apartment buildings, etc.)
Agricultural
Commercial (including mixed use, office, retail, etc.)
Industrial
Institutional
Home-based Business
Recreational (park, golf course, marina, etc.)
Other:

Description of proposed land use or current land use if no change is proposed. Include a description of servicing, and building/structure use and size:

Section 3: Potential Threat Activities Associated with Application

A. Are liquid fuels or wastes handled or stored on the property?

Yes, complete Table A below No, continue to Section B

Table A	Existing	Proposed	Total Volume	Inside Home	Outside Home	Not Applicable
More than 250L of Liquid Fuel (e.g. gas, diesel)						
Home Heating Oil or Waste Oil						
Industrial/Commercial Waste						
PCB Waste						
Hazardous Waste						
Handling of untreated liquids/solids from septic systems or holding tanks						



B. Are non-residential chemicals handled or stored on the property?

Yes, complete Table B below

No, continue to Section C

If you own a home-based business that handles or stores chemicals, complete Table B.

Table B	Existing	Proposed	Total Volume	Not Applicable
Paint, Stain, Lacquer, Enamel, etc.				
Auto repair/maintenance				
Degreasers/liquids for washing metal parts				
Industrial manufacturing/processing				
Chemical Solvents				
Dry cleaning chemicals				
Adhesives, furniture strippers				
Other Chemicals				

If "Other Chemicals" are existing or proposed, please provide information about the chemicals:

C. Are road salt or de-icing chemicals stored or applied? Is snow stored on the property?

This includes winter maintenance completed by a contractor on behalf of the property owner

Yes, complete Table C below

No, continue to Section D

Table C	Existing	Proposed	Volume Stored/Area Applied	Not Applicable
Road salt/de-icing chemical				
storage				
Size of area road salt/de-icing				
chemicals are applied				
Snow storage area greater than				
8 parking spaces (200m ²)				

If road salt/de-icing chemcial storage is existing or proposed, how is it stored?

Covered Uncovered Partially covered

D. Are hard surfaces proposed that may reduce water infiltration into the ground?

This includes driveways, sidewalks, parking lots, large building roofs, patios, etc.

Yes, continue to Section E

No, continue to Section E



E. Are stormwater management activities existing or proposed on the property?

Yes, complete Table E below No, continue to Section F

Table E	Existing	Proposed	Not Applicable
Stormwater Pond			
Oil/Grit or Oil/Water Separator			
Catch basins or sediment control (e.g. Stormceptor)			
Infiltration galleries			
Other (e.g. vegetated swales, constructed wetlands, etc)			

If "Other" stormwater management activities are existing or proposed, please provide further details:

F. Are groundwater transport pathways existing or being created?

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

Yes, complete Table F below

No, continue to Section G

Table F	Existing	Proposed	Not Applicable
Vertical Geothermal System			
Well not in use (includes domestic wells and environmental or geotechnical monitoring wells)			
Aggregate Extraction Project			
Non-residential or Large Multi-Residential Cassions/Building Piers			
Utilities/Excavation in fractured bedrock			
Parking garage/tunnel			

If any of the above transport pathways are occurring, please provide a brief description of the proposal and any relevant construction details (maps/cross-sections/figures, depth of excavation, etc). If constructing a geothermal system, please provide details including depth, vertical or horizontal, and whether the system is closed or open loop.



G. Is non-residential water use existing or proposed?

This includes water used for agricultural, commercial, industrial, or institutional purposes such as manufacturing, irrigation, car/truck washing, etc. but does not include typical office use.

Yes, describe below

No, continue to Section H

Please describe what water is used for on the property. Include approximate volume (L/day), if known.

H. Are manure, biosolids or livestock uses existing or proposed on the property?

Yes, complete Tables H1, H2, and H3 below No, continue to Section I

Table H1	Application	Storage	Product Name	Not Applicable
Manure				
Biosolids, commercial food waste, etc. (i.e. NASM)				

Table H2	Existing	Proposed	Type of Animals	Estimated # of Animals	Not Applicable
Grazing/Pasture of Livestock					
Livestock Outdoor Confinement Yard					

Table H3	Existing	Proposed	Not Applicable
Nutrient Management Plan or Strategy, NASM Plan			
Environmental Farm Plan			

I. Are fertilizers or pesticides used or stored on the property?

This includes fertilizer and pesticide use for agricultural purposes as well as commercial, industrial, institutional, and multi-residential landscaped areas. Single family houses are excluded.

Yes, complete Table I below

No, continue to Section J

Table I	Application	Storage	Product Name(s)	Not Applicable
Fertilizer				
Pesticide				



J. Are provincial approvals required for any activities on the property?

Yes, complete Table J below No, continue to Section 4

Table J	Existing	Proposed	Description	Not Applicable
Environmental Compliance Approval				
Permit To Take Water				
Aggregate Resource Act Approvals				
Environmental Activity Sector Registry				
Record of Site Condition				

Section 4: Declaration of Person (Owner or Applicant) Engaged in Activity

By signing below, I declare that the information contained in this application and all attached	
documentation is true and accurate to the best of my knowledge. I understand that incomplete or	
inaccurate information may void any Notices or approvals issued relating to the proposal for which the application was intended.	is

Applicant or Owner Name Applicant or Owner Signature Date

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

For any inquiries about the collection of this information, please contact the Risk Management Office, Wellington Source Water Protection, 1 MacDonald Square, Elora, ON, N0B 1S0, 1-844-383-9800.



Explanatory Guide for Completing the Source Water Protection Screening Form

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

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

Section 1 – General Information

Please fill out the municipal address and property owner for the subject property. If the Roll Number is known, please enter it here. Please indicate who we should contact if we have any questions about the application.

Servicing information:

Please fill out how your property is serviced, whether it is municipally serviced or if you are on a private well or septic system. If you are on a private well, please indicate the year the well was installed, or approximate age. Please also indicate your heating source.

Section 2 - Proposal

Please check all that apply to the application and provide a brief explanation of the proposed development. If you are applying for something not listed or the proposed land use is not listed, please fill out the "Other" box.

Section 3 - Potential Threat Activities Associated with Application

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

3 A Liquid Fuel Handling and Storage, Waste Handling/Storage

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

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring reporting through the Resource Productivity and Recovery Authority's Hazardous Waste Program Registry (formerly HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

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



3 B Chemical Handling and Storage

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form. If you use a chemical not listed, please provide additional details.

3 C Road Salt Application, Handling and Storage & Snow Storage

Fill out this section if there will be road salt or de-icing chemicals stored on the property or applied on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m³ for volume and m² for area. For storage type, covered includes within a structure or sealed container such as in a garage or salt bin, uncovered is any storage where the chemicals are exposed to weather, such as an outdoor salt pile, and partially covered includes storage where the chemicals may be exposed to weater, such as under a tarp, or roofed area without walls.

Fill out this section if there will be snow storage on the property if the storage area will be greater than 200m². For reference, 200m² is roughly the size of 8 parking spaces.

3 D Groundwater Recharge Reduction

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

3 E Stormwater Management

Fill out this section if any stormwater management features exist or will be built on the property. This does not apply to single-family homes.

3 F Transport Pathway

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

- If a geothermal system is existing or proposed, please provide construction details, including depth, vertical or horizontal, closed loop or open loop in the space provided.
- Private wells include environmental or geotechnical monitoring wells and domestic wells.
- A large residential application includes multi-story, multi-unit residential developments.
- A road occupancy permit application could indicate when fracture bedrock excavation occurs.

3 G Non-residential water use

Fill out this section if your property is serviced by a well. Describe what activities use water, and approximate volumes, if known. This does not include water use associated with normal office operations such as bathrooms.

3 H Agricultural Uses

H1 Manure, Biosolids:

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

H2 Grazing and pasturing of livestock, Livestock outdoor confinement yard:

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



H3 Agricultural Activity Plans

Fill out this section if an agricultural activity plan exists for the property. This includes Nutrient Management Strategies, Nutrient Management Plans, Non-Agricultural Source Material Plans, and Environmental Farm Plans.

3 I Fertilizer & Pesticides

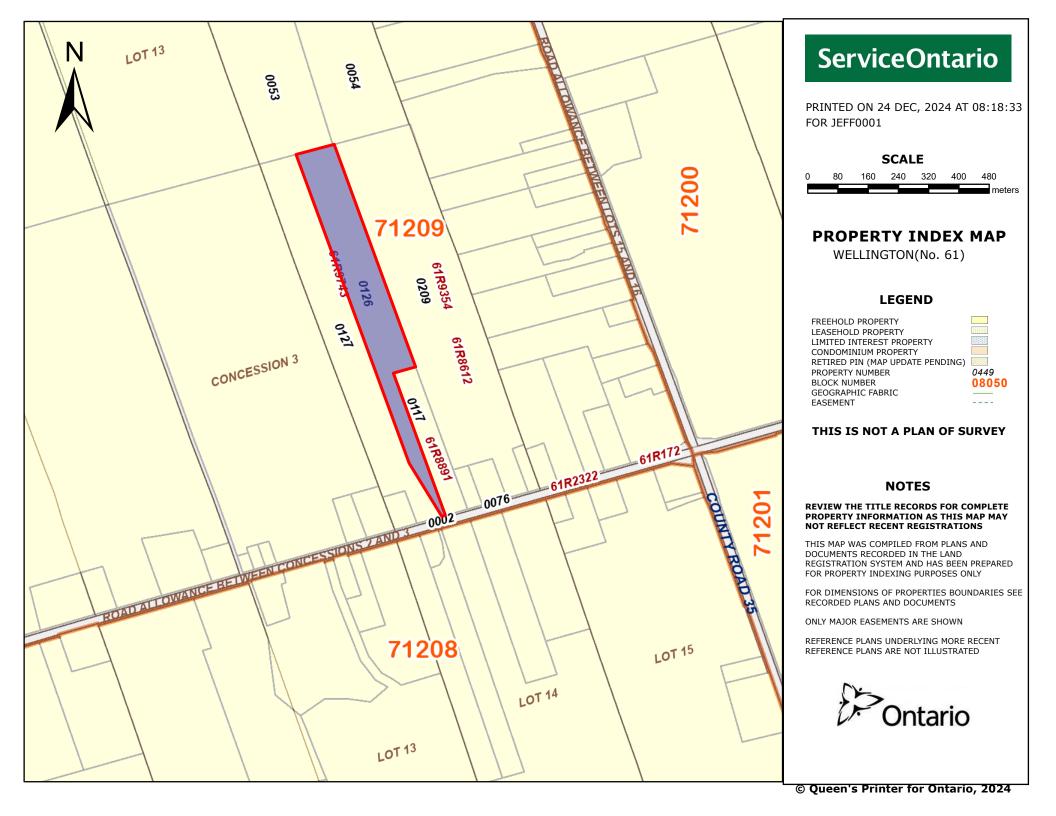
Fill out this section if there is storage or use of fertilizer or pesticides for agricultural or commercial use. This includes use by a contractor to maintain landscaped areas on the poperty. Do not fill out this section if products are used only for personal use.

3 J Provincial Approvals

Fill out this section if there are any prescribed instruments that apply to or are registered for the property. Please provide details regarding the type of instrument and attach a copy of the instrument to your application.

Section 4 - Declaration

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



6848 Wellington Rd 34 (D13-BRI) Minor Variance Comment Summary

Consultant	Comments Received
Building Department	No Comments
GRCA	See attached letter
Source Water	Thank you for providing the above reference application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would
	not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.
	I have attached a map showing the property and Wellhead Protection Areas for your reference. Please feel free to contact me if you have any further questions regarding this
	application. (map attached)
Township Roads	No comments
Bylaw	No Comments
Fire	No comments
County Planning	No objections
County Roads	No comments



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 30, 2025

BY E-MAIL

Monika Farncombe, Secretary-Treasurer Committee of Adjustment Township of Puslinch 7404 Wellington Rd 34 Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance – D13/BRI

Tyler Bridgeman

6848 Wellington Road 34 Township of Puslinch

Thank you for circulating the above noted application to the County of Wellington. These comments are offered without the benefit of a site visit. It is our understanding that relief is being requested from Zoning By-law No. 023-18:

• Section 11.3 (Table 11.2) – To permit a reduced lot frontage of 24.0 m for an Agricultural Lot, whereas the minimum required lot frontage is 120.0 m.

The subject lands are designated as Secondary Agriculture, Greenlands, and Core Greenlands in the County Official Plan. The lands are also located within the Paris Galt Moraine Policy Area. Identifying features include significant woodlands, Provincially Significant Wetlands, Grand River Conservation Area Wetlands as well as Grand River Conservation Area Significant Ecological Area. Planning staff note that the proposed variance is to satisfy a condition of severance (B20/25) that was conditionally approved at the July 2025 Land Division Committee meeting. Condition #6 of the Decision requires that the owner obtain zoning compliance including permission for a reduced frontage for the proposed retained lot to the satisfaction of the Township.

Planning staff had no objections to the related consent. Planning staff have no objection to the proposed minor variance application, provided any comments from the County Roads Department are addressed.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Allie Gorman, MSc Junior Planner Joanna Henderson, RPP MCIP Senior Planner





Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

September 24, 2025 via email

GRCA File: D13-BRI – 6848 Wellington Road 34

Monika Farncombe Township of Puslinch 7404 Wellington Road 34 Puslinch, ON NOB 2J0

Dear Monika Farncombe,

Re: Application for Minor Variance D13/BRI

6848 Wellington Road 34, Township of Puslinch

Tyler Bridgeman

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application requesting a reduced lot frontage.

Recommendation

The GRCA has no objection to the proposed minor variance application.

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 lands contain wetlands and the regulated allowance adjacent to the wetlands. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the subject lands are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the minor variance application requests a reduced lot frontage for the retained parcel identified in Application for Consent B20-25. GRCA staff previously reviewed the related severance and we do not have any concerns with the proposed minor variance application. We wish to acknowledge receipt of the applicable plan review fee for GRCA's review of the related application B20-25. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

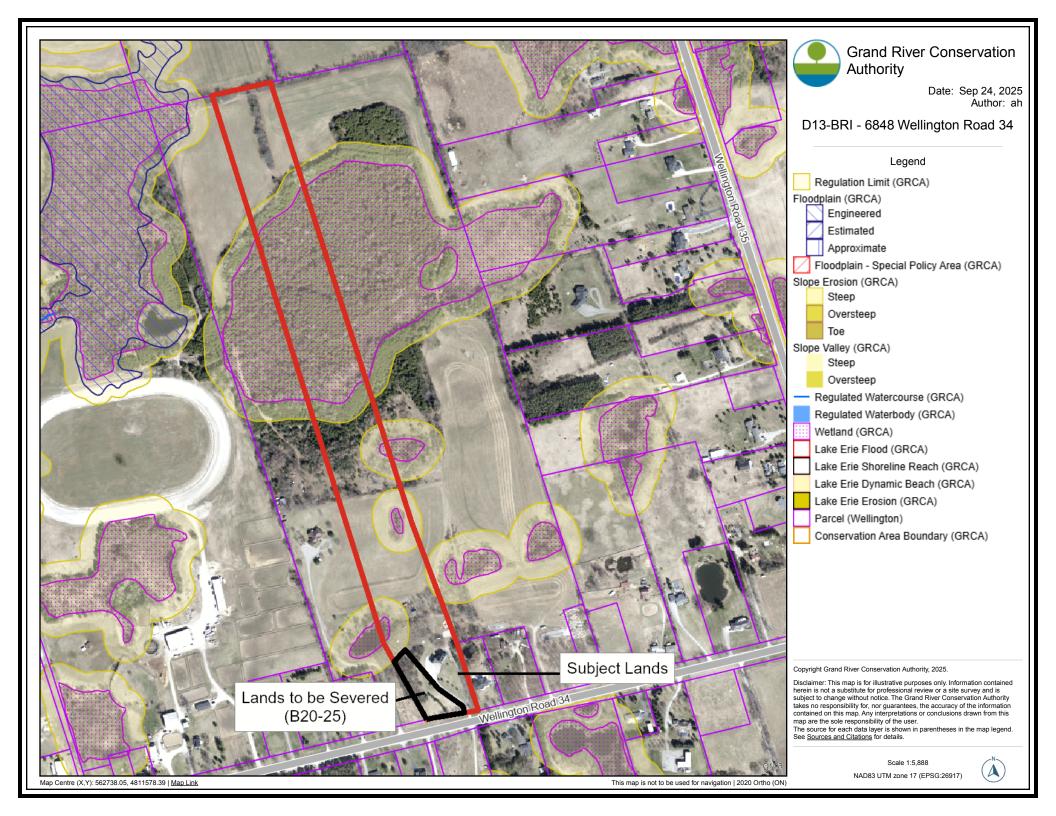
Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Tyler Bridgeman (via email)
David Stephens (via email)

Jeff Buisman, Hailey Keast – Van Harten Surveying Inc. (via email)





REPORT D13-2025-023

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14th, 2025

SUBJECT: Minor Variance Application D13/NAD (Milosh Nadvornik)

504 Arkell Road, Puslinch

Puslinch Concession 9, Part Lot 5

RECOMMENDATION

That Report D13-2025-023 entitled Minor Variance Application D13/NAD be received; and

Whereas the variance requested would provide relief from Section 4.2.a.ii) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow a height of 5 metres for the additional residential unit instead of 4.27 metres, as per the height of the principal dwelling unit; and

Whereas the variance requested would provide relief from Section 4.2.c.iii) of the Zoning Bylaw, to allow a detached additional residential unit to be within 69 meters of the principal dwelling unit, instead of within 40 meters as required; 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.

Purpose

Regulation	By-law Section	Required	Proposed	Relief
				Requested
Comprehensive	Section 4.2.a.ii),	The height of the	5 metres	0.73
Zoning By-law	Additional	additional residential		metres
# 23-2018, as	Residential Units	unit(s) shall not exceed		
amended		the height of the principal		
		dwelling unit (4.27		
		metres).		
Comprehensive	Section 4.2.c.iii),	The additional residential	69 metres	29 metres
Zoning By-law	Additional	unit shall be located		
# 23-2018, as	Residential Units	within 40 meters of the		
amended		principal dwelling unit on		
		the lot.		

Subject Property Key Map



Background

The subject site covers approximately 0.71 hectares and is zoned as Agricultural (A). The subject lands contain an existing dwelling, barn, and pool shed. A single detached dwelling and accessory structures are permitted uses within the Agricultural (A) zone. The purpose of this application is to permit a reduced detached ARU building to be set back further than what is required and to be taller than the existing dwelling.

Discussion

Four Tests	Discussion
That the requested variance is minor in nature	 The proposed application is requesting relief from the height and distance requirement for the proposed detached Additional Residential Use (ARU). The subject property is approximately 0.71 hectares. The applicant has indicated that the detached ARU use is occupying a portion of a proposed accessory building, which is to be used as a personal workshop and extra storage space. Planning staff considers the variance to be minor in nature.
That the intent and purpose of the Zoning By-law is maintained	 A single detached dwelling and accessory buildings are a permitted use within the Agricultural (A) zone. The subject land contains a 13.38 m2 (144 ft²) existing shed and 71.34 m2 (767.9 ft²) barn on the property. The purpose of the application is to facilitate the construction of a new accessory building 167.21 m2 (1800 ft²) in size, in which portion of the building is proposed for use as an ARU. The accessory building is 69 metres away from the principal building, whereas Section 4.2.a.ii) of the Zoning By-law states that the ARU shall be located within 40 meters of the principal dwelling unit on the lot, which exceeds the permission by 29 metres. Additionally, the ARU's height is proposed to be 5 metres, whereas Section 4.2.a.iii) of the Zoning By-law states that the height of the detached additional residential unit shall not exceed the height of the principal dwelling unit, which exceeds the height by 0.73 metres. The other zone requirements of Table 4.1 and Section 4.2 are met for the proposed building. It is noted that the total lot coverage is 4.9%. The maximum allowed lot coverage of the subject land is 30%. The proposed accessory structure would result in a total lot coverage of 7.1%. A minor variance was approved on February 11th, 2025, at the Committee of Adjustment for the accessory building to exceed the maximum accessory lot coverage requirement from 200m2 to 252m2. The proposed application maintains the requirement that was previously approved. Planning staff is of the opinion that the requested variances maintain the intent and purpose of the Zoning By-law.

That the general intent and purpose of the Official Plan is maintained	 The property is designated Prime Agricultural within the Official Plan. A single detached dwelling, and associated accessory uses, are permitted in the Prime Agricultural designation. The application maintains the general intent and purpose of the Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	 The subject property is surrounded by rural residential and agricultural uses. The proposed variance would facilitate the construction of an accessory building to provide a workshop space for personal use, storage space, and additional living space. The proposed accessory building meets the required setbacks and is located behind the main dwelling, approximately 417 meters away from Arkell Road and 118 meters from the railway line. The proposed accessory building meets the general height requirement of 5m. Planning staff are satisfied that the minor variance is desirable and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website; Public Notice of Hearing and Committee Decision (Statutory); Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application Schedule "B" Sketch Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,	Reviewed by:
Mehul Safiwala,	Justine Brotherston,
Junior Planner	Director of Corporate
	Services/Municipal Clerk



Affidavit

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON N0B 2J0 (519) 763-1226

Cloudpermit application number CA-3523001-P-2025-95					
Applicant, Property owner, Paye	er				
Last name Nadvornik	First name Milosh		Corporation or partnership		
Street address 504 Arkell Road	Unit number		Lot / Con.		
Municipality Puslinch	Province Ontario		Postal code N0B 2J0		
Other phone		Mobile phone			
Fax		Email			
Subject Land Information					
Address	Legal description			Roll number	
504 ARKELL RD (Primary)	PLAN 131 CON 9 EOBL PT LOT 5;RP 61R6567 PARTS 1 & 2 2301000008109500000			2301000008109500000	
Sworn Declaration of Applicant					
Complete in the presence of a Commissioner for taking affidavits I, Milosh Nadvornik, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.					
Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)					
Affirmed before me					
Signature of Commissioner for ta affidayits					
Place an imprint of your stamp below in the County of Wellington on September 12,2025					
MARY HASAN Director of Finance/Treasurer Commissioner Township of Puslinch County of Wellington					

Affidavit and signatures

Applicant

The Milosh Nadvornik, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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

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



Digitally signed on 2025-09-09, 8:11:58 p.m. EDT by Milosh Nadvornik.

Send correspondence to					
Send correspondence to					
Owner(s) Agent		Others			
Who to send the Invoice to					
✓ Owner ☐ Agent		Other			
	•				
Provide a description of the "en	tire" prope	<u> </u>			
Concession		Lot	Registered Plan Number RP 61R6567 PARTS 1&2		
CON 9		LOT 5		RP 61R65	07 PARTS I&Z
Area in Hectares		Area in Acres		Depth in N	Meters
.728		1.80		199.27	
Depth in Feet	Frontage	in Meters	Frontage in Feet		Width of road allowance (if
653.8	36.574		120		known)
Reason for Application					
Please indicate the Section of th	e Planning	Act under which this a	pplication is being mad	de	
Section 45(1) relates to a ch	ange to a b	y-law standard (e.g. se	etbacks, frontage, heig	jht, etc.)	
Section 45(2) relates to a ch	ange to or	expansion of an existi	ng legal non- conformi	ng use	
What is the nature and extent of	the relief th	nat is being applied		e to comply	with the provisions of the by-
for?	taly 20m fr	om ovieting	law?	atad in new	Steelway building located
ARU proposed will be approximately 80m from existing dwelling on property.					ing due to property length.
What is the current Official Plan	and zonin	g status?	Γ		
Official Plan Designation			Zoning Designation		
AGRICULTURAL			RESIDENTIAL/ AGRIC	CULTURAL	
What is the access to the subject property?					
Provincial Continually Seasonally maintained maintained maintained municipal road					
Other Continually maintained county road					
What is the name of the road or street that provides access to the subject property? ARKELL ROAD			docking facilities use	ed or to be u	e describe the parking and used and the approximate the subject land to the nearest

Existing and Proposed Service						
Indicate the applicable water supply and sewage disposal:						
Private Well			✓ Existing	✓ Proposed		
Communal Water			Existing	Proposed		
Provincial Water Taking Permit			Existing	Proposed		
Private Septic			Existing	✓ Proposed		
Communal Septic			Existing	Proposed		
Other Provincial Waste Water System		*	Existing	Proposed		
How is storm drainage provided? * ☐ Storm Sewers ✓ Ditches ☐ Swales ☐ Other means						
Existing Subject and Abutting Property La	nd Uses, Buildings and	d their Locations				
What is the existing use of the subject property? RESIDENTIAL		What is the existing use of the abutting properties? RESIDENTIAL				
Provide the following details for all existin	g buildings on the sub	ject land				
Main Building Height in Meters 4.27	Main Building Height		Percentage Lot 0	Percentage Lot Coverage in Meters 3		
Percentage Lot Coverage in Feet 3	Number of Parking S	Number of Parking Spaces 12		Number of Loading Spaces		
Number of Floors	Total Floor Area in So 217.37	Total Floor Area in Square Meters 217.37		Total Floor Area in Square Feet 2340		
Ground Floor Area (Exclude Basement) in Square Meters 217.37		Ground Floor Area (Exclude Basement) in Square Fee 2340				
Provide the following details for all building	gs proposed for the su	ıbject land				
Main Building Height in Meters 4.877	Main Building Height in Feet 16		Percentage Lot 0	Percentage Lot Coverage in Meters 2.3		
Percentage Lot Coverage in Feet 2.3	Number of Parking Spaces 2		Number of Loadi 2	Number of Loading Spaces 2		
Number of Floors	Total Floor Area in Square Meters 110		Total Floor Area 1100	Total Floor Area in Square Feet 1100		
Ground Floor Area (Exclude Basement) in Square Meters 60		Ground Floor Are	Area (Exclude Basement) in Square Fee			

What is the location of all buildings existin lot lines)	ng and proposed for th	e subject property? (s	specify distances from front, rear and side	
Front Yard in Meters 38.4	111111111111111111111111111111111111111		Rear Yard in Meters 53.7	
Rear Yard in Feet 176.3	Side Yard (interior) in 7.4	Meters	Side Yard (interior) in Feet 24.3	
Side Yard (Exterior) in Meters 8.85		Side Yard (Exterior) i 29.5	n Feet	
What are the dates of acquisition and cons	struction of subject pr	operty and building p	roperty	
Date of acquisition of subject property JULY 31 1997	nronorty		How long have the existing uses continued on the subject property? SINCE PURCHASE	
Has the owner previously applied for relief subject property? ☐ Yes ✓ No	in respect of the			
	•			
Other Related Planning Applications		Diametra Application	- Zaning Dy Louy Amondment	
Planning Application: Official Plan Amendment Yes No		Planning Application: Zoning By-Law Amendment Yes No		
Planning Application: Plan of Subdivision Yes No		Planning Application: Consent (Severance) Yes No		
Planning Application: Site Plan ☐ Yes ✓ No		Planning Application: Minor Variance ✓ Yes No		
Minor Variance: File Number #D13/NAD	Minor Variance: Appl COA OF PUSLINCH	roval Authority	Minor Variance: Subject Lands	
Minor Variance: Purpose AUX BUILDING ALLOWANCE LIMIT REQUIRED INCREASE OF 50M2.		Minor Variance: Status APPROVED		
Minor Variance Application must be comm	nissioned			
Please confirm the following I understand that prior to the Minor Var owners or the agent responsible for the		g deemed complete it	must be commissioned by all registered	



Application for Minor Variance

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON N0B 2J0 (519) 763-1226

Send correspondence to					
Send correspondence to					
Owner(s) Agent		Others			
Who to send the Invoice to					
Owner Agent		Other			
Provide a description of the "en	tire" prope	rty			
Concession		Lot		Registere	d Plan Number
CON 9		LOT 5		RP 61R65	67 PARTS 1&2
Area in Hectares		Area in Acres		Depth in N	Meters
.728		1.80		199.27	
Depth in Feet	Frontage	in Meters	Frontage in Feet		Width of road allowance (if
653.8	36.574		120		known)
Reason for Application					
Please indicate the Section of the	e Planning	Act under which this a	pplication is being mad	de	
Section 45(1) relates to a ch	ange to a b	y-law standard (e.g. se	etbacks, frontage, heig	ıht, etc.)	
Section 45(2) relates to a ch	ange to or	expansion of an existir	ng legal non- conformi	ng use	
What is the nature and extent of the relief that is being applied for? Why is it not possible to comply with the provisions of the bylaw?					
ARU proposed will be approximately 80m from existing dwelling on property. Height of ARU is also slightly higher than the existing dwelling on the propoerty.				Steelway building located ing due to property length.	
What is the current Official Plan	and zonin	q status?			
Official Plan Designation		3	Zoning Designation		
AGRICULTURAL			RESIDENTIAL/ AGRIC	CULTURAL	
What is the access to the subjec	t property?				
Provincial Highway Continually Seasonally maintained municipal road municipal road					
Other [Continu county	ally maintained road			
What is the name of the road or the subject property? ARKELL ROAD	street that p	orovides access to	docking facilities use	ed or to be u	e describe the parking and used and the approximate the subject land to the nearest

Existing and Proposed Service				
Indicate the applicable water supply and	sewage disposal:			
Private Well			Existing	✓ Proposed
Communal Water			Existing	Proposed
Provincial Water Taking Permit			Existing	Proposed
Private Septic			Existing	✓ Proposed
Communal Septic			Existing	Proposed
Other Provincial Waste Water System			Existing	Proposed
How is storm drainage provided? * ☐ Storm Sewers ✓ Ditches ☐ Swales ☐ Other means				
Existing Subject and Abutting Property La	nd Uses, Buildings and	d their Locations		
What is the existing use of the subject prop RESIDENTIAL	erty?	What is the existing use of the abutting properties? RESIDENTIAL		
Provide the following details for all existing	g buildings on the sub	ject land		
Main Building Height in Meters 4.27	Main Building Height in Feet 14		Percentage 3	Lot Coverage in Meters
Percentage Lot Coverage in Feet 3	Number of Parking Spaces 12		Number of Loading Spaces	
Number of Floors	Floors Total Floor Area in Square Mo 217.37		Total Floor A	Area in Square Feet
Ground Floor Area (Exclude Basement) in S 217.37	quare Meters	Ground Floor Are	ea (Exclude Basen	nent) in Square Fee

Provide the following details for all building	gs proposed for the su	ubject land	
Main Building Height in Meters 4.877	Main Building Height 16	in Feet	Percentage Lot Coverage in Meters 2.3
Percentage Lot Coverage in Feet 2.3	Number of Parking S	paces	Number of Loading Spaces 2
Number of Floors 2			Total Floor Area in Square Feet 1100
Ground Floor Area (Exclude Basement) in S	quare Meters	Ground Floor Area (E	Exclude Basement) in Square Fee
What is the location of all buildings existin lot lines)	g and proposed for th	e subject property? (s	specify distances from front, rear and side
Front Yard in Meters 38.4	Front Yard in Feet 126		Rear Yard in Meters 53.7
Rear Yard in Feet 176.3	Side Yard (interior) in 7.4	n Meters	Side Yard (interior) in Feet 24.3
Side Yard (Exterior) in Meters 8.85		Side Yard (Exterior) in Feet 29.5	
What are the dates of acquisition and cons	struction of subject pr	operty and building p	roperty
Date of acquisition of subject property JULY 31 1997	Date of construction property MARCH 31 1994	of buildings	How long have the existing uses continued on the subject property? SINCE PURCHASE
Has the owner previously applied for relief is subject property?	in respect of the		
☐ Yes ✓ No			
Other Related Planning Applications			
Planning Application: Official Plan Amendm Yes No	ent	Planning Application: Zoning By-Law Amendment ☐ Yes ✓ No	
Planning Application: Plan of Subdivision Yes No		Planning Application: Consent (Severance) ☐ Yes ✓ No	
Planning Application: Site Plan ☐ Yes ✓ No		Planning Application: Minor Variance ✓ Yes No	
Minor Variance: File Number #D13/NAD	Minor Variance: Appr COA OF PUSLINCH	roval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose AUX BUILDING ALLOWANCE LIMIT REQUIRED INCREASE OF 50M2.		Minor Variance: Status APPROVED	

Minor Variance Application must be commissioned

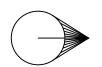
Please confirm the following



I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE BASED ON VANHARTEN SURVEY DRAWING (=/-.2')

PROJECT NORTH



504 ARKELL ROAD PUSLINCH, ON

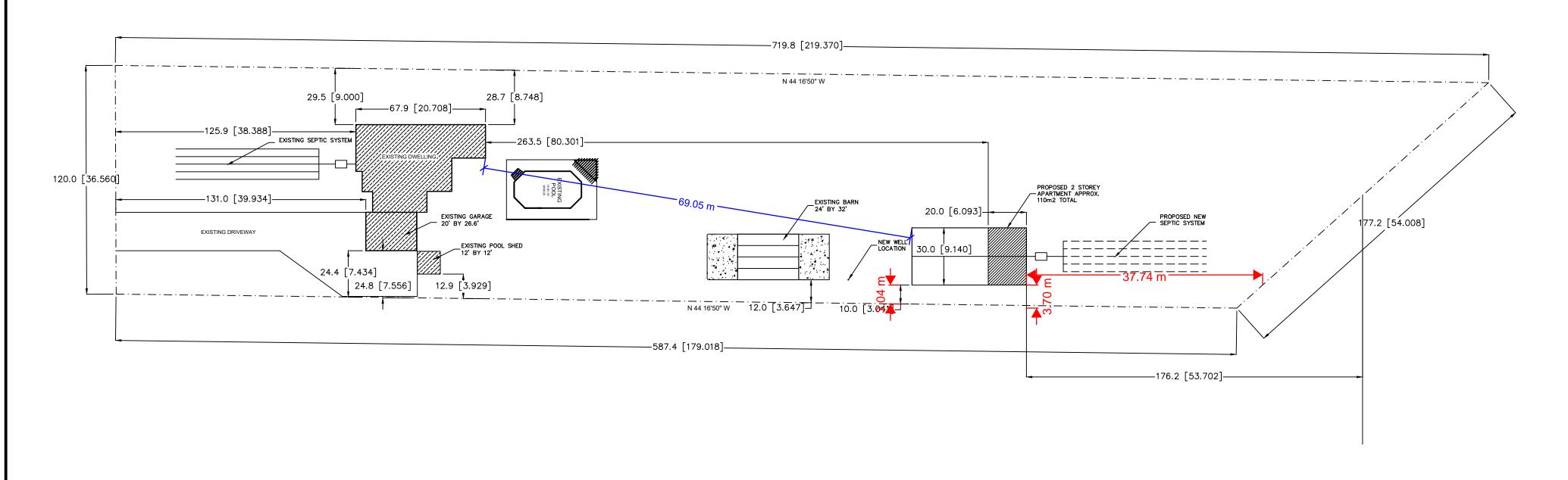
PLAN 61R-6559

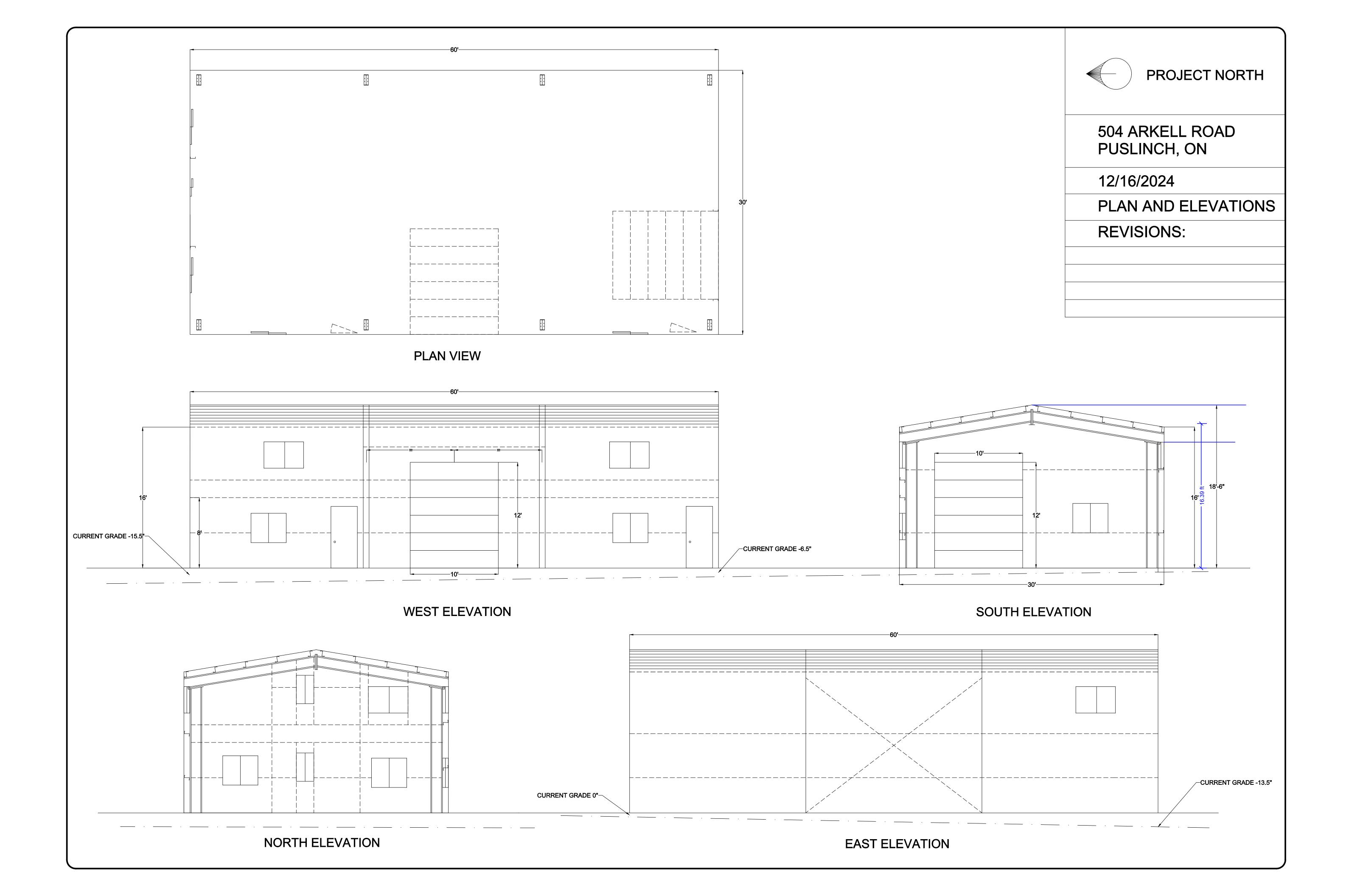
PART 1 & 2

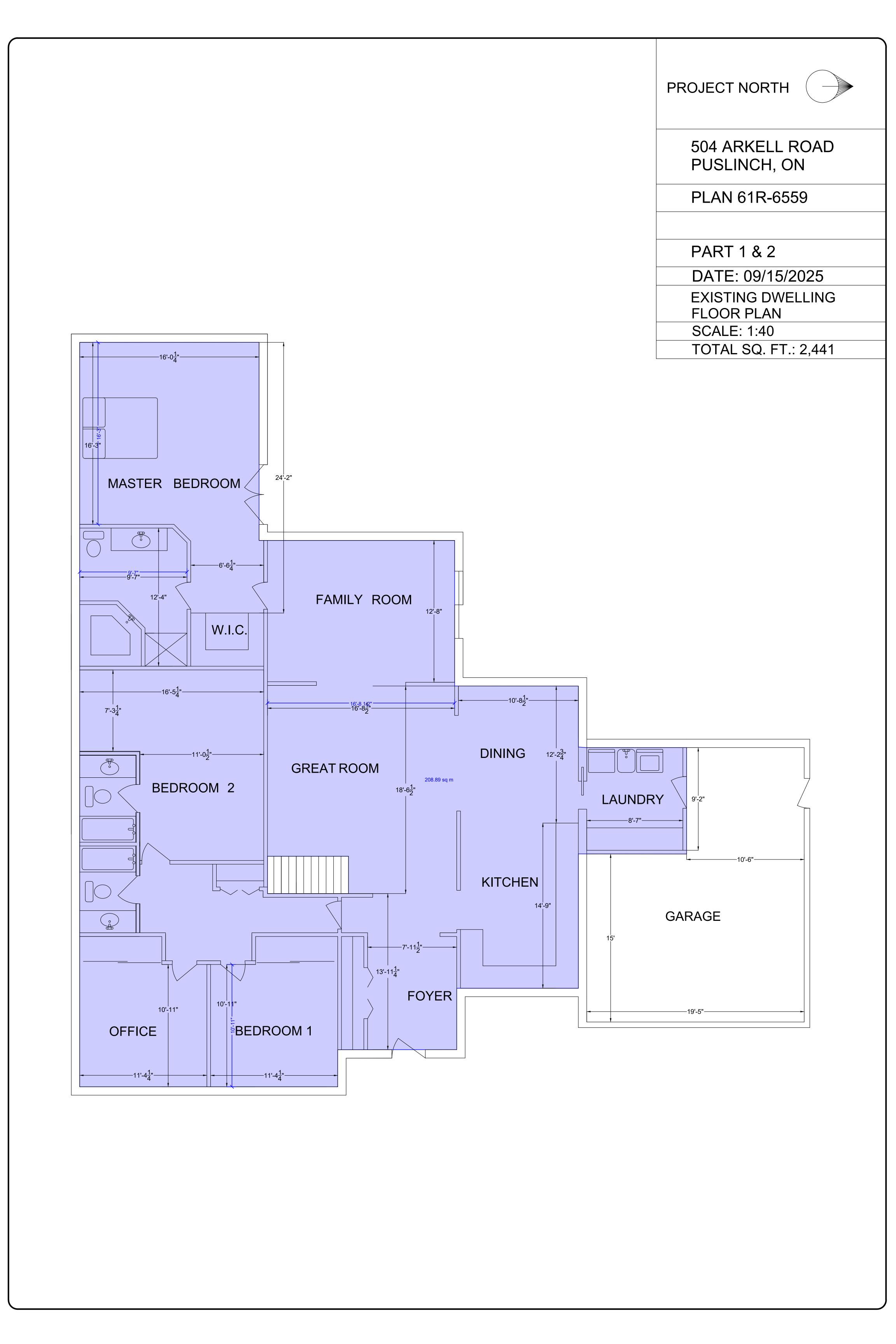
DATE: 08/20/2025

PROPOSED APARTMENT SITE PLAN

SCALE: N.T.S.

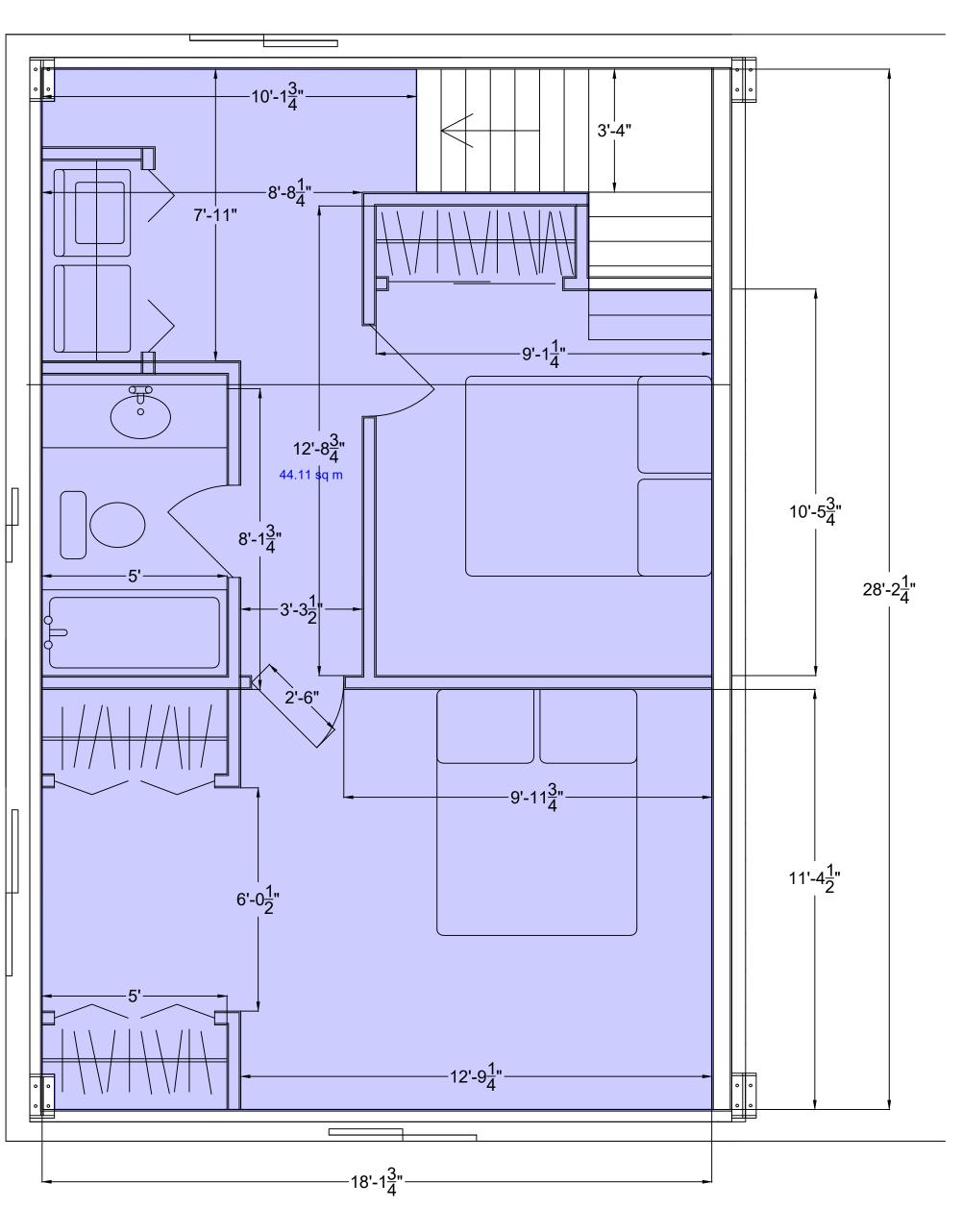






MAIN FLOOR BOILER REF 13'-3¹/₂" 3'-4"— $11'-0\frac{3}{4}$ " NEW DECK AREA

UPPER FLOOR





504 ARKELL ROAD PUSLINCH, ON

PLAN 61R-6559

PART 1 & 2

DATE: 09/02/2025

PROPOSED APARTMENT

FLOOR PLAN

SCALE: 1CM = 10 FT

504 Arkell Rd Minor Variance Application

Comments Received

By-law/Public Works/Fire: no comments

Building: The building department does not have any concerns with 69m setback from the principal dwelling or the 5m height.

The building permit applications have both been recieved for the proposed ARU conversion and the septic system. Full technical comments will be made under those applications.

Source Water: Section 59 notice

GRCA: no comments

County Planning: attached letter



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the Clean Water Act, Section 59 (2) (a)

Notice Number: PUS-S59-25-009

Description and Date of Application/Supporting Documents: Minor Variance, September

17, 2025 / Application documents, WHPA Maps

Applicant: Milosh Nadvornik **Email**:

Roll Number: 230100000810950 WHPA: WHPA-B, ICA

Vulnerability Score: 10, 8, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Sewage System Or Sewage Works - Septic System, Handling of Fuel, Storage of Fuel, Handling of A Dense Non Aqueous Phase Liquid (DNAPL), Storage of A Dense Non Aqueous Phase Liquid (DNAPL), Storage of An Organic Solvent

Property Address: 504 Arkell Rd **Town:** Puslinch

Municipality: Township of Puslinch Province: Ontario

Postal Code: N1H 6H8

Source Protection Plan: Grand River Drinking Water System: City of Guelph

Property Owner Information Name: Milosh Nadvornik

Mailing Address: 504 Arkell Rd

Town: Guelph

Province: Ontario **Postal Code:** N1H 6H8



This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* do not apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Minor Variance application submitted for 504 Arkell Rd. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. The existing on-site septic system and the proposed additional septic system will continue to remain a Significant Drinking Water Threat and will continue to be subject to the mandatory inspection program.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).



This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.



Sep 24, 2025

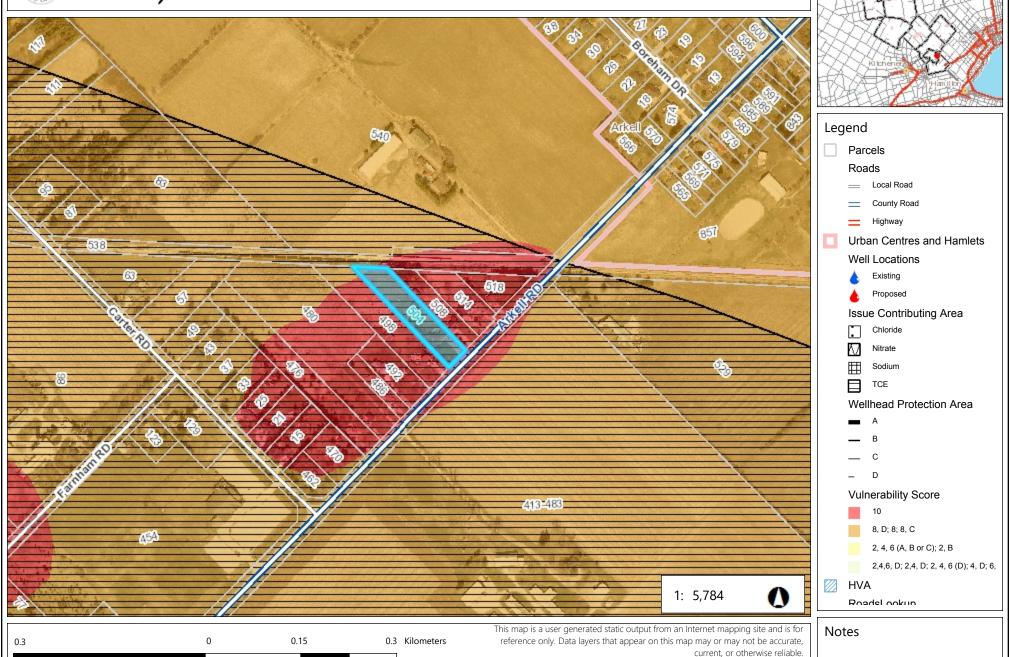
Kyle Davis, Risk Management Official 519-846-9691 ext. 362 kdavis@centrewellington.ca

Attachment(s): WHPA Map(s)

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



504 Arkell Rd, Puslinch



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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025



504 Arkell Rd, Puslinch - Quantity



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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025



PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR 1-800-663-0750

ADMINISTRATION CENTRE 74 WOOLWICH STREET GUELPH, ONTARIO N1H 3T9

October 1, 2025

BY E-MAIL

Monika Farncombe, Planning and Corporate Services Coordinator Committee of Adjustment Township of Puslinch 7404 Wellington Rd 34 Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance – D13/NAD

> Milosh Nadvornik 504 Arkell Road **Township of Puslinch**

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

- Section 4.2 a) ii): to allow a height of 5 metres for the additional residential unit instead of 4.27 metres, as per the height of the principal dwelling unit.
- Section 4.2 c) iii): to permit the additional residential unit to be 69 metres away from the principal dwelling whereas the by-law states an additional residential unit shall be within the existing building cluster and located within 40 metres of the principal dwelling unit on the lot.

The subject lands are designated as Prime Agriculture in the County Official Plan. Planning staff note that the proposed variance is to construct an additional residential unit in an existing accessory structure. Within the Prime Agricultural designation, additional residential units are permitted subject to section 4.4.6.

Regarding detached additional residential units, the Township will need to be satisfied that the intent of the Additional Residential Unit provisions in Section 4.4.6.2 of the County Official Plan are met including (but not limited to) the following criteria.

- That the ARU does not require the creation of an additional driveway
- The ARU is located within the main building cluster to minimize land taken out of agricultural production;
- The ARU will be limited in scale; and
- Minimum Distance Separation formulae is complied with, where applicable.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

As the subject lands are located on Arkell Road, any comments from the County of Wellington Roads Department should be addressed. It is also noted the subject lands abut the Guelph Junction Railway to the north, any comments from the rail authority should also be addressed.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application

Yours truly,

Allie Gorman, MSc

Allie Gorman, MSc Junior Planner

Joanna Henderson, RPP, MCIP Senior Planner



REPORT D13-2025-026

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14th, 2025

SUBJECT: Minor Variance Application D13/NIC (Nichols) – Severed Parcel

6637 Roszell Road, Puslinch Part Lot 3, Concession 4

RECOMMENDATION

That Report D13-2025-026 entitled Minor Variance Application D13/NIC be received; and

Whereas the variance requested would provide relief from Section 4.16.1.a of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to propose a new residential parcel along Roszell Road with a MDS I setback of 192 metres instead of the minimum required 489 metres from the livestock facility operation located on municipally known as 6618 Roszell Road; and

Whereas this application is required as a condition of consent application B62-24 that was approved in February 2025 at the County of Wellington Land Division Committee (Land Division Committee) Meeting; the consent application would sever 0.44 ac of vacant land; resulting in a new parceling being within 192 metres of a livestock facility operation located on the property municipally known as 6618 Rosezell Road; 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.

Purpose

Regulation	By-law	Required	Proposed	Relief
	Section			Requested
Comprehensive Zoning By-law # 23-2018, as amended	4.16.1 a)	Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility	192 m	297 m

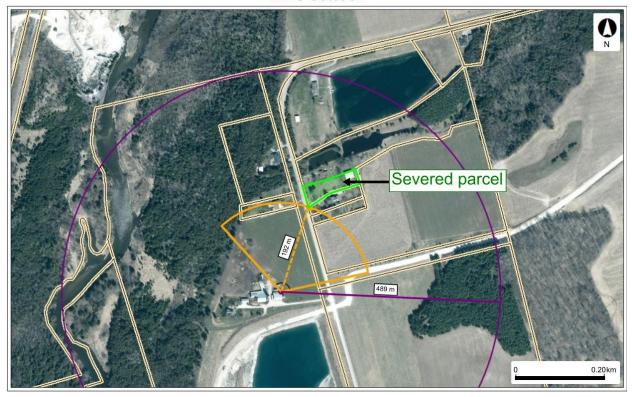
Subject Property Key Map



Background

The subject property was conditionally approved for consent application B62-24 at the February 2025 Land Division Committee meeting. The consent application would sever 0.44 ha of vacant land and is subject to MDS I compliance. The severed parcel is zoned as Agricultural (A). The land includes an existing septic system and barn, which is proposed to be removed. The purpose of the application is to receive relief from the required MDS I setback to facilitate the creation of a new rural residential parcel.

MDS Setback



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '

	 The proposed variance relief will create residential infill within the existing cluster of existing dwellings. Planning staff consider the relief requested to be minor in nature.
That the intent and purpose of the Zoning By-law is maintained	 A single detached dwelling is a permitted use within the Agriculture (A) Zone, in accordance with Section 11.2, Table 11.1. Section 4.16.1(a) requires that 'no residential use located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the MDS I setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. The Zoning By-law provision intends to enforce the guidelines of the Provincial MDS Guidelines, which aim to restrict land use conflicts. The proposed severance will introduce a new residential use within the existing cluster of residential lots. The proposed severed lot meets the required area and frontage requirements for a reduced agricultural lot. Planning staff is of the opinion that the variance maintains the intent and purpose of the Zoning By-law.
That the general intent and purpose of the Official Plan is maintained	 The severed parcel is designated as Prime Agricultural within the Official Plan. A single detached dwelling is a permitted use within the Secondary Agricultural area. Planning staff is of the opinion that the variance maintains the general intent and purpose of the Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	 The subject property is surrounded by agricultural and rural residential uses. An expansion of the livestock stock facilities at 6618 Roszell Road is already limited by 2 existing dwellings in the cluster. Planning staff are satisfied that the minor variance is desirable and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the *Planning Act*, subject to the recommended conditions. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities		
Township Active Planning Application Websit Public Notice of Hearing and Committee Deci Notice of Public Hearing Resident Guide. Attachments		
Schedule "A" Application Schedule "B" Sketch Schedule "C" Staff/Public/Agency Comments		
Respectfully submitted,	Reviewed by:	
Mehul Safiwala Junior Planner	Justine Brotherston Director of Corporate Services/Municipal Clerk	



Affidavit

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON NOB 2J0 (519) 763-1226

Cloudpermit application number CA-3523001-P-2025-87

Applicant			
Last name Keast	First name Hailey		Corporation or partnership
Street address 2106 Gordon Street	Unit number		Lot / Con.
Municipality Guelph	Province Ontario		Postal code N1L 1G6
Other phone	-	Mobile phone +1 519-821-276	63
Fax		Email hailey.keast@v	vanharten.com

Agent			
Last name Buisman	First name Jeff		Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number		Lot / Con.
Municipality Guelph	Province Ontario		Postal code N1L 1G6
Other phone +1 5198212763	,	Mobile phone +1 5198212763	
Fax		Email jeff.buisman@va	nharten.com

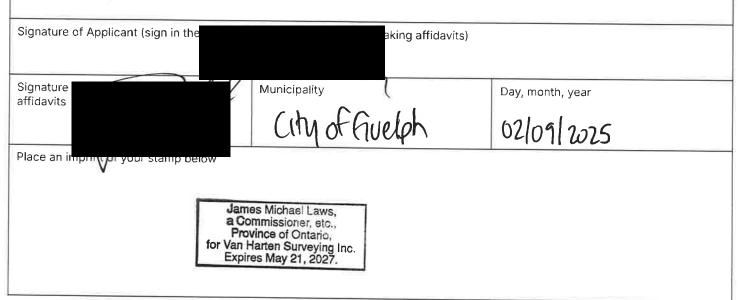
Property owner, Payer		W 1991 - 1, 42	
Last name Nichols	First name Brian		Corporation or partnership
Street address 6637 Roszell Road	Unit number		Lot / Con.
Municipality Puslinch	Province Ontario		Postal code NOB 2J0
Other phone	· · · · · · · · · · · · · · · · · · ·	Mobile phone	
Fax		Email	n

Subject Land Information				
Address	Legal description	Roll number		
6637 ROSZELL RD (Primary)	PUSLINCH CON 4 PT LOT 3 RP;61R9748 PT PART 1	2301000001008000000		

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Brian Nichols, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



Affidavit and signatures

Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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

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



Digitally signed on 2025-09-01, 11:30:30 a.m. EDT by Hailey Keast.

Send correspondence to					
Send correspondence to			Please provide the na		
Owner(s) Agent	~	Others	Hailey Keast, Van Ha	rten Survey	ing
Who to send the Invoice to			Please Provide the N	ame of Oth	ers
Owner Agent	•	Other	Hailey Keast, Van Ha	rten Survey	ing
Provide a description of the "er	ntire" prope	rty			
Concession 4		Lot 3		Registered	d Plan Number
Area in Hectares 0.44		Area in Acres		Depth in N	Meters
Depth in Feet 410	Frontage i 47	n Meters	Frontage in Feet 154		Width of road allowance (if known) 11.3m
Reason for Application				HANE.	
Please indicate the Section of th	e Planning /	Act under which this ap	oplication is being mad	le	
Section 45(1) relates to a ch					
Section 45(2) relates to a cl	nange to or	expansion of an existir	ng legal non- conformi	ng use	
What is the nature and extent of for?	the relief th	at is being applied	Why is it not possible law?	to comply	with the provisions of the by-
Severed Parcel: A) To permit a riseparation (MDSI) from the barn Severed Parcel to be 192m vs 48	at 6618 Ros	szell Road to the	Parcel of Severance approved subject to approved subject to approved subject to a Severance is creating #6637 Roszell Road, proposed. The subject Natural Environment. Severed and Retained Lot Regulations for Afrontage and setback address is MDS. We separation (MDSI) guthe road from the sub Using Type B calcula 489m and the distance	Application conditions a Meeting. The fundament of the approximation of	g made for the Severed B62-24 that has been at the February 2025 Land e variance is required to red application. The approved al residential parcel from agle-detached dwelling is is zoned Agricultural and a requirements are met for the then reviewing the Reduced coning in terms of lot area, zoning requirement to the Minimum Distance d evaluated the barn across at y at #6618 Roszell Road, bund the minimum distance is tossed severance lot line is tetter for more details.

What is the current Official Plan and zoning status?				
Official Plan Designation Zoning Designation Prime Agricultural Agricultural		on		
What is the access to the subject property?				
Provincial Highway Continually Seasonally maintained municipal road municipal road				
Other Continually maintained county road				
What is the name of the road or street that provides access to the subject property? Roszell Road	docking facilities	ater only, please describe the parking and used or to be used and the approximate a facilities from the subject land to the nearest		
Existing and Proposed Service				
Indicate the applicable water supply and sewage disposal:	4			
Private Well		Existing	✓ Proposed	
Communal Water		Existing	Proposed	
Provincial Water Taking Permit		Existing	Proposed	
Private Septic		Existing	✔ Proposed	
Communal Septic		Existing	Proposed	
Other Provincial Waste Water System		Existing	Proposed	
How is storm drainage provided? *		, t		
Storm Sewers Ditches Swales				
Other means				
Existing Subject and Abutting Property Land Uses, Buildings and	d their Locations			
What is the existing use of the subject property?	What is the existing use of the abutting properties?			
Rural Residential Rural Reside		ial / Agricultural		

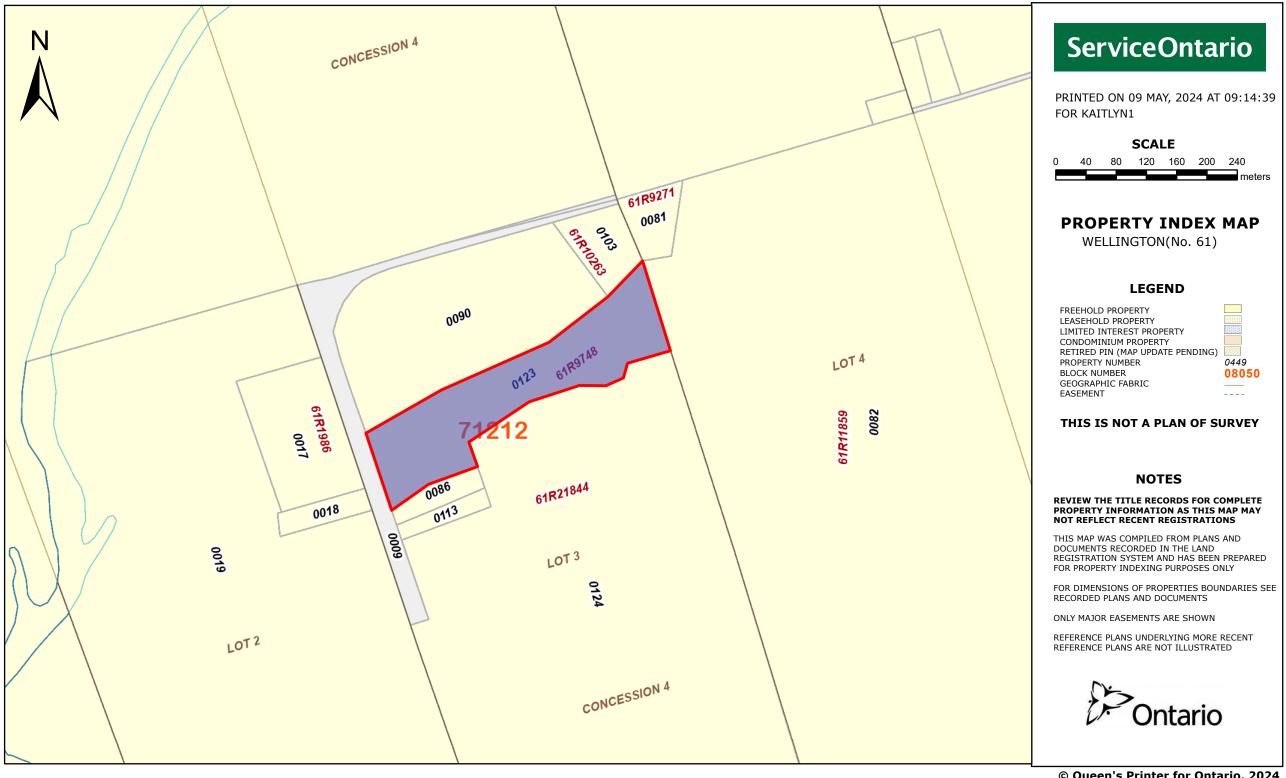
Provide the following details for all exi			
Main Building Height in Meters	Main Building Hei	ght in Feet	Percentage Lot Coverage in Meters
N/A	N/A		N/A
Percentage Lot Coverage in Feet	Number of Parkin	g Spaces	Number of Loading Spaces
N/A	N/A		N/A
Number of Floors	Total Floor Area in	Square Meters	Total Floor Area in Square Feet
N/A	N/A		N/A
Ground Floor Area (Exclude Basement) in Square Meters		Ground Floor Area (Exclude Basement) in Square Fee	
N/A		N/A	

Provide the following details for all bui	ldings proposed for the	subject land		
Main Building Height in Meters 6	Main Building Heig 19.6	ght in Feet	Percentage Lot Coverage in Meters 5.6%	
Percentage Lot Coverage in Feet 5.6%	Number of Parking 2	g Spaces	Number of Loading Spaces	
Number of Floors	Total Floor Area in 250	Square Meters	Total Floor Area in Square Feet 2690	
Ground Floor Area (Exclude Basement) in Square Meters 250		Ground Floor Area	a (Exclude Basement) in Square Fee	

What is the location of all buildings existing lot lines)	g and proposed for th	e subject property? (s	pecify distances from front, rear and side	
Front Yard in Meters	Front Yard in Feet		Rear Yard in Meters	
27	88.5		71	
Rear Yard in Feet	Side Yard (interior) in Meters		Side Yard (interior) in Feet	
232	3.08		10.1	
Side Yard (Exterior) in Meters 15.0		Side Yard (Exterior) i 49.2	n Feet	

What are the dates of acquisition and construction of subject property and building property				
Date of acquisition of subject property August 2004 Date of construction of property Decades		of buildings	How long have the existing uses continued on the subject property? Decades	
Has the owner previously applied for relief is subject property? ☐ Yes ✓ No	n respect of the			

Other Related Planning Applications				
Planning Application: Official Plan Amendment		Planning Application: Zoning By-Law Amendment		
☐ Yes ✔ No		Yes • No		
Planning Application: Plan of Subdivision		Planning Application: Consent (Severance)		
☐ Yes ✔ No		Yes No		
Planning Application: Site Plan		Planning Application	: Minor Variance	
☐ Yes ✔ No		☐ Yes ☑ No		
Consent (Severance): File Number	Consent (Severance)): Approval	Consent (Severance): Subject Lands	
B62-24 Authority County of Wellington		1	Part of Lot 3, Concession 4	
Consent (Severance): Purpose	•	Consent (Severance): Status		
Rural Residential		Approved subject to conditions		
Minor Variance Application must be comm	ilssioned			
Please confirm the following	Please confirm the following			
I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.				





FARM DATA SHEET Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owne	r(s) of Livestock Facility		
Email Civic A Lot Lot Siz	Telephonaddress Address Concession Ze (where livestock facility is located) ture of Livestock Facility Owner	resDateDivision	- - 72
BARN	Please provide the size of the barns located on the livestock capacity.	e property. This information is used to verify maximum ft²/m²ft²/m²	
Manu	re Storage Types Solid manure: 18% dry matter, or more	Liquid manure: <18% dry matter	
V1	Solid, inside, bedded pack	L1 Solid, outside, no cover, 18%- <30% dry matter, with	1
V2	Solid, outside, covered	uncovered liquid runoff storage	
V3	Solid, outside, no cover, ≥30% dry matter	L2 Liquid, outside, with a permanent floating cover	
V4	Solid, outside, no cover, 18% - <30% dry matter, with	M1 Liquid, outside, no cover, straight-walled storage	
	covered liquid runoff storage	M2 Liquid, outside, roof, but with open sides	
V5	Liquid, inside, underneath slatted floor	H1 Liquid, outside, no cover, sloped-sided storage	
V6	Liquid, outside, with a permanent, tight-fitting cover		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V2
	Feeders (7 – 16 months)	30	VI
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)	*	
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds		
	including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued) Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
·	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)	100	VI
	Layer pullets (day-olds until transferred into layerbarn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle	300	
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
•	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms	4	
	Broilers (day-olds to 6.2 kg)	*	
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg istypical)	7	
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg istypical)		
	Turkeys at any other weights, or if unknown (by floorarea)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

^{*}NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner

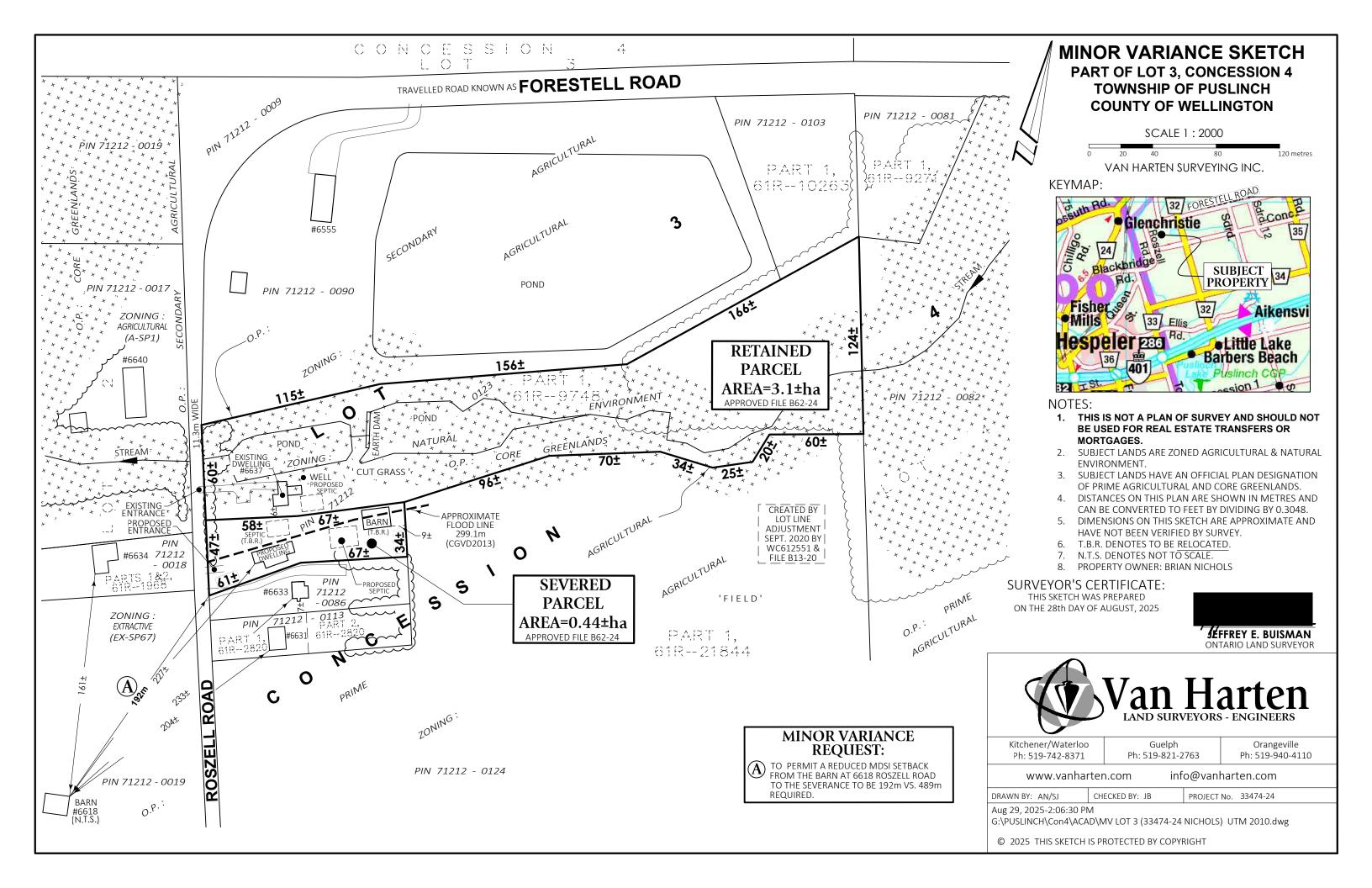
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Sarah Wilhelm, Senior Planner

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August 29, 2025 33474-24 Jeff.Buisman@vanharten.com

Township of Puslinch 7404 Wellington Road 34 Puslinch, Ontario N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

Re: Minor Variance Submission for Severance B62-24

6637 Roszell Rd

Part of Lot 3, Concession 4

PIN 71212-0123

Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, PIN report and map, the required deeds, Sourcewater Protection Form and MDS Farm Data Sheet. Payment will be made directly with the Township for the application fee of \$1,612.00.

Proposal:

A Minor Variance request is being made for the Severed Parcel of Severance Application B62-24 that has been approved subject to conditions at the February 2025 Land Division Committee Meeting. The variance is required to satisfy Condition 6 of the approved application.

The approved severance is creating a new rural residential parcel from #6637 Roszell Road, where a single-detached dwelling is proposed.

The Severed Parcel has a frontage of 47±m, depth of 125±m, for an area of 0.44±ha. The existing barn located on the severance will be demolished as another condition of approval. The existing septic bed for the dwelling is located on the Severed Parcel, and it will be decommissioned and relocated onto the Retained Parcel as a condition of the severance. The Severed Parcel has been evaluated and safe access can be provided. The zoning requirements are met in terms of lot frontage and area.

The Retained Parcel (#6637) has a frontage of 60±m, for an area of 3.1±ha where the existing dwelling will remain, along with the ponds and bush area. A new septic will be installed to service the existing dwelling and the existing entrance will continue to provide safe access. The Zoning requirements are met for this parcel.



A Minor Variance is required for the reduced Minimum Distance Separation (MDSI) for the barn across the road from the severance. The Minor Variance request is as follows:

Severed Parcel:

A) To permit a reduced minimum distance separation (MDSI) from the barn at 6618 Roszell Road to the Severed Parcel to be 192m vs 489m as required.

The subject property is zoned Agricultural and Natural Environment. The zoning requirements are met for the Severed and Retained Parcels when reviewing the Reduced Lot Regulations for Agricultural zoning in terms of lot area, frontage and setbacks. The only zoning requirement to address is MDS.

MDS:

We reviewed the Minimum Distance Separation (MDSI) guidelines and evaluated the barn across the road from the subject property at #6618 Roszell Road. Using Type B calculations, we found the minimum distance is 489m and the distance to a proposed severance lot line is 192m.

Type B is applied when the severance results in four or more lots for development outside of a settlement area, and the MDS distance doubles. If Type A were used in this circumstance, the required distance would be 244m and MDS would be very close to being met.

There are a number residential parcels located within the area of the severance and adding one more dwelling in the midst of these existing dwellings will not hinder the nearby farm operation. The proposed dwelling for the new lot is to be about 227m from the existing barn. The dwellings at #6631, #6633 and #6634 are about the same distance or closer (204m, 233m and 161m respectively).

Any barn expansion to the farm at #6618 is governed by MDS II and the expansion formulas are based on the closer homes (#6634 and #6631) (shown as 1 and 3 on Figure 1 below). Therefore, the severed parcel and the new home on it will not impact the expansion possibilities of the barn at #6618.





Figure 1: Aerial Map of Rural Residential Parcels in Proximity to Barn at #6618 Roszell Road

In summary, the variance request for reduced MDS setback follows the general intent of the Zoning By-law and Official Plan. There will be no negative impact on the nearby agricultural operation and we consider this request to be minor in nature and it meets the four tests for a variance.



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

Very truly yours, Van Harten Surveying Inc.

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

cc Brian Nichols via email:



Drinking Water Source Protection Screening Form

Office Use Only
Roll Number:
File Number:
Submission Date:
WHPA, IPZ, ICA:
Vulnerability Score:

Find out if you live in a vulnerable drinking water area at www.wellingtonwater.ca

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

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

	_	_		
1	Pron	ertv	Inforn	nation
				IGLIOII

Municipal Address of Subject Property:	
Assessment Roll Number of Subject Property: _	
Property Owner:	

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

Bui	Building					
	New Structure					
	Expansion or Conversion of an Existing Structure					
	New Septic System					
	Replacement Septic System					
	Geothermal System (Transport Pathway)					
	Change of Use					

Planning						
	Minor Variance					
	Official Plan Amendment					
	Consent Application					
	Zoning By-law Amendment Application					
	Subdivision/Condominium Application					
	Site Plan Application					

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

- A severance was approved on the subject property at #6637 Roszell Road which is creating a new lot for rural residential purposes where a single-detached dwelling is proposed. The
- existing dwelling will remain on the retained parcel. The existing barn is to be removed. A
- minor variance is required for the reduced MDS setback to the barn across the road.

3. Potential Threat Activities Associated with the Application

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

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

			Greater	Underground	Aboveground	Inside	Outside
	Existing	Proposed	than 2,500L	Storage Tank	Storage Tank	Home	Home
Liquid Fuel (i.e. gasoline or diesel)	\circ	0	0	0	0		
Fuel oil (home heating)	\circ	0				0	0
Waste oil (heating)	\circ	0	\circ	\circ	0		

3.2 Chemical Handling and Storage

5.2 Chemical Hamuling and 5t	oi age						
		If Yes, please indicate the ty	If Yes, please indicate the type(s) of chemicals if known:				
	Yes	3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents	3.2.2 Organic Solvents	If Yes, please estimate the total amount			
Deinte and ather costings	163	SOIVEILS	3.2.2 Organic Solvents	total allibuit			
Paints and other coatings							
(including stains, enamels,	\circ	\circ	\circ				
lacquers, rust paint)							
Dry cleaning chemicals	\bigcirc	\bigcirc	\bigcirc				
Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)	0	0	0				
Solvent based degreasers or liquids for washing metal parts	0	0	0				

3.3 Road Salt Application and/or Outdoor Storage

	Covered	Uncovered	Estimated Volume Stored on Property (m³)	Estimated Application Area (m ²) including private roads, parking lots, and sidewalks
Road Salt Storage	0	0		
Road salt application (private roads, parking lots, sidewalks, etc.)				

3.4 Snow Storage (see	e guide)								
			Арр	roximate	Storage Area	a greater than:			
		Below Grade	0.01 h	na	0.5 ha		1 ha	1	
	Above Grade	(buried)	(double dri	veway)	(1 soccer fie	ld) (2 soccer	fields)	
Snow Storage	0	\circ	\bigcirc		\bigcirc		\bigcirc		
3.5 Waste Storage or	Disposal (see gr	ıide)							
olo traste otorage of	Tippeda. (see 80						Ye	:S	
3.5.1 Storage and/or	application of ra	w, untreated liq	uids and solic	ds that ar	e pumped out	t of)	
septic systems and ho)	
3.5.2 Storage and/or	•			_	• •	S)	
waste; liquid industria	al waste; industr	ial and commerc	ial waste; or	PCB was	te				
3.6 Storm Water Management/Industrial Sewage Yes Stormwater management facility (treatment, retention, infiltration, recharge or control of stormwater)									
Car or truck washing f	facility							\circ	
Oil and Water Separa	tor							\circ	
Sediment control (i.e.	Stormceptor)							\circ	
3.7 Septic Systems				Existir	ng Nev		osed Replace	ement	
Septic system for resi	dential or small-	scale			16 110		Replace	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
commercial/industria	l/institutional us	e (Ontario Build	ing Code)	X))	
Septic system (Greate	er than 10,000 lit	res per day) for							
commercial/industria	l/institutional us	se (note an Envir	onmental))	
Compliance Approval	would be requir	red)							
3.8 Water Taking	ı	ı	1						
			If E	existing, p	lease provide	the fo			
	Propos	sed Existing	Drilled	Dug	Well Not Approx. ug In Use* Construction Date				
3.8.1 Private Well (*P note that if there is an existing well that is no use, Section 3.9 must be checked)	ot in also	0	0	0	0				
3.8.2 Greater than 50		ı							

3.9 Transport Pathway (see guid	de)					
, (200 8	,					Yes
Creation of aggregate pits, geother residential caissons/building pie bedrock and underground parking		0				
Existing private well not in use						0
3.10 Recharge Reduction						Yes
Creation of impervious surfaces	(includ	ing lar	ge roofed ar	eas, pavement, et	tc.)	\cap
3.11 Agricultural		·				
	Applic	ation	Storage		Produ	ıct Name(s)
3.11.1 Fertilizers						
3.11.2 Pesticides	C)	0			
3.11.3 Agricultural source)	\cap			
material (i.e. manure))				
3.11.4 Non-agricultural source material (i.e. biosolids, commercial food wastes, etc.)			\circ			
	Yes	Esti	imated Num	ber of Animals		Type of Animals
3.11.5 Grazing and Pasturing of livestock	0					
3.11.6 Outdoor Confinement Yard	0					
3.11.7 Nutrient Management Plan or Strategy, NASM Plan applies to or is registered for the property						
Environmental Farm Plan						

3.12 None of the above are applicable

Check off this box only if none of the above sections have been checked	\bigcap
Check of this box only if hone of the above sections have been checked	\cup

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

Owner	
l,	, declare that the information contained in this application
and all attached docun	nentation is true to the best of my knowledge.
Date	Signature
Applicant or Authorize	ed Agent
I,	, declare that the information contained in this application
	nentation is true to the best of my knowledge.
Date	Signature

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

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



Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

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

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

Section 1 – Property Information:

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

Section 2 – Proposal:

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

Section 3 – Potential Threat Activities Associated with Proposed Application:

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

3.1 Liquid Fuel Handling and Storage:

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

3.2 Chemical Handling and Storage:

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

3.2.1 Known DNAPLs:

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

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

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

3.2.2 Known Organic Solvents:

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

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

3.3 Road Salt Application, Handling and Storage:

Fill out this section if there will be road salt storage on the property or road salt application on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m³ for volume and m² for area.

3.4 Snow Storage:

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

3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

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

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

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

3.6 Storm Water Management/Industrial Sewage:

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

3.7 Septic Systems:

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

3.8.1 Water Taking - Private well installed:

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

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

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

3.9 Transport Pathway

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

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

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

3.10 Recharge Reduction:

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

3.11.1 Fertilizers and/or 3.11.2 Pesticides:

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

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

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

3.11.5 Agricultural - Grazing and pasturing of livestock:

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

3.11.6 Outdoor Confinement Yard:

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

3.11.7 Prescribed Instruments

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

3.12 None of the above are applicable:

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

Section 4 - Declaration:

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

MV Application- 6637 Roszell Rd – Comments received:

Fire/Roads/Building/By-law - No comments

Source Water:

Thank you for providing the above reference application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

County Planning:

It is noted that the proposed variance is to facilitate the construction of a detached residential dwelling on the severed parcel. It is understood the barn on the severed parcel will be demolished as a condition of approval. The Committee of Adjustment will need to be satisfied that the MDS setback reduction maintains the general intent and purpose of the County of Wellington Official Plan for prime agricultural areas and is consistent with the direction of the provincial guidelines regarding MDS setbacks.

GRCA - see attached letter



1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 3rd, 2025

BY E-MAIL

Monika Farncombe, Secretary-Treasurer Committee of Adjustment Township of Puslinch 7404 Wellington Rd 34 Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance - D13/NIC (Severed parcel)

Brian Nichols 6637 Roszell Rd. Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

• Section 4.16.1.a) To permit a reduced MDS I setback for the Severed Parcel of 192 m, whereas the required setback is 489 m.

The subject lands are designated as Prime Agriculture, Secondary Agriculture, Core Greenlands and Greenlands in the County Official Plan. Identifying features include Significant Wooded Areas, Provincially Significant Wetlands, and Grand River Conservation Authority regulated Flood Plain, hazards, and wetlands.

Section 4.3.2.3 of the Provincial Planning Statement (PPS) states that new land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Section 6.4.2 of the County Official Plan states that in prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. Section 6.4.9 of the County Official Plan directs that the appropriate provincial minimum distance separation formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

Guideline #43 of Publication 853, The Minimum Distance Separation (MDS) Document, states, "MDS I setbacks should not be reduced except in limited site-specific circumstances that meet the intent of the MDS document".



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

Planning staff note that the proposed variance is to satisfy a condition of severance (B62/24) that was conditionally approved at the February 2025 Land Division Committee meeting. It is noted that the proposed variance is to facilitate the construction of a detached residential dwelling on the severed parcel. It is understood the barn on the severed parcel will be demolished as a condition of approval.

The Committee of Adjustment will need to be satisfied that the MDS setback reduction maintains the general intent and purpose of the County of Wellington Official Plan for prime agricultural areas and is consistent with the direction of the provincial guidelines regarding MDS setbacks.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Allie Gorman, MSc Junior Planner

Joanna Henderson, RPP MCIP Senior Planner





Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

September 22, 2025

via email

GRCA File: D13-NIC - 6637 Roszell Road

Monika Farncombe Township of Puslinch 7404 Wellington Road 34 Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Application for Minor Variance D13/NIC

6637 Roszell Road, Township of Puslinch

Brian Nichols

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application requesting reduced Minimum Distance Separation (MDS I) setbacks.

Recommendation

The GRCA has no objection to the proposed minor variance application.

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 lands contain Wellington Road 32 Creek, floodplain, valley slopes, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the subject lands are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the minor variance application requests relief from the MDS I requirements to facilitate a conditionally approved severance. GRCA staff previously reviewed Application for Consent B62-24 for the proposed severance and we do not have any concerns with the minor variance application.

Further to GRCA's comments on B62-24, any future development on the severed parcel must be outside of the floodplain. The Regulatory Floodplain Elevation (RFE) for the subject property is 299.5 metres CGVD28 and this elevation should be delineated on all future plans for proposed development on the severed parcel. As part of a complete GRCA permit application, detailed plans will be required to demonstrate conformance with applicable GRCA policies.

We wish to acknowledge receipt of the applicable plan review fee for GRCA's review of the related application B62-24. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

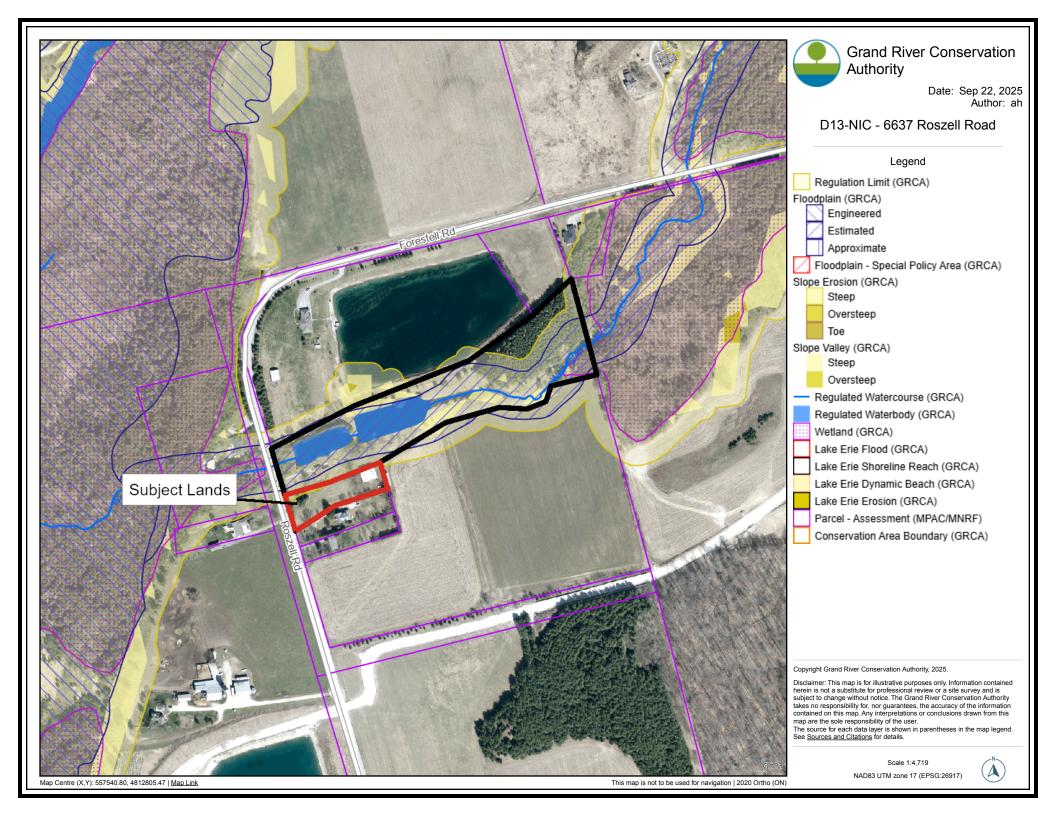
Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Brian Nichols (via email)

Jeff Buisman, Hailey Keast – Van Harten Surveying Inc. (via email)





REPORT D13-2025-024

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14th, 2024

SUBJECT: Minor Variance Application D13/COF (Coffelt)

20 Rhodes Road PVT, Puslinch

Part Lot 9, Plan 560.

RECOMMENDATION

That Report D13-2025-024 entitled Minor Variance Application D13/COF be received; and

Whereas the variance requested would provide relief from Section 12.4, of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission to permit construction of a shed for the single detached dwelling within the Natural Environment Zone; and

Whereas the variance requested would provide relief from Section 4.4.2 (Table 4.1) of the Zoning By-law, requesting permission to allow a reduced interior side yard setback of 1.88 metres, instead of 2 metres as required; and

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

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

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 12.4, Natural Environment Zone Requirement	No person shall, within any NE Zone, use any lot or erect, alter or use any building or structure.	A construction of a shed within the Natural Environment Zone for storage	To allow the construction of a shed within the Natural Environment Zone
Comprehensive Zoning By-law # 23-2018, as amended	Section 4.4.2, Table 4.1, Accessory Building and Structures	The minimum required interior side yard for accessory buildings and structures is 2 metres.	1.88 metres	0.12 metres

Subject Property Key Map



Background

The subject property covers approximately 0.54 acres and is zoned as Resort Residential (RR) and Natural Environmental (NE). The land includes an existing dwelling and an attached garage. A single detached dwelling and accessory structures are permitted uses within the RR zone. The

purpose of this application is to permit a shed that is within the NE zone and with a reduced interior setback.

Discussion

Four Tests	Discussion
That the requested variance is minor in nature	 The new shed is proposed in the rear yard behind the house and considerably away from the street lot line. The new shed is 8.9 sq m in size. The building department indicated that a building permit is not required for the proposed shed. Planning Staff considers the variance to be minor in terms of impact and context within the surrounding neighbourhood.
That the intent and purpose of the Zoning By-law is maintained	 The subject application intends to facilitate the construction of a new shed for storage purposes within the Natural Environment (NE) Zone, whereas Section 12.4 provides restrictions to development within the NE Zone. The application is also seeking relief from section 4.4.2 of the zoning by-law to allow the shed to be an interior side yard setback 1.88 metres instead of 2 metres as is required. The existing use for the lot is residential, and the new proposed shed use is proposed as an accessory structure for this use. All other requirements of the Section 4.4.2, Table 4.1 appear to be met. Planning staff is of the opinion that the application maintains the intent and purpose of the Zoning By-law.
That the general intent and purpose of the Official Plan is maintained	 The subject lands are designated as Secondary Agriculture, Greenlands, and Core Greenlands in the Official Plan. Identifying features include provincially significant wetlands, as well as the Grand River Conservation Authority (GRCA) regulated floodplain. Section 5.6.1 provides uses that are permitted in Greenland and Core Greenlands designation, allowing existing uses to continue and be used for that purpose. Furthermore, Section 5.6.2 iterates the development impacts of the uses for both the Core Greenlands and Greenlands designations, as well as for accessory buildings and structures. The section 5.6.2 permits uses and development, if there are no significant features and functions and no significant negative impacts on other Greenland features and functions, the

	 hazardous lands policies of Section 5.4.3 are met, and the development conforms to policies of the applicable adjacent or underlying designation. Planning staff anticipate that there will be no significant negative impacts on other Greenland features and functions, the polices of Section 5.4.3 are met, and the proposal conforms to policies of the Secondary Agricultural designation. The application meets the general intent and purpose of the Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	 The subject property is 0.54 acres in size and surrounded by residential uses. The shed is for storage for the principal dwelling. Planning staff are satisfied that the minor variance is desirable and appropriate for the development and use of the land.
Conclusion	

In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the Planning Act. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website; Public Notice of Hearing and Committee Decision (Statutory); Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application Schedule "B" Sketch Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,	Reviewed by:
Mehul Safiwala	Justine Brotherston
Junior Planner	Director of Corporate
	Services/Municipal Clerk



Affidavit

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON N0B 2J0 (519) 763-1226

Cloudpermit application number CA-3523001-P-2025-68				
Applicant, Property owner, Payer				
Last name Coffelt	First name Dana		Corp	oration or partnership
Street address 20 Rhodes Rd	Unit number		Lot / Con.	
Municipality Puslinch	Province Ontario		Postal code NOB 2J0	
Other phone		Mobile phone		
Fax .		Email		
Subject Land Information				
Address	Legal description	on .		Roll number
20 RHODES ROAD PVT (Primary)	PLAN 560 LOT 9	TOG WITH ROW	,	2301000003044000000
Sworn Declaration of Applicant				
I, Dana Coffelt, solemnly declare that the interpolation Applicant is accurate and that the information this solemn declaration conscientiously believed and by virtue of the Canada Evidence	formation required und on contained in the do ieving it to be true, and	cuments that accompa	ny this	application is accurate, and I make
Signature of Applicant (sign in the presence	e of a Commissioner fo	or taking affidavits)		
Signature of Commissioner for taking affigurity Township Puslinch		of h	Day, 1	month, year L/August/2025
Place an imprint of your stamp below	Laura Elizabeth Emen Province of Ontario, fo Township of Puslinch. Expires August 31, 20	y, a Commissioner, etc., or the Corporation of the 26.		

Affidavit and signatures

Applicant

The Dana Coffelt, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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

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

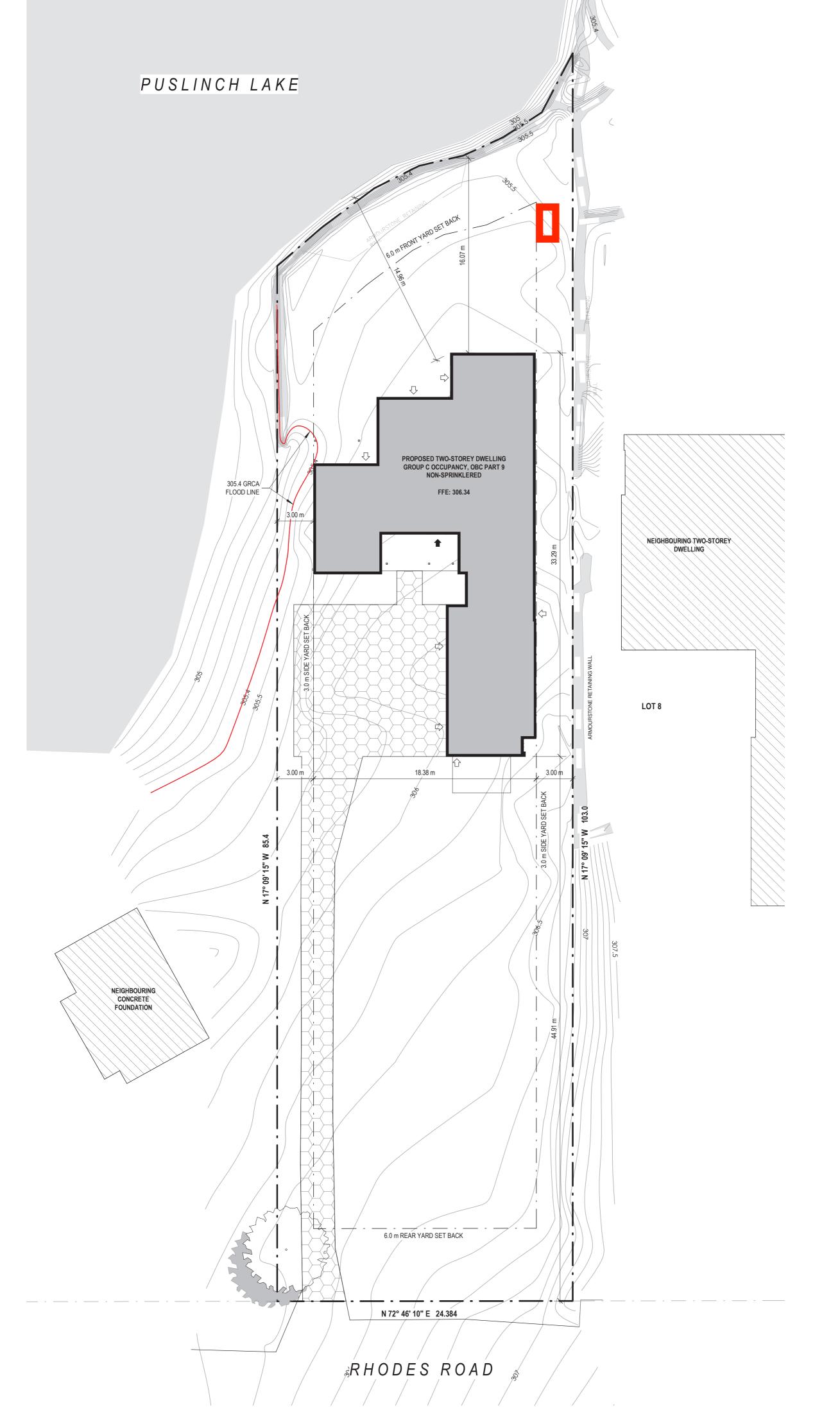


Digitally signed on 2025-07-29, 11:04:57 p.m. EDT by Dana Coffelt.

Send correspondence to					Palving heaving went breath &	
Send correspondence to			liesegsib son-	e artis diga	Includes the applicable waters	
Owner(s) Agent	matrici A	Others			pelv = wood	
Who to send the Invoice to						
Owner Agent	Existing	Other			Ciling area: (^{li} ref e)	
Provide a description of the "er	ntire" prope	erty			deneg catigo i denega logar loga.	
Concession		Lot			ed Plan Number	
20 Rhodes Road	Brusing B	PLAN 560 LOT 9 TO	G WITH ROW	2301000	2301000003044000000	
Area in Hectares 0.22983026012141		Area in Acres 0.567922941		Depth in 94.27	Meters	
Depth in Feet 1014.7138	Frontage 24.38	in Meters	Frontage in Feet 262.42414	ystem	Width of road allowance (if known)	
Reason for Application					Stellancoria econicani anno a el vicat	
Please indicate the Section of th	e Planning	Act under which this a	application is being m	ade	[_] Citare Selmers Diteriors	
Section 45(1) relates to a ch	ange to a b	y-law standard (e.g. s	etbacks, frontage, he	ight, etc.)	Stellar Park	
Section 45(2) relates to a cl	nange to or	expansion of an exist	ing legal non- conforr	ming use	Edistron Subject and Abritains a	
What is the nature and extent of for?	the relief t	nat is being applied	Why is it not possik law?	ole to comply	y with the provisions of the by-	
This Minor Variance Application accessory shed between the ho			The home was built forward of the 30-metre water setback, and in order to place a shed where it will serve its intended			
		agerias	purpose—providing	g accessible	storage for lakefront-related ideally be situated within that	
small gradinin -			setback area. Due	to the config	juration of the lot, existing	
2/M					s such as slope and vegetation, atside this zone that allows for	
months in the contract					imal environmental disruption. ely occupied by the septic	
			system, leaving no	viable alterr	native for relocation. Moving the uld compromise its usability	
ed at Employee			and result in greate	er land distur	bance impacting tree cover	
			reasonable and eff	ective use o	posed placement allows for f the property while maintaining	
4 - 1000			a compact footprin	t and minimi	zing environmental impact.	
What is the current Official Plan	n and zonin	g status?				
Official Plan Designation			Zoning Designation			
Secondary Agricultural			Resort Residential		PER P	
What is the access to the subject property?			If other please specify			
Provincial Continually Seasonally maintained maintained municipal road			private road, privat	ely maintain	ed	
Other Continually maintained county road						
What is the name of the road or street that provides access to the subject property? Rhodes Road PVT			docking facilities u	sed or to be	se describe the parking and used and the approximate the subject land to the nearest	

Existing and Proposed Service						
Indicate the applicable water supply and sewage disposal:						
Private Well		Existing	Proposed			
Communal Water			Existing	Proposed		
Provincial Water Taking Permit			Existing	Proposed		
Private Septic			Existing	Proposed		
Communal Septic			Existing	Proposed		
Other Provincial Waste Water System			Existing	Proposed		
How is storm drainage provided? * Storm Sewers Ditches Other means						
Existing Subject and Abutting Property La	ind Uses, Buildings and	d their Locations				
What is the existing use of the subject property? Resort Residential		What is the existing use of the abutting properties? Resort Residential				
Provide the following details for all existing	g buildings on the sub	ject land				
Main Building Height in Meters 11	Main Building Height 33	in Feet	1	Percentage Lot Coverage in Meters 28.1472944%		
Percentage Lot Coverage in Feet 28.1472945%	Number of Parking Spaces 2		Number of Lo	Number of Loading Spaces		
Number of Floors 2	Total Floor Area in So	quare Meters	Total Floor Ai 6963.28129	Total Floor Area in Square Feet 6963.28129		
Ground Floor Area (Exclude Basement) in S 350	Square Meters	Ground Floor Are 3767.37	ea (Exclude Baseme	ent) in Square Fee		
Provide the following details for all buildin	gs proposed for the s	ubject land				
Main Building Height in Meters 3.048	Main Building Height in Feet 10		· ·	Percentage Lot Coverage in Meters 0.388055515%		
Percentage Lot Coverage in Feet 0.388055595%	Number of Parking Spaces 0		Number of Lo	pading Spaces		
Number of Floors 1	Total Floor Area in Square Meters 8.91869		Total Floor A	rea in Square Feet		
Ground Floor Area (Exclude Basement) in S 8.91869	Ground Floor Are	ea (Exclude Basemo	ent) in Square Fee			

What is the location of all buildings existin lot lines)	g and proposed for th	e subject property? (s	specify distances from front, rear and side	
Front Yard in Meters 16.07	Front Yard in Feet 52.723097		Rear Yard in Meters 44.91	
Rear Yard in Feet 147.34252	Side Yard (interior) in 3	Meters	Side Yard (interior) in Feet 9.84252	
Side Yard (Exterior) in Meters n/a		Side Yard (Exterior) in Feet n/a		
What are the dates of acquisition and cons	struction of subject pr	operty and building p	roperty	
Date of acquisition of subject property 2018	Date of construction property 2021	of buildings	How long have the existing uses continued on the subject property? 4 years	
Has the owner previously applied for relief subject property?	in respect of the			
☐ Yes ✓ No	☐ Yes			
Other Related Planning Applications				
Planning Application: Official Plan Amendm	ent	Planning Application	: Zoning By-Law Amendment	
Yes No		Yes • No		
Planning Application: Plan of Subdivision		Planning Application: Consent (Severance)		
☐ Yes ☑ No		Yes No		
Planning Application: Site Plan		Planning Application: Minor Variance		
☐ Yes 🗹 No		☐ Yes ☑ No		
Minor Variance Application must be comm	nissioned			
Please confirm the following				
I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.				





March 23, 2022 30422-21

Slotegraaf Construction 1741 Bishop Street North Cambridge, Ontario N1T 1N5

Attention: Aaron Borgdorff

Dear Sir:

Re: Sewage System Design 20 Rhodes Road All of Lot 9, Plan 560

Township of Puslinch

1.0 Introduction

Van Harten Surveying Inc. is pleased to submit this report for the sewage system design recently completed for the above referenced site located on the north side of Rhodes Road, on the south shore of Puslinch Lake as shown on the Key Map in Appendix A. This work was authorized by Mr. Aaron Borgdorff from Slotegraaf Construction.

In 2021 a permit application was made for the construction of a new privately serviced dwelling at 20 Rhodes Road. For this work, Van Harten Surveying Inc. conducted a topographic survey, MGM Consulting Inc. completed a site grading design and FlowSpec Engineering completed a sewage system design. Permits were issued by the Grand River Conservation Authority (GRCA) and Township of Puslinch and the dwelling is currently under construction.

The purpose of this engineering task is to identify the subsurface conditions at the subject property and prepare a revised sewage system design for construction that complies with the Ontario Building Code (OBC) and suitable for updating the permit issued by the Township.

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

Elmira, ON: 519-669-5070

423 Woolwich Street Guelph, ON N1H 3X3 519-821-2763 660 Riddell Road, Unit 1 Orangeville, ON L9W 5G5 519-940-4110

Collingwood, ON: 249-499-8359



2.0 Background Information

FlowSpec Engineering was retained to prepare a sewage system design for permit application and a copy of this design was provided to Van Harten Surveying Inc. to use as a reference for the current design. Relevant information has been taken from the FlowSpec Engineering design and is included with this report as Appendix B.

Referring to Appendix B, four test pits were advanced in the proposed leaching bed area. The conditions encountered fill or topsoil overlying sand and silt till. Groundwater seepage was observed in Test Pit 2 at a depth of 1.7 m. No free groundwater was observed in Test Pits 1, 3 and 4.

FlowSpec Engineering calculated a peak daily design sewage flow of Q = 5,750 L/day for the proposed residence and assigned a percolation rate of T = 30 min/cm for the soils that were encountered. An ATL Sewage System was proposed in the southeast corner of the lot and a permit was issued for construction.

3.0 Sewage System Design

The project involves the construction of a new privately serviced single-family residence at 20 Rhodes Road. The purpose of this work is to update a sewage system design that was used for permit application. The following paragraphs of this report provide a summary of necessary design parameters and details of the proposed sewage system.

A percolation rate of T = 30 min/cm is chosen for design purposes referencing the design completed by FlowSpec Engineering. This will be confirmed in the field at the time of installation. Based on floor plans provided at the time of application, a peak sewage flow rate of Q = 5,750 L/day was calculated by FlowSpec Engineering. Van Harten Surveying Inc. concurs with this sewage flow rate.

As instructed, the approved ATL Sewage System is to be replaced with a Waterloo Biofilter Level IV treatment unit meeting the CAN/BNQ 3680-600 standard. Given the limited area and soil conditions, a shallow buried trench leaching bed is proposed. Details regarding the proposed system are found in the following paragraphs.



The sewage system proposed for the subject property comprises a Waterloo Biofilter Model No AD-BA60 listed on the Annex to the BNQ Certificate of Conformity. A minimum 11,328 L anaerobic digester complete with an internal pump chamber with a minimum pumping capacity of 3,000 L shall be installed upstream of a biofilter tank equipped with a minimum foam volume of 8.4 m³. The effluent from the digester will be time-dosed over foam filter media contained in the biofilter tank and the aerobically treated effluent collected at the base of this tank will be time-dosed to the leaching bed with a portion recirculated to the inlet of the digester for additional treatment.

Referring to the design drawing and considering Unit Precast Ltd. as the supplier, an ADIPC-18200 is proposed upstream of a BT-13600. Depending on the installing contractor, another supplier of the Waterloo Biofilter product may be chosen. Any altered configuration from what is shown on the design drawing must be one that is listed in the Annex to the BNQ Certificate of Conformity.

The treated effluent will be pumped evenly over a 24-hour period to a shallow buried trench leaching bed designed in accordance with Section 8.7.6 of the 2012 OBC. The pump utilized to dose the leaching bed shall provide a minimum of 600 mm head measured at the furthest point in the system. The distribution system comprises 5 runs of 24.4 m length of shallow buried trench installed at 2.0 m spacing. While the length of shallow buried trench is based on the underlying native soil, it is recommended that sand fill be imported to the site as indicated on the design drawing to provide a better drainage environment and minimize the potential of smearing during excavation.

In Accordance with 8.7.2.2 (2) and as noted on the attached design drawing, the header line and distribution pipes within a leaching bed shall be constructed to allow for future subsurface detection by magnetic means, by means of a 14-gauge TW solid copper light coloured plastic coated tracer wire or by another means of subsurface detection. Future detection of the sewer line between the house and tank as well as between the tank and leaching bed may also be beneficial and should be considered by the installer.

Please refer to Appendix A for design drawings of the proposed sewage system illustrating the depth and area of imported material, and for construction and inspection requirements.

4.0 Operation and Maintenance

The sewage system must be operated within the parameters for which it was designed and must be maintained according to Section 8.9 of the OBC. Proper use and maintenance of the system is necessary to minimize the potential of failure and to maximize the life of the system. Please refer to Appendix A for general operation and maintenance guidelines.



In accordance with 8.6.2.2 of the OBC, the owner shall obtain from the manufacturer of the chosen treatment unit, literature regarding the operating, servicing, and maintenance requirements of the unit and its related components to ensure proper operation in accordance with the design and specifications.

The owner shall not operate the treatment system until they have entered into an agreement with a person who possesses a copy of a technical manual and is authorized by the manufacturer to service and maintain the chosen system. The person authorized to carry out the service work must notify the Chief Building Official if their agreement has been terminated or if the owner of the system denies access.

The person authorized by the manufacturer of the system shall take a grab sample of the treated effluent to determine the level of CBOD₅ and suspended solids with results submitted promptly to the chief building official. The samples shall be taken once in the first twelve months and once each year thereafter as detailed in 8.9.2.4 (2). The concentration of CBOD₅ and suspended solids is deemed to comply with Table 8.6.2.2 when it does not exceed 20 mg/L for each of these parameters. In the event that test results do not comply with Table 8.6.2.2, resampling shall be completed in accordance with 8.9.2.4 (4). Please refer to 8.9.2.4 for details regarding the sampling requirements.

5.0 Water Supply

Referring to the design drawing, the water supply for the house being constructed at 20 Rhodes Road will be provided by a new drilled well located on the north side of the residence to replace a previously decommissioned well on the property. No other wells were found by FlowSpec to be in the immediate vicinity of the proposed sewage system.

Referring to the design drawing, the proposed sewage system is located much more than 15 m away from an existing drilled well to the east. The well location for the lot to the west was not found by FlowSpec. The builder and installing contractor should make an effort to identify the well location to help ensure that adequate separation is met.

6.0 Approval and Construction Requirements

This report must be submitted along with a completed application to the Township of Puslinch for review and approval, prior to construction of the proposed sewage system. Any technical questions arising from the review of the report should be directed to Van Harten Surveying Inc.



Copies of this report may be submitted to various licensed contractors to obtain cost estimates to install the proposed sewage system. The contractor shall contact Van Harten Surveying Inc. to clarify any questions concerning the installation requirements and to carry out the construction inspection requirements outlined in Appendix A.

7.0 Closure

The completed sewage system design and report is specific to the subject property and cannot be applied to different properties. The proposed system exceeds the minimum requirements of the OBC, given the design percolation rate and peak daily sewage flow, and is suitable for review and approval by the Township of Puslinch. It is noted that all private on-site sewage systems have a limited capacity, and it is the sole responsibility of the owner to expand or replace the system in the future if it becomes necessary.

I trust that this report and design has been completed within our terms of reference and is suitable for your present requirements. Please contact our office if you have any questions or require further consultation.

Van Harten Surveying Inc.

John Duffy, P.Eng. *Consulting Engineer*

Encl. Appendix A – Specifications and Design Drawing

Encl. Appendix B - Background Information



APPENDIX A SPECIFICATIONS AND DESIGN DRAWING



SEWAGE SYSTEM MATERIALS

- 1. All material utilized in the construction of the proposed sewage system must conform to the requirements of the 2012 Ontario Building Code.
- 2. The chosen treatment unit shall be CAN/BNQ 3680-600 certified.
- A treatment unit that contains mechanical components shall be equipped with an audible and visual warning alarm so located to warn the occupants of the building served or the operator of the treatment unit of a malfunction in the operation of the treatment unit.
- 4. All treatment units shall permit the sampling of effluent.
- 5. The pump chamber shall provide sufficient storage volume so that the effluent is evenly dosed on an hourly basis over a 24 hour period.
- 6. Sewer line shall be no less than 100 mm (4 inch) trade size PVC pipe. Pressurized distribution pipe used in the sewage system shall be no less than 25 mm (1 inch) trade size and have orifices of at least 3 mm in diameter spaced equally along the length of the pipe. Every pressurized distribution pipe shall be self-draining so as to prevent freezing of its contents.
- 7. Chambers shall be constructed with Infiltrator EQ24 or equivalent.
- 8. The sand layer shall be comprised of sand that has a percolation time of T = 5 to 10 min/cm with not more than 5% fines passing through a 0.074 mm (No. 200) sieve.

CONSTRUCTION REQUIREMENTS

- 1. The installation of the leaching bed must conform to the various construction requirements in Division B-Part 8 of the 2012 OBC.
- The contractor is to strip topsoil and stockpile this material away from the proposed leaching bed area. Once removed, the area is to be sub excavated to the specified subgrade elevations and scarified perpendicular to the slope of the subgrade.
- 3. Approved sand fill is to be end-dumped at the edge of the prepared leaching bed and either pushed or cast across the open subgrade. Dump trucks are not to travel across the prepared subgrade.
- 4. Shallow buried trench is to be constructed in absorption trenches at minimum 2.0 m spacing. The effluent shall be evenly distributed through the system while providing a pressure head of not less than 600 mm when measured to the most distant point from the pump.
- 5. The header and pressurized distribution pipes within the leaching bed shall be constructed so that they can be detected by magnetic means; by means of a 14 gauge TW solid copper light coloured plastic coated tracer wire; or other means of subsurface detection.
- 6. The sewage system is to be backfilled immediately following inspection. Topsoil is to be placed and grass growth established as soon as possible. Surface grading shall conform to the approved lot grading plan.

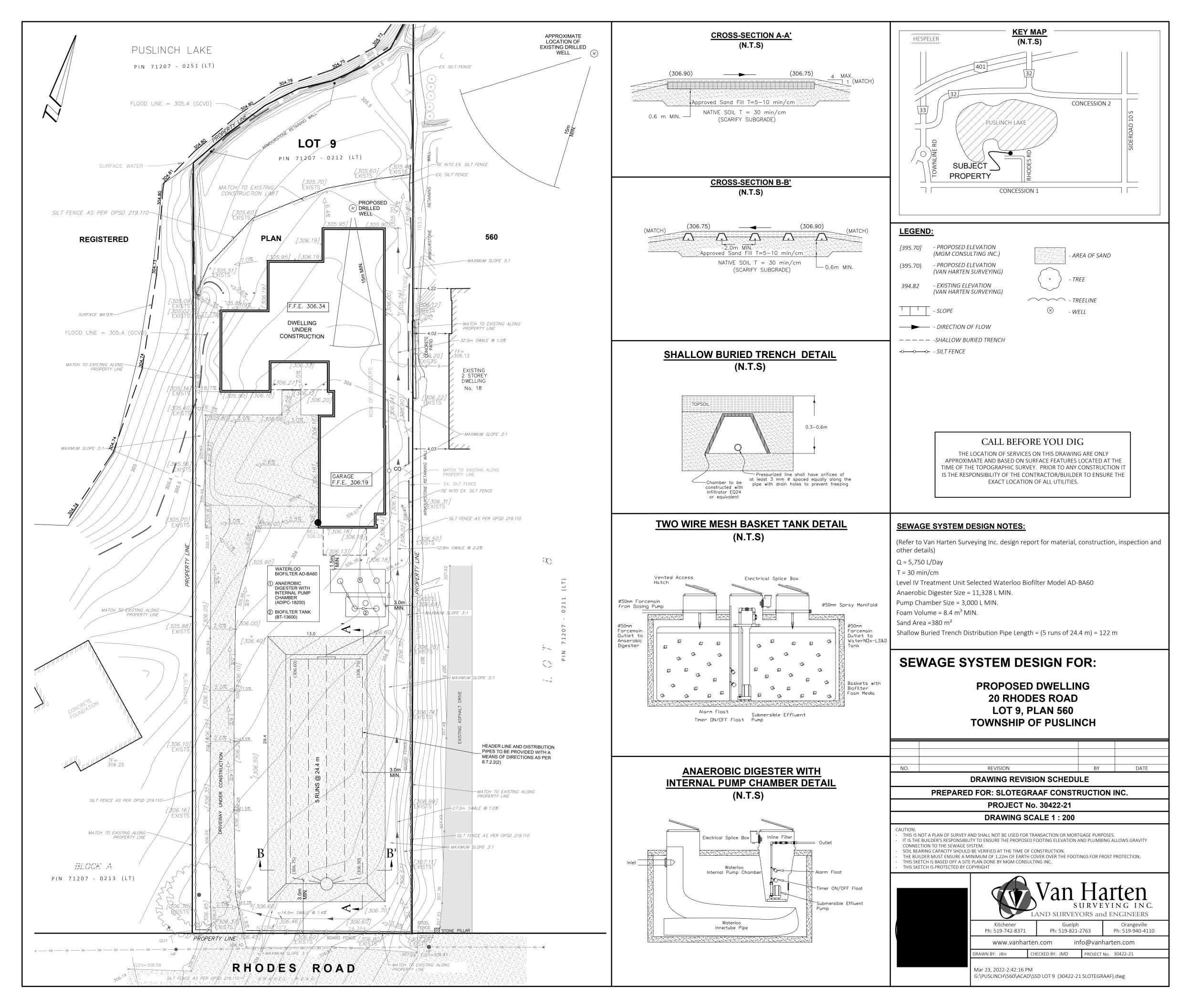


INSPECTION REQUIREMENTS

- 1. The contractor shall contact the local township or municipality at the start of the project to determine what inspections would be required by them to permit backfilling of the system.
- 2. The contractor shall contact Van Harten Surveying Inc. to carry out a base inspection prior to placing sand fill. The purpose of the inspection is to certify that soil and groundwater conditions are consistent with the design, and that the base is properly graded and scarified.
- 3. The contractor shall contact Van Harten Surveying Inc. to carry out a second inspection prior to backfilling, once the tanks and pipes are constructed. The purpose of this inspection is to certify that the tanks and leaching bed are constructed in accordance with the design.
- 4. It is recommended that Van Harten Surveying Inc. be retained to carry out a final inspection of the sewage system once the system is backfilled (mandatory in some municipalities). The purpose of the inspection is to certify that the sewage system has been properly backfilled and graded in accordance with Section 8.7.2.1.
 (3) of the OBC and that grass growth has been established.

OPERATION AND MAINTENANCE

- 1. The sewage system must be operated and maintained in accordance with Section 8.9 of the OBC.
- 2. Referring to 8.9.2.4, a grab sample of treated effluent shall be taken within the first twelve months of operation and once each year thereafter to determine the level of CBOD₅ and suspended solids. The concentration of CBOD₅ and suspended solids is deemed to comply with Table 8.6.2.2 when it does not exceed 20 mg/L for each of these parameters. In the event that test results do not comply with Table 8.6.2.2, resampling shall be completed in accordance with 8.9.2.4 (4). The results of all sampling events are to be submitted promptly to the local chief building official.
- 3. Excessive use of bleaches and other cleaning agents can kill bacteria in the sewage system and cause operation problems. Water softener and other backwash discharge are harmful to sewage systems and shall not be connected to the sanitary sewer. Paint and other solvents can destroy the biological operation of the system and shall not be discharged to the system. The sewage system is designed for domestic sewage only.
- 4. The owner shall use reasonable water conservation techniques to not overload the system with excessive peak flows or high day to day average daily water use.
- 5. All unnecessary sources of water shall be removed from the sewage system. For example, sump pump discharge and roof leaders should discharge to properly graded swales away from the septic tank and leaching bed.
- 6. The leaching bed should be provided with grass cover to reduce the amount of infiltration and promote evaporation and transpiration of water from the ground.
- 7. The owner must operate and maintain the system within the limits of the design and Section 8.9 of the OBC.





APPENDIX B BACKGROUND INFORMATION

Derivation of Design Parameters

Soil percolation time (i.e., infiltration rate) and peak wastewater flow were the principal parameters used for the design of the WTS. FlowSpec derived these parameters as presented in the following sections.

Soil Percolation Time

A soil percolation time was assessed for the design using the following methodology: i) classification of each relevant soil deposit using the Unified Soil Classification System, ii) correlation with a percolation time using OBC Supplementary Standard SB-6, "Percolation Time and Soil Descriptions", and iii) modification, as necessary, to account for observed physical characteristics (i.e., density, consistency, and structure). The following table summarizes the assessment:

Soil Description	Unified Soil Classification	Percolation Time (min/cm)
SAND AND SILT TILL, trace to some gravel	SM-ML	30

Based on founding of the bed on the sand and silt till deposit, a soil percolation time of 30 min/cm was used for the design.

Peak Wastewater Flow

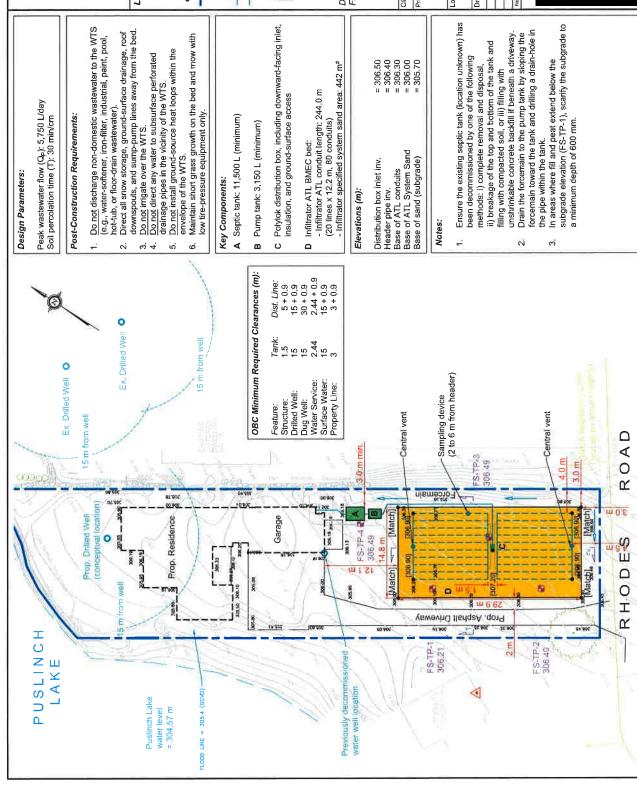
A peak wastewater flow was calculated for the design using occupancy data supplied by the client/owner and <u>prescribed</u> flow-rates from OBC Table 8.2.1.3.A. The following table outlines the calculation:

Occupancy Data		OBC Peak Wastewater Flow (L/day)
Α	4 bedrooms	2,000
В	0 bedrooms over 5	0
С	647 m ² finished floorspace (above-grade storeys only)	3,750
D	46 plumbing fixture units per OBC Table 7.4.9.3.	1,300
	Total = A + (greater of B, C, and D)	5,750

An OBC peak wastewater flow of 5,750 L/day was used for the design.



Document No.: 00696-1.01



7 low spe ENGINEERING

PowSpec Engineering Ltd., 31 McBrine Drive, Unit 1, Kitchener, ON N2R 1J1 Office: 519-744-9336 • Web: www.flowspec.ca

Prop. Ground-Surface Elevation (m) (FlowSpe Prop. Ground-Surface Elevation (m) (Others) Ex. Ground-Surface Elevation (m) 306.20 •[100,00]

i

Test Pit Ground-Surface Elevation (m) Property Line (subject property) Test Pit Location

> 100.00

Prop. Sewer (unless noted otherwise) Prop. Distribution Line

Prop. Swale

Prop. ATL Specified System Sand Cross-Section (refer to Dwg. 2)

Top of concrete foundation of partially built residence west of site, Elev. 306.25 m Temporary Benchmark: (geodetic datum)

4

Dwg. Ref.: MGM Consulting Inc., Site Grading Plan, File No. 2021-023, Dwg. No. CV-1

Design of Wastewater Treatment System Proposed Residence Peg Architects Inc. Coffelt Property Project:

20 Rhodes Road, Puslinch Lake Township of Puslinch

Preliminary Layout Drawing:

Scale:

Checked: DM 00696-1 Jate August 27, 2021 9 1:400 Jesign: BS Drawn BS He No.:

Drawing No.:

20 Rhodes Rd PVT

Comments Received to date:

Building:

There are no concerns from a building code perspective regarding the reduced setback of 1.88m. A building permit will not be required for the proposed accessory building as it is less than 15m2 and is for storage only.

Source Water:

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

Please note that if future planning applications are made at this location, we would appreciate the opportunity to comment.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

County Planning: No concerns. Ensure GRCA comments addressed.

Fire/Public Works/Bylaw: No comments

GRCA – See letter attached – no objections

_



Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

October 6, 2025 via email

GRCA File: D13-COF - 20 Rhodes Road

Monika Farncombe Township of Puslinch 7404 Wellington Road 34 Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Application for Minor Variance D13/COF

20 Rhodes Road, Township of Puslinch

Dana Coffelt

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted minor variance application requesting permission to construct a storage shed within the Natural Environment (NE) Zone. A reduced interior side yard setback is also requested.

Recommendation

The GRCA has no objection to the proposed minor variance application.

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 property contains wetland (Puslinch Lake), floodplain, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the minor variance application requests permission to construct a 10 square metre storage shed within the Natural Environment (NE) Zone. A reduced interior side yard setback is also requested. GRCA staff have reviewed the circulated plans and we do not anticipate any impacts to the natural hazard features as a result of the proposed storage shed. As such, the GRCA has no objection to the approval of this application.

The proposed storage shed in the circulated plans will not require a GRCA permit under Ontario Regulation 41/24.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for GRCA's review of this application.

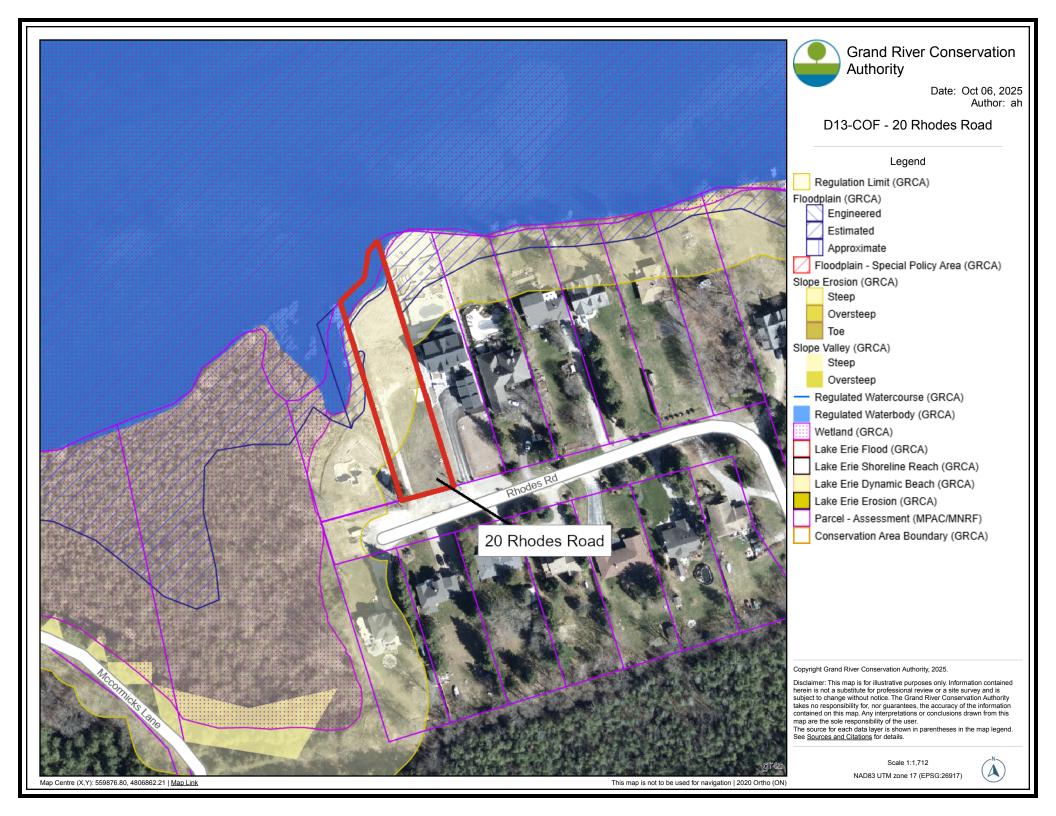
Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

Andrew Herreman, CPT Resource Planning Technician Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Dana Coffelt (via email)





PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR 1-800-663-0750

ADMINISTRATION CENTRE 74 WOOLWICH STREET GUELPH, ONTARIO N1H 3T9

September 26, 2025

BY E-MAIL

Monika Farncombe, Planning and Corporate Services Coordinator Committee of Adjustment Township of Puslinch 7404 Wellington Rd 34 Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: **Proposed Minor Variance – D13-COF**

Dana Coffelt

20 Rhodes Rd PVT **Township of Puslinch**

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is requested from Zoning By-law No. 023-18:

- Section 4.4.2: to allow a minimum interior side yard of 1.88 metres for a new shed instead of 2 metres as required.
- Section 12.4: to facilitate the construction of a new shed for storage.

The subject lands are designated as Secondary Agriculture, Core Greenlands and Greenlands in the County Official Plan. Identifying features on the property include Grand River Conservation Authority (GRCA) floor plain. Planning staff note that the proposed variance is to construct a shed within the NE Zone with a reduced interior side yard setback.

Section 5.6.2 of the County of Wellington Official Plan states that within the Core Greenlands and Greenlands designation, accessory buildings and structures shall only be permitted if:

- there are no negative impacts on significant features and functions and no significant negative impacts on other Greenland features and functions;
- the hazardous lands policies of Section 5.4.3 are met;
- the development conforms to the policies of the applicable adjacent or underlying designation.

Overall, staff do not have any concerns with the proposed minor variance application provided that any concerns identified by the GRCA are addressed.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application

Yours truly,

Allie Gorman, MSc Junior Planner



Thomas Freeman, RPP, MCIP Planner

Minor Variance Application #D13/COF

Written Submission Opposing Minor Variance

Debra Williams/Bruce Burrows 18 Rhodes Rd Puslinch, ON, NOB 2J0

We oppose the minor variance application to reduce the minimum required interior side yard for accessory buildings and structures of 2 metres submitted or at 20 Rhodes Rd, Puslinch, Ontario.

We are opposed to having this structure closer to our property than the current requirements. The structure that is proposed to be built is a very large structure and believe it would be obtrusive and affect our property aesthetics and value as well as having an impact on our retaining wall, gardens, and site lines for emergency situations.

We would also like to understand height restrictions of the proposed structure as this is of concern as well.



REPORT D13-2025-025

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14th, 2025

SUBJECT: Minor Variance Application D13/FIS

6542 – 6584 Gore Road

Part Lot 2-4, Concession Gore.

RECOMMENDATION

That Report D13-2024-025 entitled Minor Variance Application D13/FIS be received; and

Whereas the variance requested would provide relief from Section 4.24 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to permit shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres; and

Therefore be it resolved that the Committee approves the requested variance from Section 4.24 of the Township's Comprehensive Zoning By-law 2018-023, as amended, to permit shipping containers to be used as a noise-attenuation barrier of up to a maximum height of 8 metres as presented in the report as staff are of the opinion that the variance is minor in nature, is desirable for the appropriate development or use of the land, building or structure, and maintains the general intent and purpose of the County of Wellington Official Plan and the Township Zoning By-law.

Therefore, that planning staff recommends approval of the application with the following conditions:

- 1. That the owner applies for and receives site plan approval for the noise-attenuation barrier that is of a length and location generally consistent with the sketch attached as Appendix 1 and that the site plan agreement be registered on title;
- 2. That the shipping containers are sealed off and are at least 100 metres away from the nearest residential use; and

3. That the owner submits a Noise Report to the satisfaction of the Township and implements the recommendations from the Noise Report through the Site Plan Approval process.

Requested Relief

The Minor Variance application, under Section 45(1) of the *Planning Act*, requests the following variances:

Variance	Township Zoning By-law's Section	Required	Proposed	Relief Requested
1	Section 4.24	Shipping Containers may be used as an accessory structure for storage purposes in the Agricultural (A) Zone and Industrial Zones subject to the regulations.	Shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres	To permit shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres

Background

The Subject Lands are 245.55 acres (99.37 ha) in size, and contain multiple buildings used for gun club operation, a dwelling, a radio-communication tower and seasonal tourist trailers. The Owner is proposing to use shipping containers on the lot as a noise-attenuation barrier to mitigate the noise generated by the gun club operation. The proposed noise-attenuation barrier would be constructed by stacking 30 sealed shipping containers in two (2) rows, one of top of the other, for a total length of approximately 183 metres. Each shipping container measures approximately 12.19 metres in length, 2.44 metres in width and 2.59 metres in height. The proposed location of the shipping containers is not within the Grand River Conservation Authority's regulation limit and generally shown on the site plan attached as Schedule "B" to this report. The proposed barrier is located within the interior of the Subject Lands and at significant distances from the surrounding properties. The overall height of the barrier is conceptually shown as 5.18 metres from the finished grade. Staff understand that the applicant had requested to permit shipping containers of up to a maximum height of 8 metres on the site. This would account for a potential stacking of another row of shipping containers should this be recommended by the noise report during the Site Plan Approval process. As such, for the purpose of this Minor Variance application, staff has assessed the noise-attenuation barrier with a height of 8 metres.

The property is zoned Agricultural (A) with site-specific special provision number 4 and Natural Environment (NE). A shooting range is a permitted use in accordance with site-specific special provision number 4. However, shipping containers are not permitted as noise-attenuation barriers in the Agricultural Zone (A). The owner has indicated that the shipping containers are not to be use for storage purposes and only to use for noise attenuation purposes.

The owner indicated that the proposed noise-attenuation barrier has a total floor area of approximately 447 m², complying with Section 4.4, table 4.1 of the Zoning By-law. The owner has also applied for a site plan control application which is currently under review.



Discussion

This section provides an evaluation of the requested variances under the four (4) tests of Minor Variance under Section 45(1) of the *Planning Act*.

Four Tests	Evaluation
That the requested variance is minor in nature	

Four Tests	Evaluation
	proposed barrier. This barrier is also more than 250 metres away from the Gore Road lot line and more than 500 metres away from the easterly lot line. The proposed barrier is also screened from Gore Road and adjacent uses by trees and berms. At a maximum height of 8 metres, the proposed barrier will not be visible from the surrounding uses and from Gore Road. The requested relief will not visually impact the adjacent uses nor affect the rural character of the surrounding areas. Therefore, planning staff considers the cumulative effect of the requested variances to be minor. Staff also recommends amending the requested variance to require the shipping containers to be at least 100 metres from the nearest residential use. This ensures this variance remains minor. Staff also recommends the owner receives Site Plan Approval for the proposed barrier as a condition of approval for the Minor Variance. This will allow staff to review detailed engineering matters related to the noise barrier and ensures the noise barrier is constructed in an appropriate manner that does not create any land use compatibility or engineering issues.
/;That the intent and purpose of the Zoning By-law is maintained	 The Zoning By-law's general intent and purpose includes land use compatibility and mitigating any potential incompatibility issues. Section 4.24 of the Zoning By-law only permits the use of shipping containers for storage purposes on Agricultural lands, subject to a number of regulations as outlined in Section 4.24.2. As the requested variance is to permit shipping containers for a noise-attenuation barrier purpose, the regulations of Section 4.24.2 are not applicable. Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the Zoning By-law for the following reasons: The lands are zoned Agricultural (A) with site-specific special provision number 4, which permits a shooting range. The proposal is to permit shipping containers only as a noise-attenuation barrier to facilitate the permitted use as a shooting range. The shipping containers are proposed to be located at significant distances from nearby residential uses and

Four Tests	Evaluation
	Gore Road. As a result, they are not expected to generate land use compatibility issues such as visual impact. • We recommended the variance to be amended to require the shipping containers to be sealed and that their use be restricted to the noise-attenuation barrier only. This will minimize any unexpected compatibility issues in the future.
That the general intent and purpose of the Official Plan is maintained	 The property is designated as Secondary Agriculture, Greenlands and Core Greenlands in the County Official Plan. The proposed location of shipping containers is in the Greenland system. Section 5.6 provides policies related to the development control of the Greenlands system. The proposed noise-attenuation barrier lies outside of the Grand River Conservation Authority (GRCA)'s regulation limit. Consequently, the GRCA indicated they had no objection to the proposal. Section 6.3 of the County Official Plan directs that a broader range of residential, employment, and community uses will be allowed within the Secondary Agriculture designation as long as the use does not adversely impact existing surrounding agricultural operations and is in keeping with the rural character of the area. As elaborated, the requested variance is in keeping with the rural character of the area and does not adversely impact surrounding uses, including agricultural operations. Based on the foregoing, the requested variance maintains the general intent and purpose of the County Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	 The lands are zoned Agricultural (A) with site-specific special provision number 4 which permits a shooting range. The noise-attenuation barrier is required to mitigate potential noise impact generated by the Galt Sportsmens Club. The requested variance would also enable the owner to construct a noise-attenuation barrier that would bring the gun operation into compliance with any future noise requirement that the Township has. We understand that the Township is working towards a by-law to regulate, prohibit and otherwise control noise from shooting ranges. As mentioned, the requested variance, maintains the rural character of the area and does not cause any land use compatibility issue with the surrounding uses.

Four Tests	Evaluation								
						desirable nd, building			appropriate ıre.

Conclusion

In conclusion, planning staff is of the opinion that the variance is minor in nature, is desirable for the appropriate development or use of the land, building or structure, and maintains the general intent and purpose of the County of Wellington Official Plan and the Township Zoning By-law. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
Public Notice of Hearing and Committee Decision (Statutory);

Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,	Reviewed by:
Mehul Safiwala Junior Planner	Jesse Auspitz, MCIP, RPP Principal Planner, NPG planning Solutions



Affidavit

Township of Puslinch 7404 Wellington County Rd 34, Puslinch, ON NOB 2J0 (519) 763-1226

Cloudpermit application number CA-3523001-P-2025-83

Applicant			
Last name Baker			Corporation or partnership Baker Planning Group
Street address PO Box 23002	Unit number		Lot / Con.
Municipality Stratford	Province Ontario		Postal code N5A 7V8
Other phone		Mobile phone +1 2269211130	
Fax		Email caroline@bakerpg.co	om

Property owner, Payer						
Last name Fisher	First name James		Corporation or partnership			
Street address P.O. Box 26076	Unit number		Lot / Con.			
Municipality Mississauga	Province ON		Postal code L5L 5W7			
Other phone		Mobile phone				
Fax		Email				

Subject Land Information						
Address	Legal description	Roll number				
6542-6584 GORE RD (Primary)	GORE FRONT PT LOT 2 LOTS 3-4	2301000003001000000				

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Baker Planning Group (Caroline Baker), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Commissioner for taking affidavits

of commissioner for taking

Municipality
City of Stratford

Day, month, year September 15, 2025

Place an imprint of your stamp below



Affidavit and signatures

Applicant

The Caroline Baker, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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

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



Digitally signed on 2025-09-15, 1:38:06 p.m. EDT by Caroline Baker.

Send correspondence to					
Send correspondence to					
Owner(s) Agent Others					
Who to send the Invoice to					
Owner Agent		Other			
Provide a description of the "en	tire" prope	rty			
Concession CONCESSION GORE		Lot Part Lot 2, 3 & 4		Registered N/A	d Plan Number
Area in Hectares 97.57		Area in Acres 241.1		Depth in N	Meters
Depth in Feet Varies	Frontage 808	in Meters	Frontage in Feet 2650		Width of road allowance (if known)
varies	000		2000		20
Reason for Application					
Please indicate the Section of th	e Planning	Act under which this a	pplication is being mad	de	
Section 45(1) relates to a ch	ange to a b	y-law standard (e.g. se	etbacks, frontage, heig	ht, etc.)	
Section 45(2) relates to a ch	ange to or	expansion of an existin	ng legal non- conformi	ng use	
What is the nature and extent of for?	the relief th	nat is being applied	Why is it not possible law?	e to comply	with the provisions of the by-
Notwithstanding Section 4.24 of the Zoning By-law, shipping containers may be used for the purposes of accessory structures to provide noise attenuation and are exempted from the provisions in Section 4.24.2, provided the shipping containers do not exceed a height of 8 metres.			The existing by-law does not provide the clarity on the use of shipping containers for a noise wall.		
What is the current Official Plan	and zonin	g status?			
Official Plan Designation			Zoning Designation		
"Secondary Agricultural", "Core on Schedule B7 (Land Use – Pus Policy Area on Schedule C7 (Sou Puslinch)	s and Galt Moraine			A(sp4))" and "Natural ental Protection Overlay	
What is the access to the subjec					
Provincial Highway Continually Seasonally maintained municipal road municipal road					
Other [Continu county	ally maintained road			
What is the name of the road or street that provides access to the subject property? Gore Road		docking facilities use	d or to be u	e describe the parking and used and the approximate the subject land to the nearest	

Existing and Proposed Service						
Indicate the applicable water supply and	l sewage disposal:					
Private Well			✓ Existing	Proposed		
Communal Water			Existing	Proposed		
Provincial Water Taking Permit			Existing	Proposed		
Private Septic			Existing	Proposed		
Communal Septic			Existing	Proposed		
Other Provincial Waste Water System			Existing	Proposed		
How is storm drainage provided? * ☐ Storm Sewers ✓ Ditches ☐ Other means						
Existing Subject and Abutting Property La	nd Uses, Buildings and	d their Locations				
What is the existing use of the subject prop Recreational and Professional Club	perty?	What is the existing use of the abutting properties? Rural residential; open space				
Provide the following details for all existin	g buildings on the sub	ject land				
Main Building Height in Meters 6	Main Building Height 19.6	in Feet	Percentage Lot 0	Percentage Lot Coverage in Meters 1%		
Percentage Lot Coverage in Feet 1%	Number of Parking S 100	paces	Number of Loadi 1	ng Spaces		
Number of Floors 2	Total Floor Area in So	quare Meters	Total Floor Area i 5000	Total Floor Area in Square Feet 5000		
Ground Floor Area (Exclude Basement) in S 465	Ground Floor Area (Exclude Basement) in Square Meters 465			Ground Floor Area (Exclude Basement) in Square Fee 5000		
Provide the following details for all building	gs proposed for the su	ıbject land				
Main Building Height in Meters N/A	Main Building Height N/A	in Feet	Percentage Lot 0 <1%	Coverage in Meters		
Percentage Lot Coverage in Feet <1%	Number of Parking S N/A	paces	Number of Loadi N/A	ng Spaces		
Number of Floors N/A	Total Floor Area in Square Meters N/A		Total Floor Area in Square Feet N/A			
Ground Floor Area (Exclude Basement) in S N/A	Square Meters	Ground Floor Are	ea (Exclude Basement)	in Square Fee		

What is the location of all buildings existin lot lines)	g and proposed for the	e subject property? (s	pecify distances from front, rear and side	
Front Yard in Meters 46	Front Yard in Feet 160		Rear Yard in Meters 340	
Rear Yard in Feet 1115	Side Yard (interior) in 19	Meters	Side Yard (interior) in Feet 62	
Side Yard (Exterior) in Meters N/A		Side Yard (Exterior) in Feet N/A		
What are the dates of acquisition and cons	struction of subject pr	operty and building p	roperty	
Date of acquisition of subject property 1954 Date of construction property 1954 forward		of buildings	How long have the existing uses continued on the subject property? Since 1954	
Has the owner previously applied for relief i subject property?	n respect of the			
☐ Yes ✓ No				
Other Related Planning Applications				
Planning Application: Official Plan Amendme	ent	Planning Application	: Zoning By-Law Amendment	
☐ Yes ☑ No		☐ Yes ✔ No		
Planning Application: Plan of Subdivision		Planning Application: Consent (Severance)		
☐ Yes ✔ No		☐ Yes ✔ No		
Planning Application: Site Plan		Planning Application: Minor Variance		
Yes No		☐ Yes ✔ No		
Site Plan: File Number Concurrent	Site Plan: Approval A Township of Puslinch		Site Plan: Subject Lands Subject Lands	
Site Plan: Purpose		Site Plan: Status		
To permit the construction of the noise wall		To be submitted con-	currently	
Minor Variance Application must be comm	issioned			
Please confirm the following				
I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.				



133 REGENT STREET STRATFORD, ON N5A 3W2 519.305.5727 gritengineering.ca

September 12, 2025

Project Number: GE25-1221-1-E-TM-R0-2025-09-12

James Fisher Sportsmens Club Galt 6542 Gore Rd Puslinch, ON, N1R 8K2

Technical Memo (TM) Trap/Skit Range Noise Mitigation Design 6542 Gore Rd, Cambridge

GRIT Engineering Inc. (GRIT) was retained by Sportsmens Club Gals (Client) to design noise mitigation for the Trap/Skit Range Area (Site) at 6542 Gore Rd, Cambridge. The Site is comprised of five (5) trap and skit fields as well as one (1) five stand field. A Key Plan is attached as Figure 1.

Data Acquisition

GRIT attended the Site on June 4, 2025 to obtain sound level measurements for gunshots during trap/skit activities. A variety of guns were measured from different locations around the Site to characterize the source.

Measurements were completed in accordance with MECP documents Publication NPC-102 – Instrumentation (NPC-102) and Publication NPC-103 – Procedures (NPC-103). All measurements were obtained using a Larson Davis Model 831C Class 1 Sound Level Meter that complies with the requirements of NPC-102. Full 1/3 octave band Sound Pressure Level (SPL) measurements were made. Measurements in different locations around the noise sources were made to provide directionality to the noise sources.

Assessment Methodology

Noise impacts for stationary sources were predicted using SoundPLAN noise prediction software. All predictions for noise impacts at points of reception were calculated using ISO 9613-2:2024, as required by NPC-300.

A local topographic survey of the Site was completed on June 17, 2025 to provide elevation data for the localized area around the Site. After mitigation design, grading details were developed and applied to the mitigation wall and utilized in the model. Terrain data outside of the surveyed area was obtained from the Ontario Digital Terrain Model (Lidar-Derived). Elevation data from all sources was combined in the model and utilized to generate a Digital Ground Model (DGM) for the calculation area.



133 REGENT STREET STRATFORD, ON N5A 3W2 519.305.5727 gritengineering.ca

The most proximal Points of Reception (PORs) were chosen in the southwest, south, and east to evaluate noise impacts from the Site and inform mitigation design.

Impact Assessment Criteria

The noise impact criterion is obtained from the Corporation of the Township of Puslinch draft By-law to regulate, prohibit, and otherwise control noise from shooting ranges in the Township of Puslinch (Draft Noise By-Law). According to the Draft Noise By-Law the maximum permitted sound level is 70 dBAI Logarithmic Mean Impulse Sound Level (LLM). This criterion was used to evaluate noise from the Site and efficacy of noise mitigation options.

Noise Mitigation Design

Several options were considered in the development of the appropriate noise mitigation for the Site including earth berm and traditional noise walls. After consideration of all factors it was determined that the most appropriate mitigation option is the implementation of a sealed container wall between the shooting area of the Site and the driveway access space.

Due to the height requirements for mitigation, the construction of an earth berm would have annexed much of the areas currently utilized by the Site for access. Additionally, design of the earth berm required areas regulated under the Grand River Conservation Authority to be impacted. As such, an earth berm was deemed infeasible. A traditional noise barrier wall was also considered. Although this option would have achieved the necessary mitigation targets, comparison of the cost of construction with the sealed container option rendered this not economically feasible. It was also noted that sealed containers were readily available and speed of construction would be maximized.

Mitigation Construction

The first section of the sealed container wall is 146.4m, running approximately north to south, extending from Field 2 to Field 5. The second section is 36.6m, running northwest to southeast, running along the southern limit of Field 5. Both sections of the noise mitigation wall are constructed using standard 40' seacans (12.19m long, 2.44m wide, 2.59m high) stacked two (2) seacans high, with a final finished height of 5.18m from finished grade.

A figure showing the Site Plan and Grading for the seacan structure is included as Figure 2.



133 REGENT STREET STRATFORD, ON N5A 3W2 519.305.5727 gritengineering.ca

Conclusions

Based on the measured noise levels and acoustical modelling, it is GRIT's opinion that noise impacts at the nearest PORs will meet the maximum permitted sound level of 70 dBAI Logarithmic Mean Impulse Sound Level (LLM)

We trust this information satisfies the existing requirements. However, if you have any questions or concerns, please do not hesitate to contact GRIT.

Spencer Bannon, PENG, QPESA Environmental Services Director spencer@gritengineering.ca

Encl. Figure 1 – Key Map

Figure 2 – Site and Grading Plan

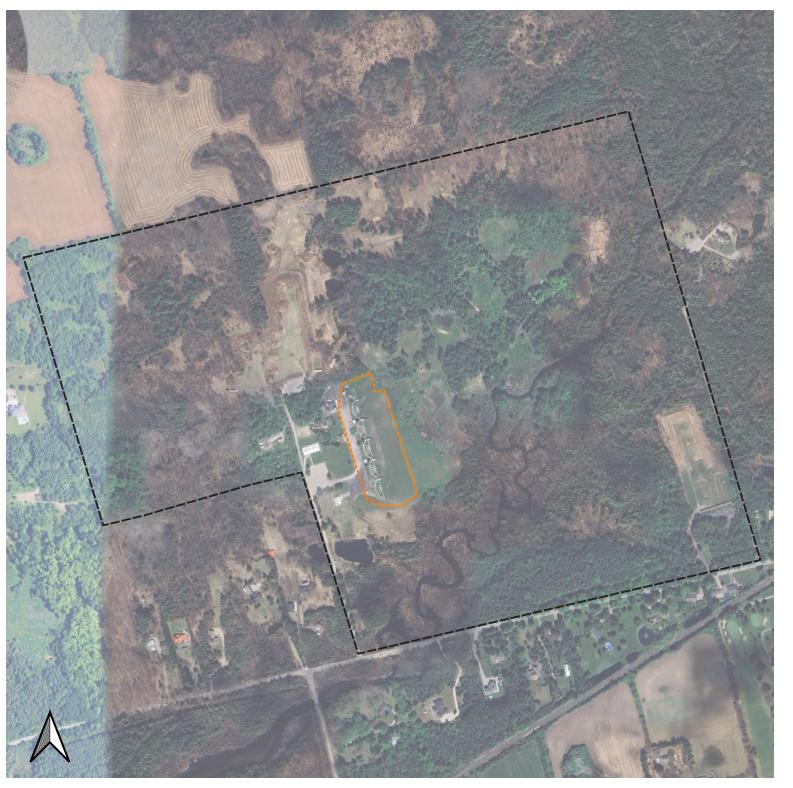
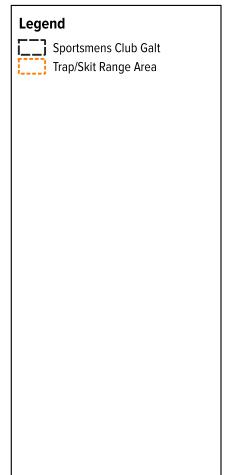


Figure 1

Key Map





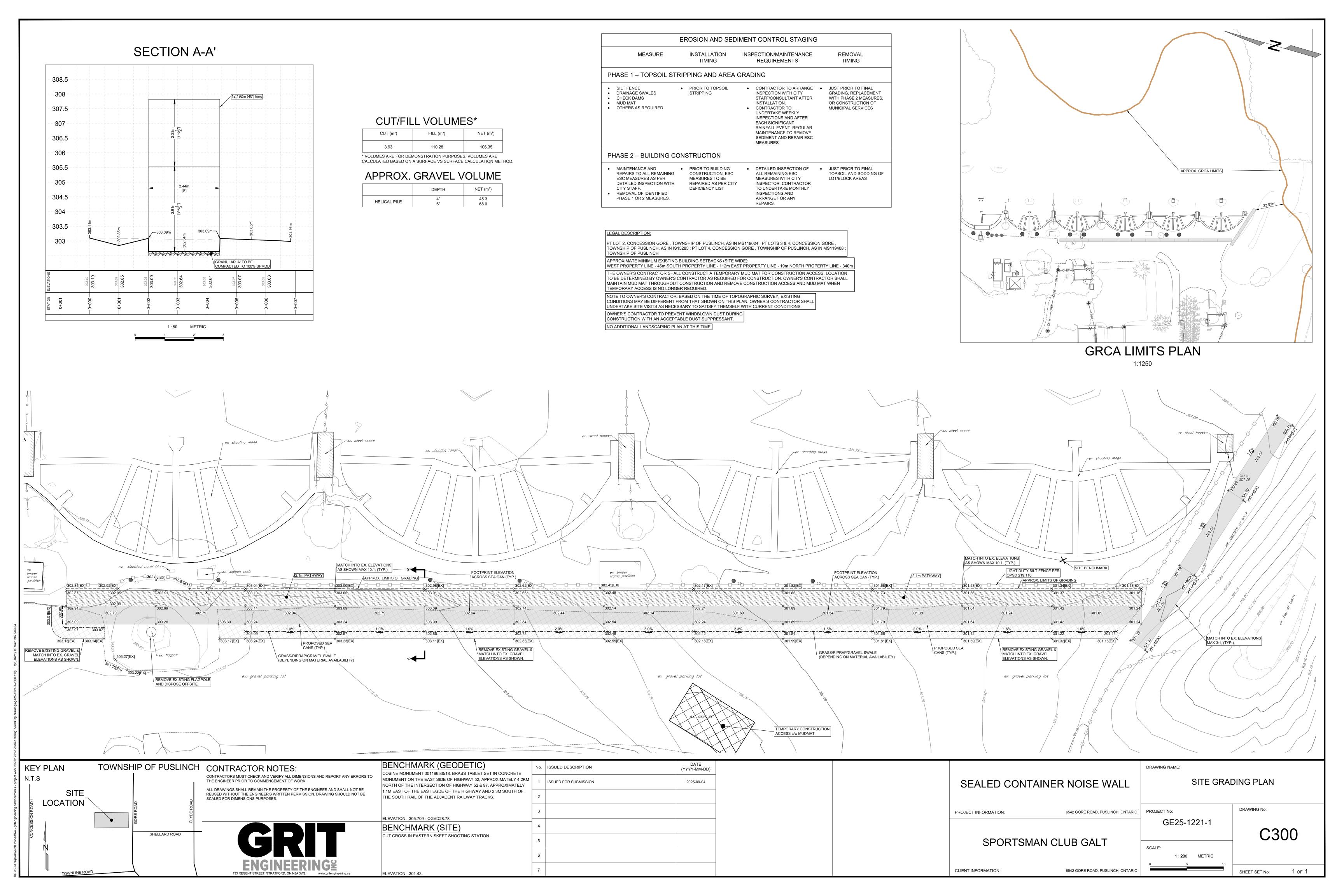
200

300

400 m

100

0





SCG

Sealed Container Noise Wall Elevation and Line of Sight

Legend



Sealed Container Wall with
Top Wall Elevations (m)



Off-Site Building



Location of Photos (Attached)
Reference number indicated

DTM

 Approx. Ground Elevation (m) (LIDAR)

DSM

 Approx. Tree Top Elevation (m) (LIDAR)

0 50 100 150 200 m















Baker Planning Group PO Box 23002 Stratford Stratford, ON N5A 7V8



File No.: 2025-29

September 12th, 2025

Ms. Justine Brotherston Interim Director of Corporate Services/Municipal Clerk Manager of Corporate Services/Deputy Clerk Township of Puslinch 7404 Wellington Rd 34 Puslinch ON NoB 2Jo

RE: Minor Variance Application
The Sportsman's Club Galt Ltd.
6542-6584 Gore Road, Township of Puslinch, County of Wellington

On behalf of The Sportsman's Club Galt Ltd. ("Owner"), we are pleased to submit a Minor Variance Application ("Application") for land known municipally as 6542-6584 Gore Road, Township of Puslinch, County of Wellington ("Site"). The Site is legally known as Part Lot 2, 3 and 4, Concession Gore, Township of Puslinch, Wellington County.

The purpose of the Application is to permit the construction of a noise wall, comprised of stacked sealed containers for the trap/skeet area on the Site ("Proposed Development"). The proposed noise wall will be constructed on a portion of the Site that is already developed for use by the club.

The Sportsmen Club Galt has continuously operated on the Site since its founding in 1954 and provides for the recreational and professional use of guns, with target practice areas. The Sportsmen Club Galt also offers archery and fishing on the Site. There are approximately 2,000 members, and the facility operates as follows:

- Rifle and handgun areas are open weekdays from 9 am to dusk, except the handgun area remains open until 8 pm on Wednesday. Weekends are open from 9 am to 5 pm.
- The trap/skeet ranges are open from 9 am to 8 pm on Wednesday and 9 am to 5 pm on the weekends.
- Indoor range, archery and fishing are open to members with a keycard access anytime.

During operational hours for the clay sections and rifle/handgun sections, there is a range between four (4) and seven (7) employees on the property. Based on the draft Shooting Range By-law, these operational hours may change.

The Site is 97.57 hectares in size and has 808 meters of frontage on Gore Road. There are two vehicular accesses from Gore Road that connect to the existing gun club on the Site. The majority of the Site has been retained in a natural state, with wooded areas, a watercourse and a wetland. There is a concentration of buildings and structures around the clay section, including an office and indoor target areas.

The Site is generally located in an agricultural area and is outside a defined settlement area. Surrounding land uses include agricultural uses and rural residential properties. The Cambridge Golf Club is located to the south of the Site, as well as a railway line.

The Site is delineated as follows in the applicable planning documents:

County of Wellington Official Plan, 1999

- Designated as "Secondary Agricultural", "Core Greenlands" and "Greenlands" on Schedule B7 (Land Use – Puslinch)
- Paris and Galt Moraine Policy Area on Schedule C7 (Source Water Protection Puslinch)

Township of Puslinch Zoning By-law No. 023-18

• Zoned "Agricultural Site-specific Zone (A(sp4))" and "Natural Environment" with an Environmental Protection Overlay

Grand River Conservation Authority

• A portion of the Site is located within the Regulated Area and identified as "wetland", "slope valley", "regulated watercourse", and "floodplain"

Minor Variance Application

The purpose of the Minor Variance Application is to provide greater clarity on the accessory structure permissions within the Puslinch Zoning By-law to permit the proposed construction of a noise wall, using sealed containers. As confirmed by GRIT Engineering, sealed containers are an accepted and effective material for a noise wall and attenuate noise levels. The sealed containers will solely be used for noise attenuation and not for storage purposes.

While the A(sp4) Zone permits accessory structures on the Site, and the proposed noise wall is clearly accessory to the permitted use, there are general provisions in Section 4.24 to regulate the use of sealed containers for storage purposes. Through discussions with Township staff, it was determined prudent to seek a variance from Section 4.24 to permit the use of sealed containers as an accessory structure for noise attenuation. Through the variance, specifications can also be included related to the overall height of the proposed accessory structure.

As such, based on the foregoing, the following variances are requested:

Notwithstanding Section 4.24 and 4.4 of the Zoning By-law, sealed containers may be used for the
purposes of accessory structures to provide noise attenuation and are exempted from the provisions
in Section 4.24.2, provided the shipping containers do not exceed a height of 8 metres.

Noise Evaluation

The Owners retained GRIT Engineering to design noise mitigation for the Trap/Sk1eet Range Area. The noise assessment utilized the criteria obtained from the Corporation of the Township of Puslinch draft Bylaw to regulate, prohibit, and otherwise control noise from shooting ranges in the Township of Puslinch (Draft Shooting Range By-Law). According to the Draft By-Law the maximum permitted sound level is 70



dBAI Logarithmic Mean Impulse Sound Level (LLM). The proposed noise wall, utilizing sealed containers, was determined to be an effective form to attenuate noise in the area of the Trap/Skit Range to meet the Draft By-law.

As illustrated on the attached sketch, the sealed container wall is 146.4 metres in length in a north-south direction and 36.6 metres in length in a northwest and southwest direction. The wall will have an overall height of 5.18 metres from finished grade.

GRIT has also prepared a visual assessment of the proposed noise wall from surrounding residential properties. The visual assessment includes the elevation of existing structures, the height of the treed areas, and the sight line between the proposed noise wall and the residential use to the southwest. The adjacent residential property to the southwest is at an approximate grade elevation of 295.9 metres ASL and has a wide tree stand located on the boundary between the Site and the residential property. The estimated height of the boundary trees is 313.8 metres ASL. In addition to the buffering with a large tree stand, the proposed noise wall is approximately 200 metres (650 feet) from the residential property. There is also a raised grade on the Site and a building between the noise wall and the residential property. Based on the foregoing, it is anticipated that the noise wall will have very limited, if any, visibility from the adjacent residential property.

Land Use Planning Framework

The following section outlines the applicable land use policy framework for the proposed Minor Variance Application.

Provincial Planning Statement, 2024

The Provincial Planning Statement ("PPS"), 2024, is a province-wide policy document that sets the foundation for regulating development and land use. The PPS is issued under Section 3 of the Planning Act. The PPS "sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians." The document is to be read in its entirety, and all relevant policies must be considered. Municipal official plans are the most important vehicle for implementing the PPS and achieving comprehensive, integrated, and long-term planning.

The Site forms part of the "Rural Area" and is defined as Rural Lands. Section 2.5.1 of the PPS states that rural areas shall be supported by, amongst others:

- 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;
- g) conserving biodiversity and considering the ecological benefits provided by nature; and
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

Permitted uses on rural lands include resource-based recreational uses and other rural land uses (Section 2.6.1).

Policies related to the natural environment are provided in Section 4.1 of the PPS. Natural features and areas shall be protected for the long term. Development and site alteration are not permitted in significant woodlands, significant wetlands, and significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Section 5.2 of the PPS addresses floodplains and flooding risks, stating that development and site alteration shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

In our professional opinion, the Minor Variance is consistent with the PPS, supporting a long-established recreational use, while ensuring matters related to land use compatibility with surrounding sensitive land uses are addressed. The proposed noise wall is located outside of the defined natural heritage features and areas identified by the GRCA as floodplain.

County of Wellington Official Plan, 1999

The Site is designated as "Secondary Agricultural", "Core Greenlands" and "Greenlands" on Schedule B7 (Land Use – Puslinch) to the County of Wellington Official Plan ("OP"). Schedule C7 also identifies the Site as forming part of the "Paris and Galt Moraine Policy Area".

The OP is based on the following concepts: sustainable development, land stewardship, healthy communities, and complete communities. Within the concept of healthy communities, the OP promote social, physical and mental well-being as well as accessible recreational opportunities for people of all ages, abilities and incomes. Furthermore, the reduction of stress of daily living is a goal of the OP.

The area in which the new structure is proposed on the Site is designated as "Greenlands"; as such, this Planning Justification Letter focuses on these policies. The Greenlands System are identified as providing visual pleasure, tranquility, recreation and renewal to human health and wellbeing.

Section 5.5 of the OP states that "Greenlands":



Other significant natural heritage features, including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links, are also intended to be afforded protection from development or site alteration which would have negative impacts.

These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.

Within the "Greenlands" designated, permitted uses and activities may include agriculture, existing uses, and passive recreation. Based on the foregoing, the existing use of the Site for the purposes of a gun club with associated outdoor passive recreational uses is permitted. The proposed noise wall is an accessory structure to a permitted use.

Section 4.9.7 of the OP sets out the policies related to the Paris and Galt Moraine Policy Area, which has unique landforms. The policies are designed to protect moraine processes and features, and promote stewardship activities on the moraines that maintain, restore, or enhance groundwater and surface water resources. Section 4.9.7.2 b) permits small-scale development that does not rely on significant site alterations. Best practices for alterations will be required to reduce or eliminate cut and fill activities that would fill in land surface depressions. The proposed noise wall is to be constructed on a portion of the Site that is already altered and is comprised of gravel and manicured lawn.

Township of Puslinch Zoning By-law No. 023-18

The Township of Puslinch Zoning By-law No. 023-18 ("By-law") zones the Site as "Agricultural Site-specific Zone (A(sp4))" and "Natural Environment" with an Environmental Protection Overlay. The portion of the Site proposed to accommodate the noise wall is zoned A(sp4) with the Environmental Protection Overlay.

Township staff confirmed on June 11, 2025 that the "existing single detached dwelling, shooting range, hall for meetings and banquets, Sportsmen's private club, and up to 20 seasonal tourist trailers are permitted under the A(sp4) Zone."

The proposed noise wall is an accessory structure to the permitted use on the Site. The By-law defines an "accessory structure" as a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building on the same lot.

Accessory structures are related through Section 4.4 of the By-law. The following provisions apply (Section 4.4.2):

- a) No accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.
- b) No accessory building or structure shall be used for human habitation or as a home business, unless expressly permitted by this By-law.
- c) No accessory building or structure or part thereof shall be located within:
 - a. an easement that is in favour of a public authority;



- b. a sight triangle; or
- c. One (1) metre from the principal building on the lot.

With respect to the use of shipping containers, Section 4.24 of the By-law states that they may be used as an accessory structure for storage in the A Zone, subject to the following:

- a) Shipping containers shall only be permitted on a lot with a minimum area of 0.4 hectares.
- b) A maximum of one shipping container shall be permitted per 0.4 hectares of lot area to a maximum floor area of 255 m2 of all shipping containers on any one lot.
- c) Shipping containers shall only be permitted in a rear yard and shall not be permitted in a required parking area.
- d) Shipping containers shall only be permitted where an outdoor storage area or outdoor storage use is also permitted.
- e) Shipping containers in an Industrial Zone shall be screened from the street frontage and buildings on abutting lots.
- f) Shipping containers shall not be permitted any closer than 10 metres to a lot containing residential uses or zoned for residential use.
- g) Shipping containers shall not be used for human habitation.
- h) The maximum size of a shipping container permitted shall be 51 m2
- i) Shipping containers shall be subject to the maximum lot coverage requirements for accessory buildings, as per Table 4.1 of this By-law.
- j) On any lot zoned Agricultural, a minimum of 75 percent of all shipping containers, based on floor area, shall be located within 50 metres of an agricultural building or structure.

The Environmental Protection Overlay corresponds to the Greenlands designation in the OP and indicates that a physical feature is present that may require further review or permissions prior to development approvals or the issuance of a building permit.

In our professional opinion, the construction of an accessory structure is permitted on the Site, and the noise wall is supportive of, and accessory to, the existing recreational use. The Minor Variance seeks to provide greater clarity on the use of shipping containers as an accessory structure and to ensure that they are not used for storage purposes.

Based on the foregoing, the Minor Variance is proposed as follows:

Notwithstanding Section 4.24 and 4.4 of the Zoning By-law, shipping containers may be used for the purposes of accessory structures to provide noise attenuation and are exempted from the provisions in Section 4.24.2, provided the shipping containers do not exceed a height of 8 metres.

Grand River Conservation Authority

A portion of the Site is located within the Regulated Area and identified as "wetland", "slope valley", "regulated watercourse", and "floodplain". The area proposed for the accessory structure is located outside



the Regulated Area of the GRCA and therefore requires no further assessment related to the conservation authority.

Four (4) Tests of Minor Variance

Per Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, there are four (4) tests to be evaluated when considering a Minor Variance Application. The following section outlines the four (4) tests and provides an analysis in relation to the variances being sought by the Owner.

1. Is the application minor?

It is our professional opinion that the requested variance is minor in nature. As noted, the Zoning Bylaw permits accessory uses on the Site, and the proposed noise wall is clearly accessory to the permitted use. The Minor Variance does not alter the range of permitted uses on the Site, solely the material and form of the proposed accessory structure (noise wall).

The proposed wording for the variance ensures that a new structure cannot be used for storage purposes and provides for clear parameters on overall height.

The Noise Opinion Letter and associated visual assessment have confirmed that the proposed noise wall will not be visible from the surrounding residential properties, as well as the municipal road (Gore Road).

The Owner will submit a Site Plan Application and Building Permit Application to address matters such as grading, stormwater management, and structural integrity.

2. Is the application desirable for the appropriate development of the lands in question?

It is our professional opinion that the application facilitates the desired and appropriate development of the Site by providing for noise attenuation, thereby bringing the Site into compliance with the draft Township of Puslinch's Shooting Range By-law. The proposed noise wall will provide for a net improvement to the surrounding land uses.

The noise wall will not be visible from surrounding properties, and the required Site Plan Application will ensure that there are no negative impacts related to grading and drainage.

3. Does the application conform to the general intent of the Zoning Bylaw?

In our professional opinion, the Minor Variance meets the general intent of the Zoning By-law. The existing use is permitted, in addition to structures accessory to the permitted use. The variance is scoped to permit the accessory structure to be constructed of shipping containers, which has not yet been contemplated in the By-law.



In our opinion, there is no expressed prohibition on using shipping containers for the accessory structure, and the variance provides greater clarity on its permission, intent of use and height.

4. Does the application conform to the general intent of the Official Plan?

In our professional opinion, the Minor Variance conforms to the general intent of the Official Plan, which promotes recreation opportunities in the rural areas for Puslinch residents. The proposed noise wall will provide for the continued use of the Site for recreational purposes, while providing for noise attenuation to surrounding residential properties.

The proposed structure is located outside the Regulated Area of the GRCA and is located on a developed portion of the Site. The structure has a greater physical separation to existing natural features than existing development on the Site.

Summary

In support of the Applications, please find attached the following documents:

- The completed and executed Minor Variance Form (CloudPermit);
- The Noise Opinion Letter, prepared by GRIT Engineering and dated September 12th, 2025; and,
- Noise Wall Elevation and Site Line Analysis, prepared by GRIT Engineering.

We trust the submission can be accepted and circulated for review. If you have any questions or comments, please don't hesitate to let us know, and we will be happy to discuss them further.

Kind regards,

Caroline Baker, MCIP, RPP Principal

c.c. Owners



6542-6584 Gore Rd - Minor Variance Application

Comments Received

By-law/ Fire/Public Works: no comments

Building: From a building code perspective, the building department has no objections to the use of shipping containers as a noise wall.

Technical comments on its design will be made under the site plan application.

Source Water: Section 59 notice

County Planning: see attached letter

GRCA: no objection

NPG Planning Solutions: part of recommendation report



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 6th, 2025

BY E-MAIL

Monika Farncombe, Secretary-Treasurer Committee of Adjustment Township of Puslinch 7404 Wellington Rd 34 Puslinch, ON NOB 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance - D13/FIS

Sportsman Club Galt 6542-6584 Gore Rd. Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

Section 4.24: to permit the use of shipping containers for the purpose of a noise attenuation barrier of a maximum height of 8 metres.

The subject lands are designated as Secondary Agriculture, Greenlands, and Core Greenlands in the County Official Plan. The subject lands are within the Paris Galt Moraine Policy Area. Identifying features include provincially significant wetlands, Grand River Conservation Authority (GRCA) flood plain and hazards, significant woodlands, GRCA significant ecological areas, GRCA wetlands, Area of Natural and Scientific Interest (Life Science), as well as environmentally sensitive areas (Galt Creek and Forest).

Planning staff note that the proposed minor variance would facilitate the construction of noise wall comprised of stacked sealed shipping containers for the trap/skeet area on the site. It is understood the container wall is 146.4 m in length in a north-south direction and 36.6 m in length in a northwest and southwest direction with an overall height of 5.18 m. The proposed location of the noise wall is within a the Greenlands System designation within an environmentally sensitive area (Galt Creek and Forest). Section 5.5.5 Environmentally Sensitive Areas of the County Official Plan directs that environmentally sensitive areas are to be protected from development or site alteration that would negatively impact them or their ecological functions. Further, section 5.6 Development Control is applicable.

The Township will need to be satisfied that the proposed minor variance maintains the general intent and purpose of the County of Wellington Official Plan, including the Greenlands System policies identified. The Township may wish to have an ecologist review the proposal.

It is noted that the subject lands are regulated by Grand River Conservation Authority (GRCA). Any comments received from GRCA should be adequately addressed.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Allie Gorman, MSc Junior Planner Joanna Henderson, RPP MCIP Senior Planner



Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

September 29, 2025 via email

Monika Farncombe Township of Puslinch 7404 County Road 34 Puslinch, Ontario, NOB 2J0

Dear Monika Farncombe,

Re: Minor Variance & Site Plan Applications

6542-6584 Gore Road, Puslinch Owner - The Sportsman's Club Galt Ltd. Agent - Baker Planning Group c/o Caroline Baker

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Minor Variance & Site Plan Applications to permit the construction of a noise wall, comprised of stacked sealed containers for the trap/skeet area on the site.

Recommendation

The GRCA has no objection to the approval of the Minor Variance and Site Plan Applications.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Cover Letter, prepared by Baker Planning Group., dated September 12, 2025;
- Site Grading Plan, prepared by Grit Engineering, dated September 4, 2025;

GRCA Comments

GRCA staff have 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 our office indicates that the subject property contains a regulated watercourse, a wetland, slope valley and their associated regulated allowances. A copy of our resource mapping is attached to this letter. Due to the presence of these features, a portion of the subject property is regulated by the GRCA under Regulation 41/24 (Prohibited Activities, Exemptions, and Permits Regulation). Any development activity or site alteration within the regulated area requires prior written approval from the GRCA.

Based on the documents provided, we understand that the proposed development involves stacking sealed containers to be used as a noise wall for the trap/skeet area on the site. We also understand that the sealed containers are located outside the GRCA regulated area. GRCA staff do not anticipate any negative impacts on natural hazard as a result of the proposed development.

This is considered a 'minor' minor variance and 'minor' site plan application. Consistent with GRCA's 2023-2025 fee schedule, the applicant will be invoiced \$465 for our review of these applications.

Should you have any questions, please contact me at 519-621-2761 extension 2231 or iezorlu@grandriver.ca

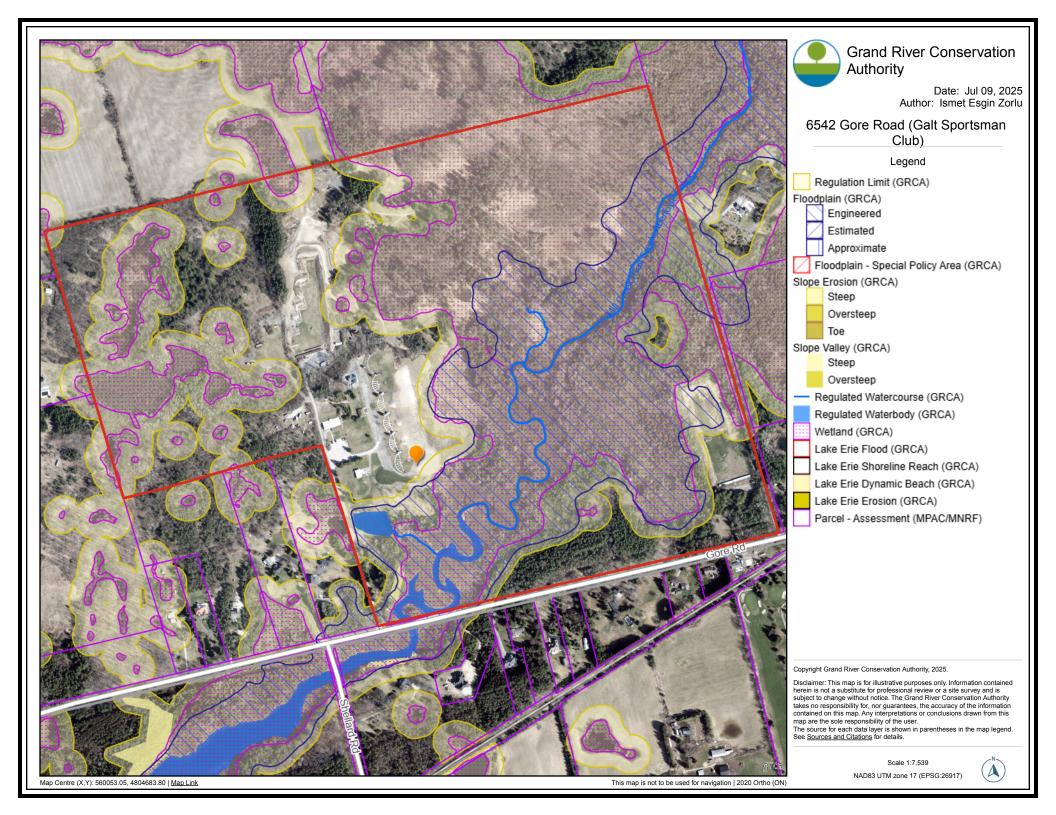
Sincerelya

Ismet Esgin Zorlu Resource Planner Grand River Conservation Authority

Enclosed: GRCA Map of Property

Copy: The Sportsman's Club Galt Ltd., owner – (via email)

Baker Planning Group c/o Caroline Baker, agent – (via email)







Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the Clean Water Act, Section 59 (2) (a)

Notice Number: PUS-S59-25-010

Description and Date of Application/Supporting Documents: Minor Variance, September

30, 2025 / Application Documents, SWP Screening Form, WHPA Maps

Applicant: Caroline Baker Email:

Roll Number: 230100000300100 WHPA: IPZ-3, WHPA-B, WHPA-C, WHPA-D, WHPA-

Q1, WHPA-Q2

Vulnerability Score: 8, 6, 4, 1 Threats: Handling of A Dense Non Aqueous Phase Liquid

(DNAPL), Storage of A Dense Non Aqueous Phase Liquid (DNAPL)

Property Address: 6542-6584 Gore Rd **Town:** Puslinch

Municipality: Township of Puslinch Province: Ontario

Postal Code: N1R 8K2

Source Protection Plan: Grand River Drinking Water System: N/A

Property Owner Information

Name: James Fisher

Mailing Address: P.O. Box 26076 Town: Mississauga RPO Churchill

Province: Ontario Postal Code: L5L 5W7

Phone: Email:





This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Minor Variance application submitted for 6542-6584 Gore Rd. Based on the application and submitted documents, the activities proposed at the subject property could be considered a significant drinking water threat. Detailed comments will be provided during the Site Plan stage, at which point it will be determined whether Section 57 or 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to deem the Minor Variance application complete is being provided.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.





If you require further information, please contact the undersigned.



Sep 30, 2025

Kyle Davis, Risk Management Official 519-846-9691 ext. 362 kdavis@centrewellington.ca

Attachment(s): WHPA Map(s)

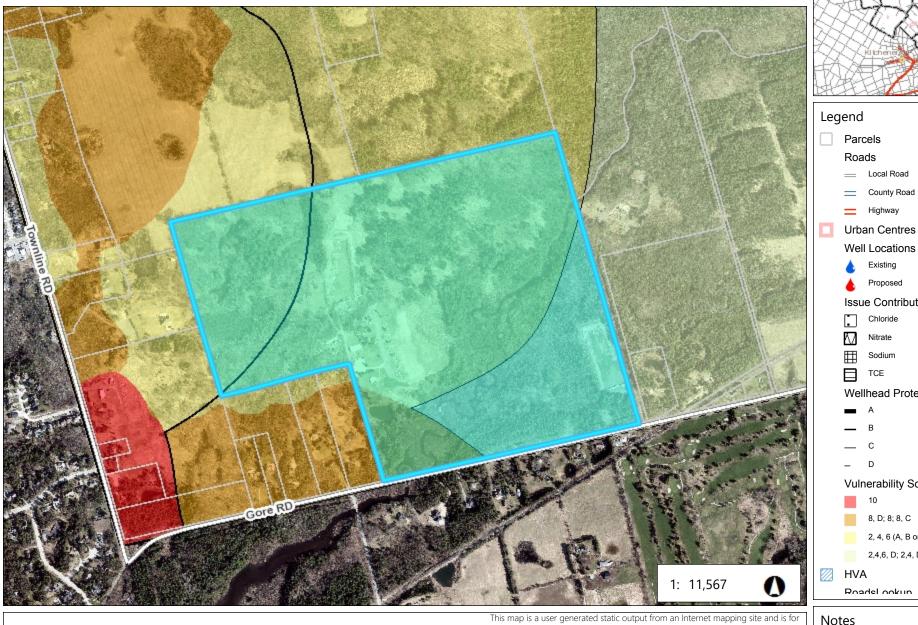




Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



6542-6584 Gore RD, Puslinch



0.6 Kilometers

reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Urban Centres and Hamlets

Issue Contributing Area

Wellhead Protection Area

Vulnerability Score

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,

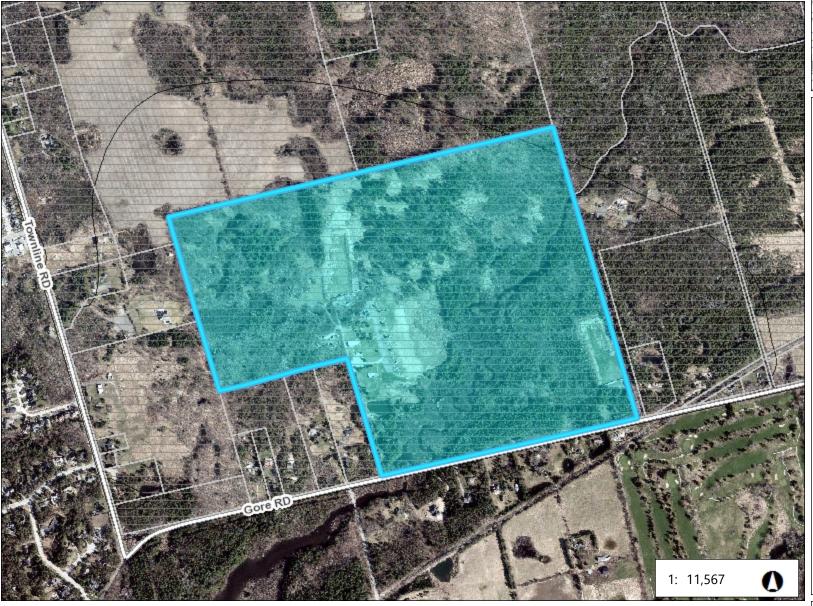
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0.29

0.6



6542-6584 Gore RD, Puslinch - Quantity



Legend

Parcels

Roads

___ Local Road

County Road

Highway

Urban Centres and Hamlets

Well Locations

Existing

Proposed

WHPA Q1_Q2_Boundary
WHPA Q1_Q2

WHPA QI_Q

Approved

Draft

SGRA

Intake Protection Zone_Q
RoadsLookup

Prime Agriculture

0.6 0 0.29 0.6 Kilometers

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Notes

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