



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 7, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_6wzmTZl_Rg2zsmHBCkD9Dw

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 613 209 3054 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

Webinar ID: 831 7180 3680

Passcode: 001489

International numbers available: <https://us02web.zoom.us/j/ker9Ayeujd>

A G E N D A

DATE: Wednesday October 7, 2026

PUBLIC INFORMATION MEETING: 6:00 P.M.

Order of Business:

1. **Call the Meeting to Order**
2. **Disclosure of Pecuniary Interest & the General Nature Thereof**
3. **Purpose of Public Meeting**
4. **Reports/Applications**
 - 4.1. **Zoning By-law Application D14-SNY (Snyder) – property location known as 339 Downey Road, Township of Puslinch**
 - 4.1.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
 - 4.1.2. Staff Public Meeting Report
 - 4.1.3. Agency Comments – None
 - 4.1.4. Written Public Comments – None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 7, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

4.2. Zoning By-law Application D14-KUK (Kukovika) – property subdivision known as Kukovika subdivision, Township of Puslinch

- 4.2.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
- 4.2.2. Staff Public Meeting Report
- 4.2.3. Agency Comments – None
- 4.2.4. Written Public Comments

4.3. Zoning By-law Application D14-HAS (Hasnas) – property location known 7248 Gore Road (Emerald Lake), Township of Puslinch

- 4.3.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
- 4.3.2. Staff Public Meeting Report
- 4.3.3. Agency Comments
- 4.3.4. Written Public Comments – None

5. Adjournment



J. R. FINNIE O.L.S.
SCALE: 1:500 METRIC



DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY
OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND
RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL
OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

A map showing the location of the subject property. The map includes labels for 'PIONEER TRAIL', 'LAIRD ROAD WEST', 'CONNS ROAD', and 'Hwy. 6'. A line points from the text 'SUBJECT PROPERTY' to a specific location on Conns Road.

BED FOR #339 DOWNEY LOCATED BY GROUND PENETRATING RADAR (GPR)
LOCATION IS APPROXIMATE, BASED ON INTERPRETATION OF SIGNALS.
BED FOR #341 DOWNEY LOCATED BY INTERPRETATION OF SEPTIC INSTALLER
NOTES AND MAP. LOCATION OF BED FROM FIELDWORK JANUARY 6, 2026.

[illegible]

I CERTIFY THAT:

1. THIS SURVEY WAS COMPLETED ON JANUARY 6, 2026.

APRIL 7, 2026

DATE _____

J. R. FINNIE
ONTARIO LAND SURVEYOR

CLIENTS: ROBERT SNYDER, LYNN CILLES, ESTATE STANFORD ROBERT SNYDER



SERVING
ONTARIO
SINCE 1981

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0

PH (519) 833-2380 FAX (519) 833-0208
EMAIL: rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: i

PROJECT: 26-2360SPREV

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE
PURPOSE INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PROTECTED BY
COPYRIGHT.

© J. R. FINNIE O.L.S. – 2026



REPORT COR-2026-055

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: October 7th, 2026

SUBJECT: Zoning By-law Amendment Application
339 Downey Rd
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 339 Downey Rd, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on July 15, 2026 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 339 Downey Rd to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Statutory notice of complete application and public information statutory notice was circulated in Wellington Advertiser on July 17, 2026
- Circulate the statutory notice of complete application to properties within a 120 metre buffer, in addition to all required agencies on July 17, 2026
- Circulate the public meeting statutory notice to properties within a 120 metre buffer, in addition to all required agencies on September 14, 2026
- Statutory notice of public information statutory notice was circulated in Wellington Advertiser on September 17, 2026
- Application was presented to Planning and Development Advisory Committee for comments September 8, 2026
- Public Information Meeting – October 7, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements County

of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – NPG Planning Solutions D14-SNY Public Information Meeting Report

Respectfully submitted,

Reviewed by:

**Monika Farncombe,
Planning and Corporate Services
Coordinator**

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Max Fedchyshak,
Planning Lead & Partner
NPG Planning Solutions Inc.

Subject: Public Information Meeting
Zoning By-law Amendment Application D14-SNY
339 Downey Road, Puslinch

Meeting Date: October 7, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Conceptual Site Plan provided by Applicant
3 - Draft Zoning By-law Amendment provided by Applicant

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment application (the “Application”) for lands municipally known as 339 Downey Road (the “Subject Lands”). The purpose of the Zoning By-law Amendment is to amend Township of Puslinch Comprehensive Zoning By-law No. 023-18 to provide relief for the reduced lot frontage and to permit two detached dwellings on the severed parcel while prohibiting future residential use on the retained parcel. The Application has been submitted to fulfill the conditions of Consent Application B94-24, which was provisionally approved to sever an approximately 1.4 hectare parcel containing two detached residential dwellings from the retained agricultural lands.

A Public Meeting is scheduled for October 7, 2026. This report provides a preliminary overview of the proposal, highlights applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment application be received for information.

INTRODUCTION

The Subject Lands feature frontages on both Downey Road to the east and Laird Road West to the south. The Subject Lands feature an approximate area of 47.6 hectares with an irregular shape. The Lands are legally described as Part of Lots 14 & 15, Concession 5, save and except Part 2, 61R-162 Township of Puslinch. On December 5, 2024, the Subject Lands have received conditional consent approval to sever a residence surplus to a farm operation (B94-24). The proposed Severed Parcel contains the existing two (2) single detached dwellings, septic systems and driveway. The proposed Retained Parcel contains a driveshed, barn and holding pen. The barn and driveshed are proposed to be removed.

In the southeastern portion of the Subject Lands is a wetland regulated by the Grand River Conservation Authority (GRCA).

Surrounding land uses consist of residential uses to the north within the City of Guelph, agricultural uses to the west and south, and employment uses to the east within the City of Guelph. An aerial of the property is included as **Attachment 1**.

PURPOSE

The purpose of the Zoning By-law Amendment application is to fulfill the conditions of Consent Application B94-24. The consent application proposed to sever an approximately 1.4-hectare parcel from the remaining approximately 47-hectare agricultural property. As a condition of consent, the owner is required to obtain zoning compliance for both the retained and severed parcels. A Sketch showing the proposal is included as **Attachment 2**.

Specifically, the application proposes to:

- permit two detached dwelling units on the severed parcel;
- recognize the reduced lot frontage of the severed parcel; and

- prohibit future residential use on the retained parcel.

Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report. The Draft Zoning By-law Amendment is included as **Attachment 3**.

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Planning Justification Brief prepared by J.L Cox Planning Consultants Inc., dated May 27th, 2026;
- PIN Map and Parcel Registers;
- Land Transfer Documents;
- Pre-Development Site Plan prepared by J. R. Finnie Ontario Land Surveyor, dated 2026;
- Reference Plan 61R-23153 prepared by J. R. Finnie Ontario Land Surveyor, dated January 22nd, 2025;
- Draft Zoning By-law prepared by prepared by J.L Cox Planning Consultants Inc;
- Sketch of Surplus Farm Dwelling for Severance Compliance prepared by J. R. Finnie Ontario Land Surveyor, dated April 7th, 2026;
- Correspondence from J.L Cox Planning Consultants dated August 6, 2026.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within Rural Areas, specifically Prime Agricultural Areas and contain natural heritage features and areas as per the Provincial Planning Statement, 2024 (PPS). The Subject Lands are designated as Prime Agricultural and Core Greenlands as per Schedule B7: Puslinch (Land Use) of the Wellington County Official Plan (County OP).

The following policies apply:

Provincial Planning Statement (2024)

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

c) accommodating an appropriate range and mix of housing in rural settlement areas;

d) using rural infrastructure and public service facilities efficiently;

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

9. Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.

4.3 Agriculture

4.3.2. Permitted Uses

3. New land uses in prime agricultural areas, include the creation of new lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

4. A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).

5. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

- a) comply with the minimum distance separation formulae;
- b) are compatible with, and would not hinder, surrounding agricultural operations;
- c) have appropriate sewage and water services;
- d) address any public health and safety concerns;
- e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
- f) minimize land taken out of agricultural production.

Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

4.3.3 Lot Creation and Lot Adjustments

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

- a) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal

approaches that achieve the same objective; and

County of Wellington Official Plan (Last Updated July 2024)

4.3 Farmland Protection

4.3.1 Prime Agricultural Areas

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

4.4 Housing

4.4.6 Additional Residential Units

It is the policy of this Plan to authorize:

b) The use of an Additional Residential Unit in a building or structure ancillary to a single detached dwelling, semi-detached dwelling or rowhouse.

...An Additional Residential Unit will be required to be serviced by appropriate water and wastewater services in a manner that is acceptable to the local municipality...

4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure

Local municipalities shall enact zoning provisions to allow one Additional Residential Unit within a building or structure that is ancillary to a single detached dwelling, semi-detached dwelling or rowhouse, provided that a residential unit does not already exist in an ancillary building on the property. For clarity, an Additional Residential Unit may be permitted as a separate standalone ancillary building or as part of an ancillary building. An Additional Residential Unit is prohibited from being severed from the property, except in accordance with provincial policy.

When developing zoning provisions to address Additional Residential Units in ancillary buildings local municipalities should give consideration to the items listed in section 4.4.6.1. and shall have zoning provisions to address the following in the Rural System:

a) the Additional Residential Unit is located within the main building cluster on the property to minimize land taken out of agricultural production;

- b) *the Additional Residential Unit will be limited in scale; and*
- c) *Minimum Distance Separation formulae is complied with, where applicable.*

4.7 Urban Area Protection

4.7.1 Distinct Urban-Rural Boundary

In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) *prohibits new development adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
- b) *requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formulae.*

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally, the expansion of existing developments may be considered if the overall intent of this section is met.

5.4 Core Greenlands

5.4.1 Wetlands

All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.

6.4 Prime Agricultural Areas

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

- a) *agricultural uses*

d) existing uses

e) single detached homes

h) Additional Residential Units subject to Sections 4.4.6

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

6.4.9 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

10.3 Creating New Lots – Prime Agricultural Land

10.3.1 New Lots

Lot creation in prime agricultural areas will be restricted to the following:

- a) agricultural uses agriculture-related uses*
- b) a residence surplus to a farming operation*
- c) lot line adjustments*
- d) community service facilities*

10.3.4 Residence Surplus to a Farming Operation

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and*
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and*
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and*
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and*
- e) the Minimum Distance Separation formulae will be met, and*
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.*

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

13.3 Zoning By-laws

...Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Zoning By-law Amendment (ZBA) application

According to Schedule 'A' of the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law), the Subject Lands are zoned Agricultural (A), with a portion of the Subject Lands zoned Natural Environment (NE) and Environmental Protection Overlay. There are two existing single detached dwellings on the property, which is not permitted per the Township Zoning By-law. The severed parcel also features a lot frontage of 14 metres which is deficient of the minimum required lot frontage of 25 metres per Section 11.4 of the Puslinch Zoning By-law.

The proposed Zoning By-law Amendment included as **Attachment 3**, would rezone the Severed Parcel from an Agricultural Zone (A) to an Agricultural Site-Specific Zone (A(spXX)) and the Retained Parcel from an Agricultural Zone (A) to an Agricultural Site-Specific Zone (A(spXXX)). For clarity, the portion of lands zoned Natural Environment (NE) and Environmental Protection Overlay on the Retained Parcel is not part of the proposed application.

The following table summarizes the applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

Zone Category	Permitted Uses	Site-Specific Special Provision
A(spXX) – Severed Parcel	• All uses permitted under the Agricultural Zone; and • Two (2) existing dwelling units.	Minimum lot frontage - 14 m

Zone Category	Permitted Uses	Site-Specific Special Provision
A(spXXX) – Retained Parcel	• All uses permitted under the Agricultural Zone; and • A new dwelling unit is prohibited.	None.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) - No outstanding comments.

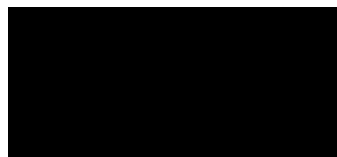
Agency Comments:

- GRCA – No concerns with the application.
- City of Guelph - City Transportation Engineers have reviewed the clarification provided and confirm that the proposed 8.01 m road widening along the west side of Downey Road addresses our 8m road widening requirement. No further concerns with the application

NEXT STEPS

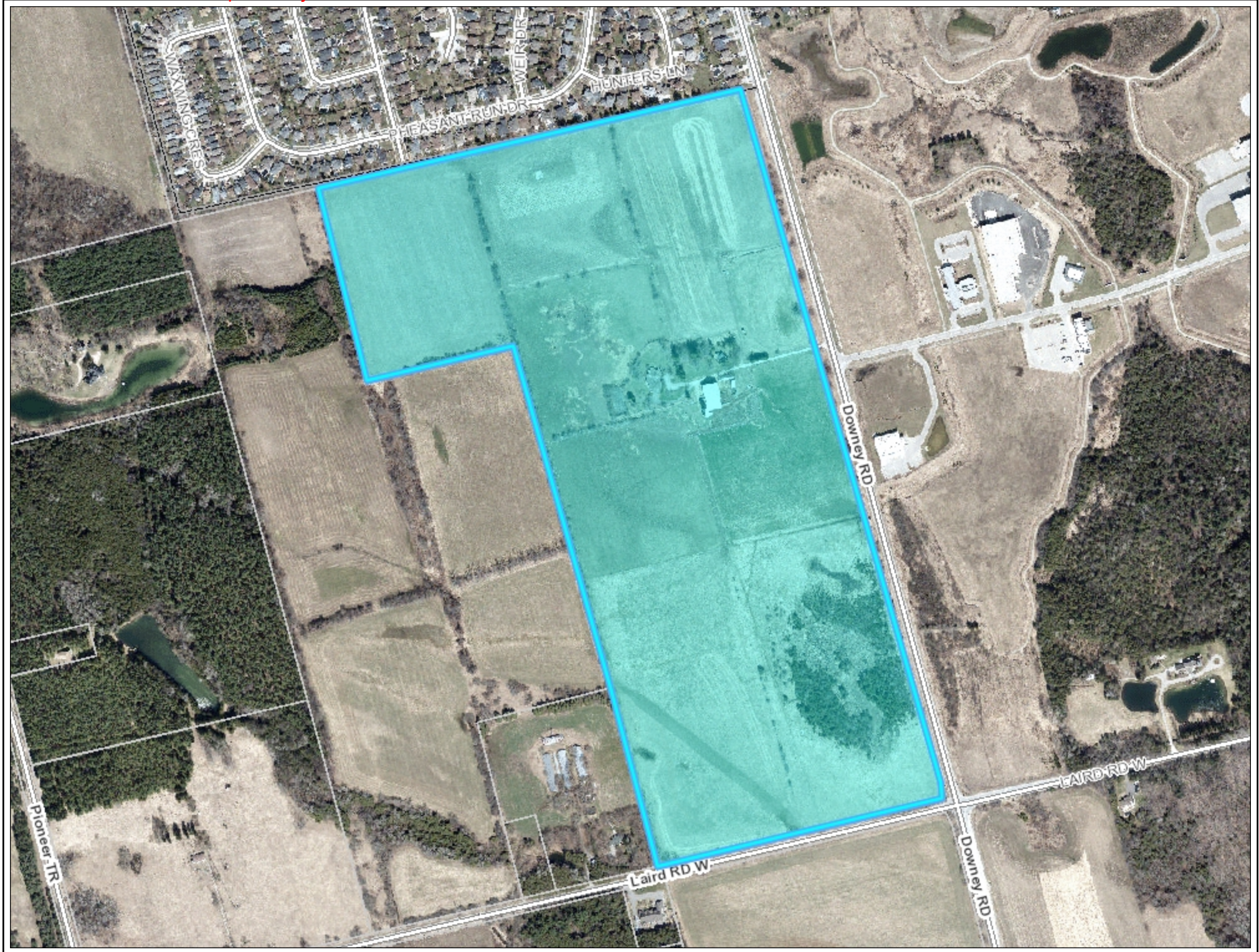
- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

Respectfully Submitted,



Max Fedchyshak, MCIP, RPP
 Planning Lead & Partner
NPG Planning Solutions Inc.
mfedchyshak@npgsolutions.ca

Attachment 1 - Aerial Map of Subject Lands



NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.
NTS DENOTES NOT TO SCALE

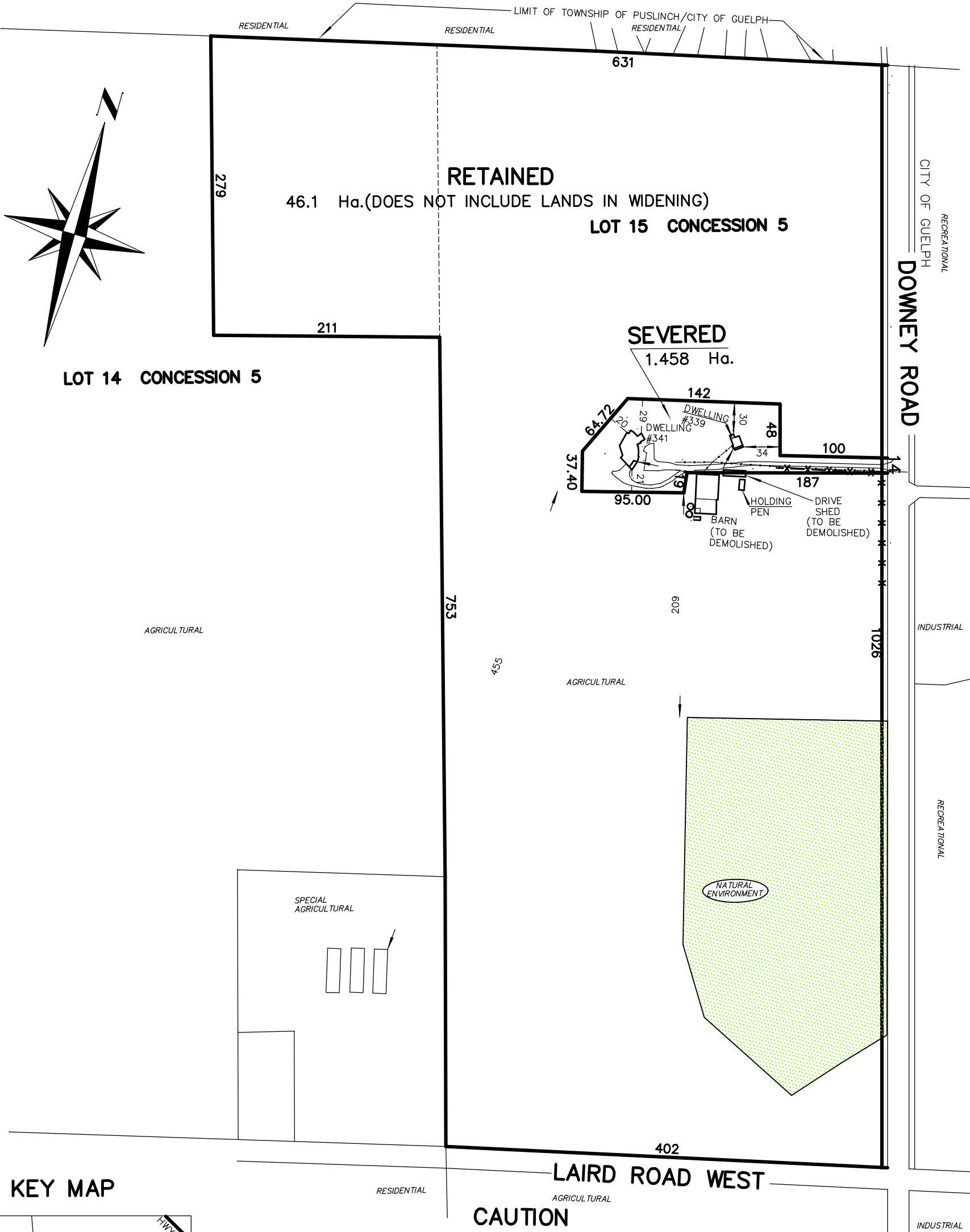
LOCATION

PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

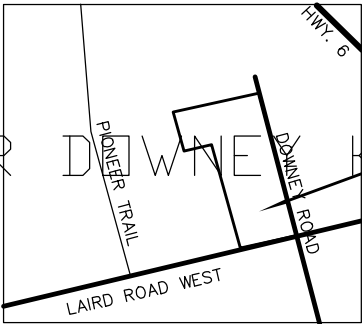
SKETCH SHOWING PROPOSED DEVELOPMENT

J. R. FINNIE O.L.S.
SCALE 1: 4000 METRIC
0 40 80 120 160 METRES

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY MAP



SUBJECT PROPERTY

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

ESTATE STANFORD ROBERT SNYDER

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1T0

PH (519) 833-2380 FAX (519) 833-0208
EMAIL : rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 26-2360SKT

THIS SKETCH IS PROTECTED BY COPYRIGHT.

© J. R. FINNIE O.L.S. - 2026

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NUMBER _____

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 5, Township of Puslinch, County of Wellington from: Agricultural (A) Zone to Specialized Agricultural (A-XYZ) and (A-XXX) Zones as shown on Schedule 'A' of this By-law;
2. THAT for the lands zoned A-XYZ, the following special provisions apply:
 - i) A minimum lot frontage of 14 metres is permitted
 - ii) Two (2) existing dwelling units are permitted
3. THAT for the lands Zoned A-XXX, the following special provisions apply:
 - i) A new dwelling unit is prohibited
4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended.
5. THAT this By-law shall come into force on the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

By-law read a First, Second, and Third Time this of _____, 2026

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 23/18 by rezoning the lands municipally referred to as 339 and 341 Downey Road from Agricultural (A) ZONE to Specialized Agricultural (A) ZONES A-XYZ and A-XXX to implement site specific regulations.

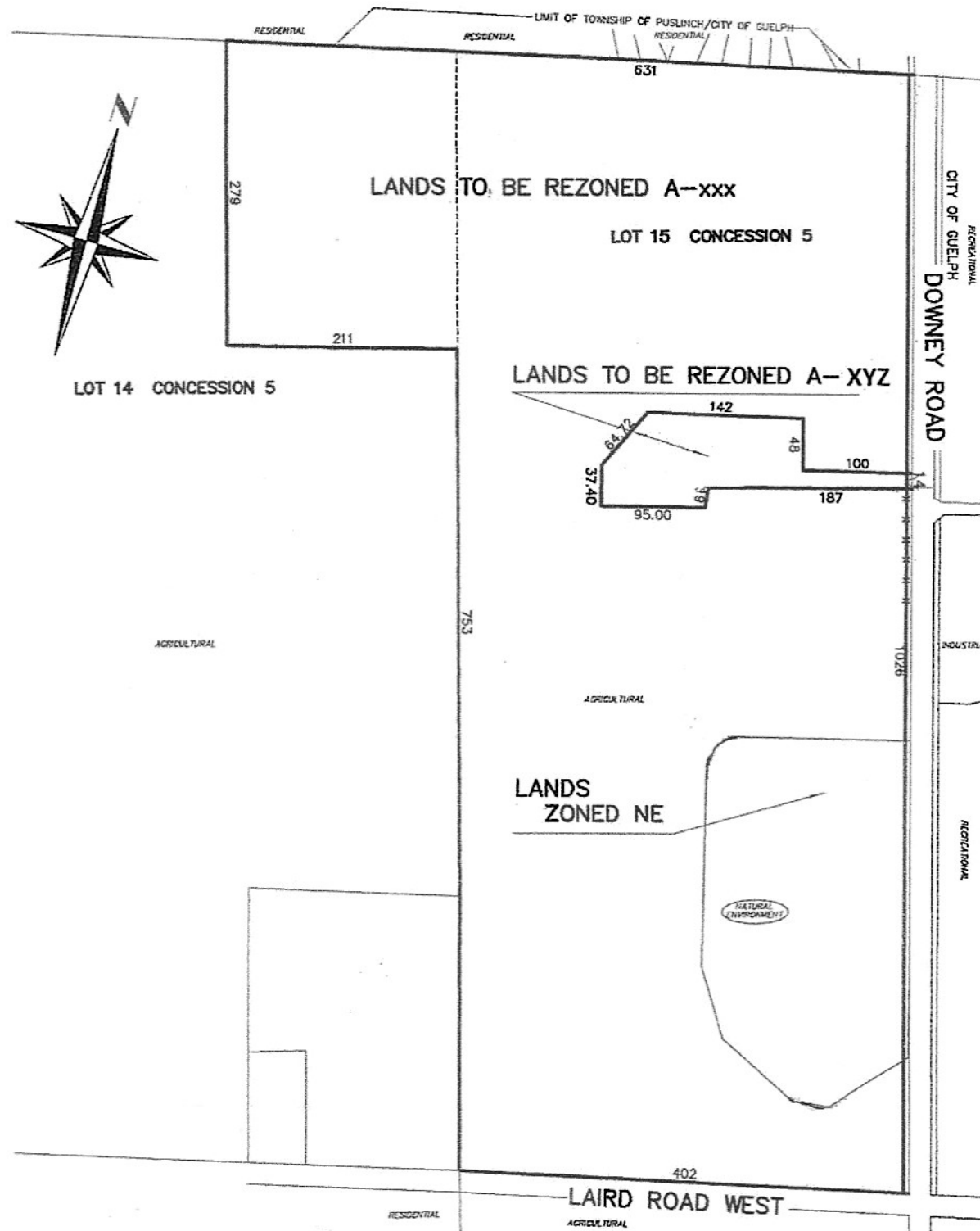
For the lands zoned A-XYZ, a minimum lot frontage of fourteen (14) meters is permitted and two (2) existing dwelling units are permitted.

For the lands zoned A-XXX, a new dwelling unit is prohibited.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law 26-XXXX

SCHEDULE "A"



This is Schedule "A" to By-law 26-XXXX

Passed this XX day of _____, 2026.

Mayor

Clerk

Arkell

OPA - OP-2006-06

ZBA - D14/KUK

Draft Plan of Subdivision – 23T-06003

Project Overview

Township of Puslinch / County of Wellington



Primary Objective

Facilitate the inclusion of the Arkell development within the Hamlet Boundary.

Key Focus Areas

- Reviewing the application history (2006–2021).
- Summarizing progress since Timberworx joined Sloat Construction as part-owner (2022).
- Addressing and resolving remaining technical issues for the 2026 application.

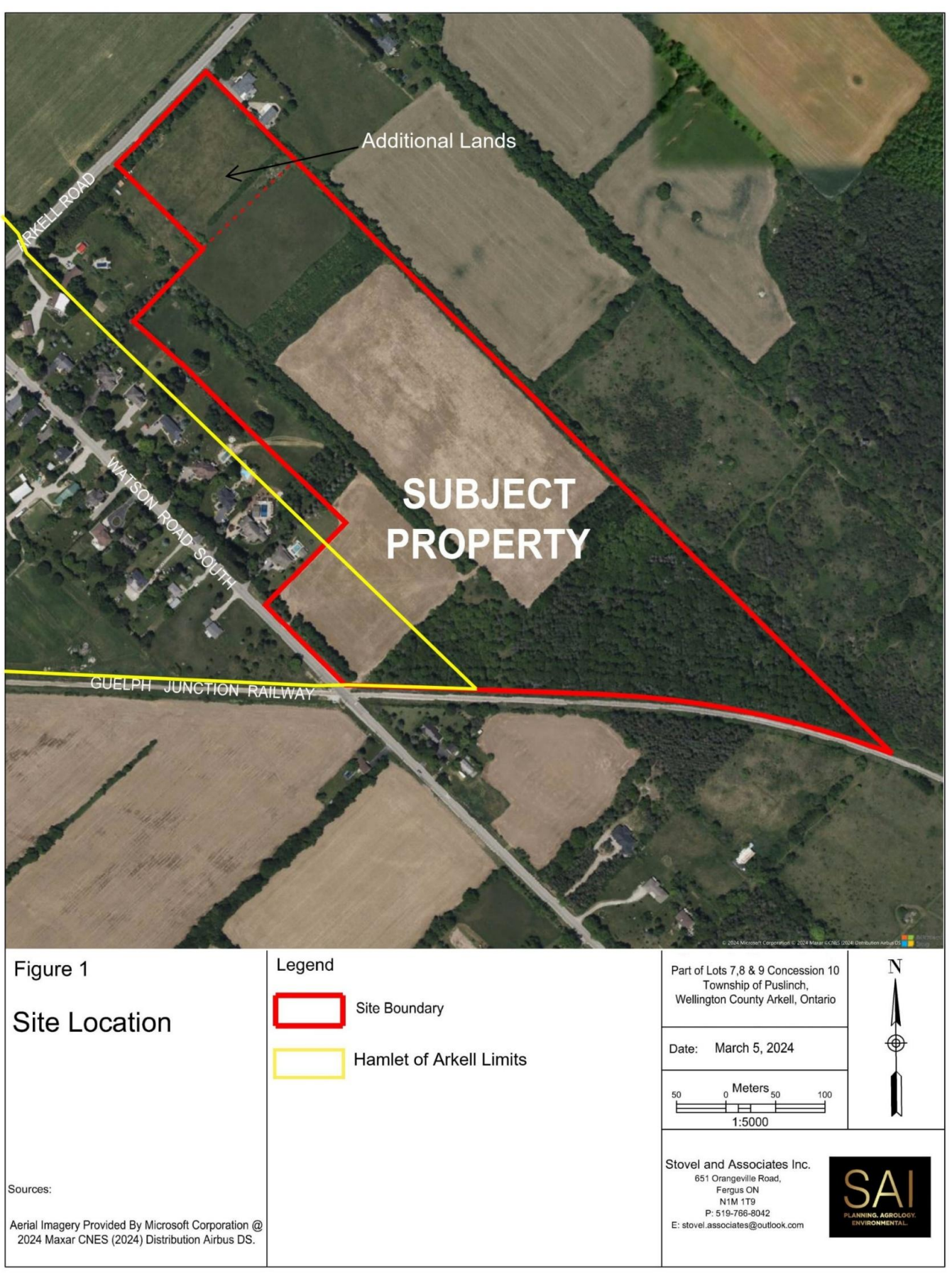
Site Location & Context

Legal Description
Part of Lots 7, 8, and 9, Concession 10

Project Area
Approximately 18.8 hectares.

Logical Extension
The site is positioned to serve as a natural expansion of the existing Hamlet footprint.

A portion of the site is already included within the Hamlet Boundary.



PPS, 2024 – Policy 2.3.2

How this relates to Arkell:

- **Need for Additional Land:** Wellington County has identified a 50-unit “Arkell Reserve” for the potential expansion of Arkell. The proposed 44-lot subdivision would accommodate a portion of this identified growth.
- **Infrastructure & Servicing:** The boundary expansion must demonstrate sufficient infrastructure and servicing capacity. The subdivision is supported by technical studies addressing private servicing, stormwater management and access.
- **Agricultural Considerations:** The boundary expansion must consider impacts to prime agricultural lands, surrounding agricultural operations and Minimum Distance Separation requirements.
- **Logical Progression of Growth:** The proposal would expand the existing Arkell settlement area and provide for an orderly progression of development rather than isolated rural residential growth.

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. In identifying a new *settlement area* or allowing a *settlement area* boundary expansion, planning authorities shall consider the following:
- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

b) if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;

c) whether the applicable lands comprise *specialty crop areas*;

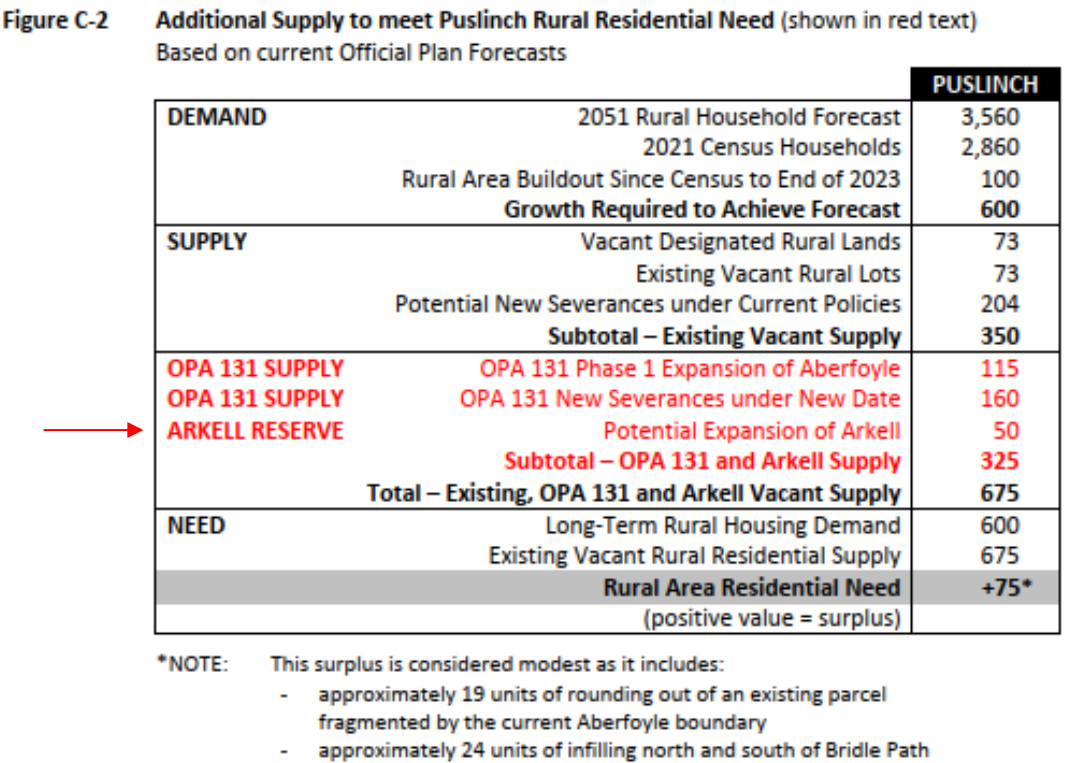
d) the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;

e) whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;

f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and

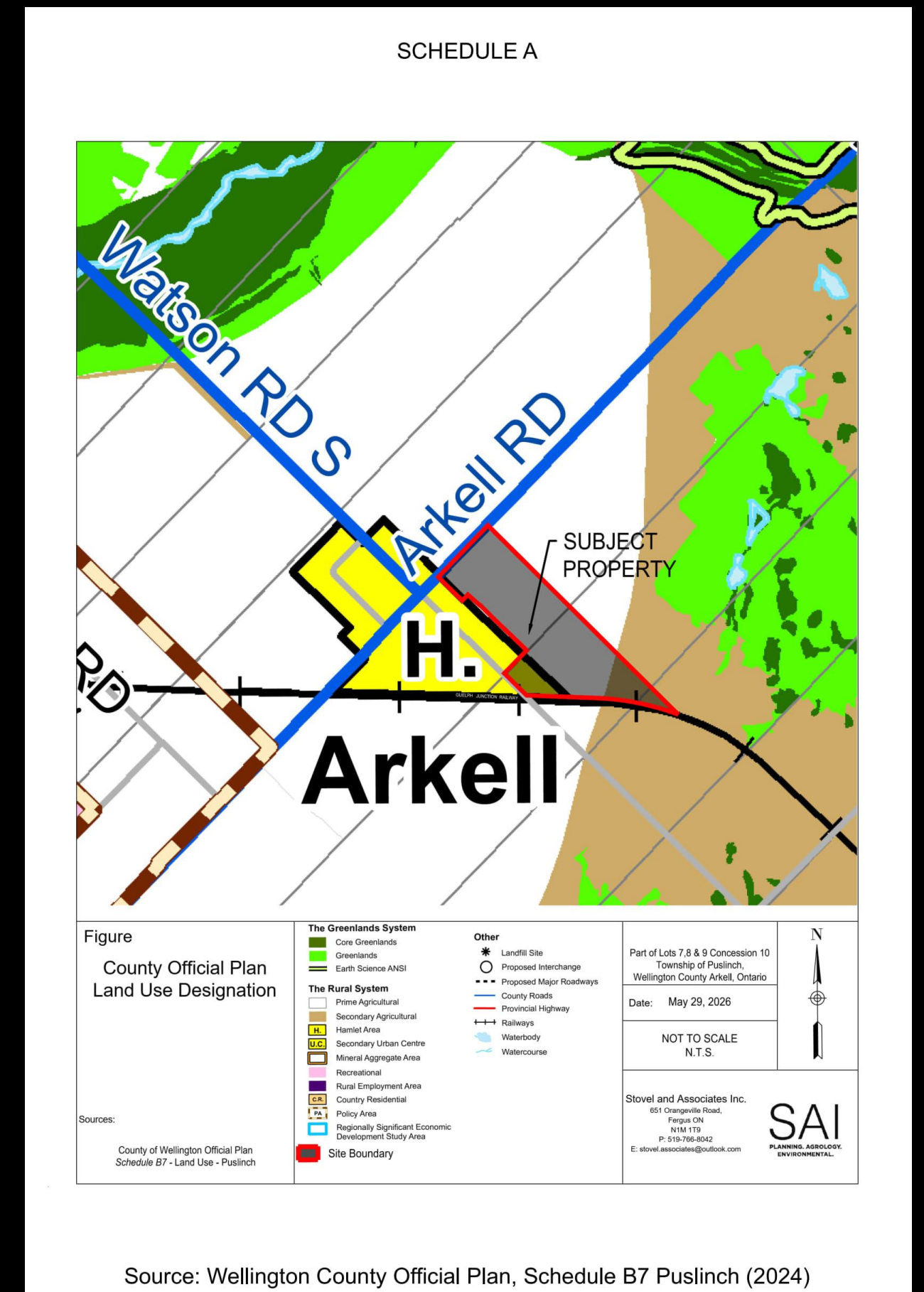
g) the new or expanded *settlement area* provides for the phased progression of urban development.

Provincial Planning Statement, 2024 – Section 2.3.2



County Official Plan

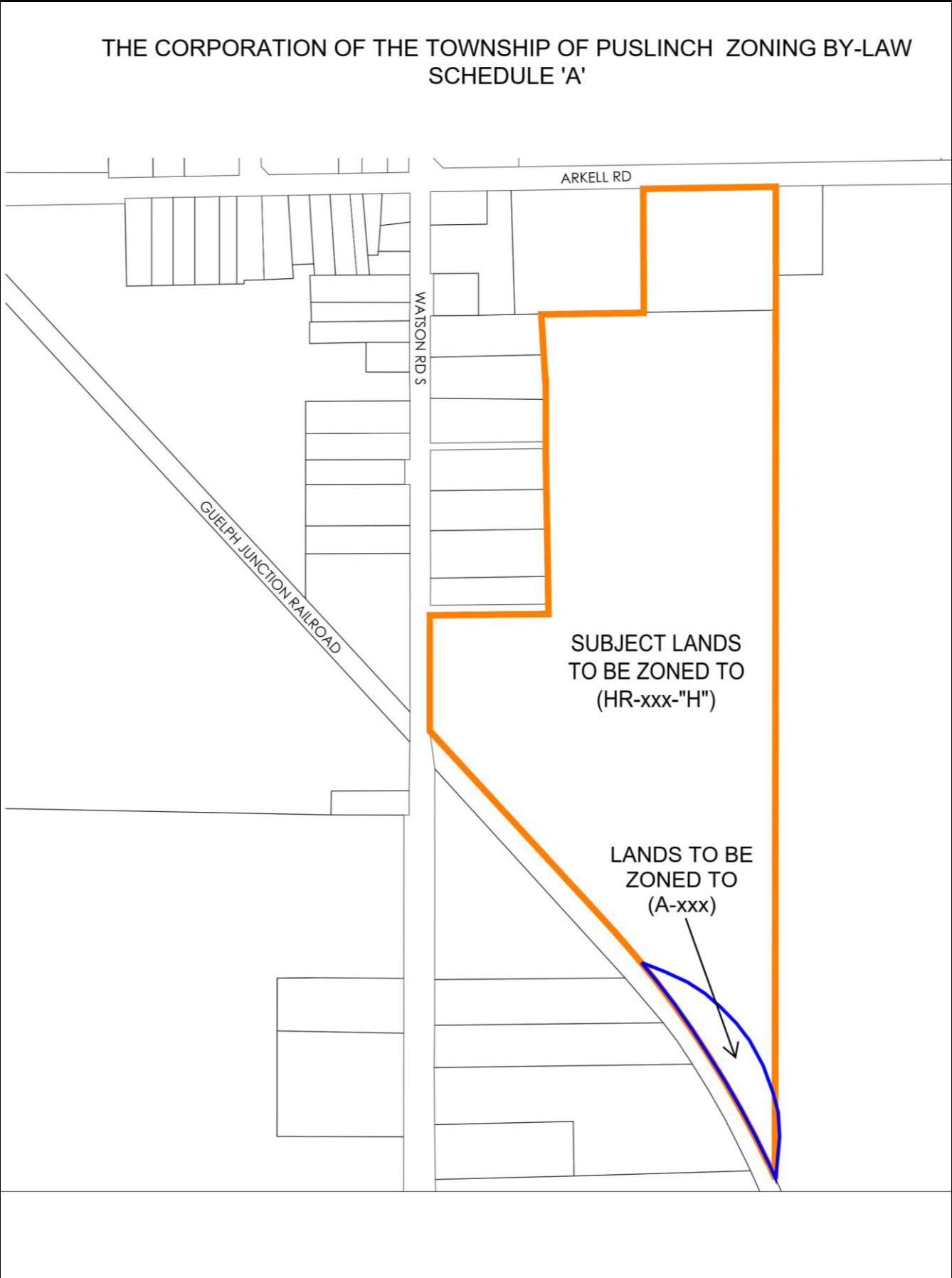
- **Existing Designations:** The subject property is currently designated Prime Agricultural, Secondary Agricultural and Hamlet in the Wellington County Official Plan.
- **Partial Hamlet Inclusion:** A portion of the subject lands is already within the existing Arkell Hamlet Area. The remaining lands proposed for development extend into the Prime Agricultural and Secondary Agricultural designations. The application mapping specifically identifies the existing Hamlet of Arkell limits.
- **Proposed Official Plan Amendment:** The amendment proposes to redesignate the Prime Agricultural and Secondary Agricultural portions to Hamlet Area, expanding the Arkell Hamlet boundary to accommodate the residential subdivision.
- **Planning Rationale:** The draft amendment describes the proposal as residential infilling and rounding out of an existing settlement, with dwellings to be serviced by individual private water and wastewater systems.



Puslinch Zoning Bylaw

- **Existing Zoning:** The subject lands are currently zoned Agriculture (A) under Township of Puslinch Zoning By-law 23-2018.
- **Proposed Zoning:** D14/KUK proposes to rezone the lands to Hamlet Residential Zone – Holding, shown as HR-xxx-“H”, and a site-specific Agricultural (A-xxx) Zone where no building envelopes are permitted.
- **Permitted Uses:** The proposed zone would permit a single-detached dwelling, a public park and stormwater management facilities.

Zone Standard	Hamlet Residential (HR-xxx)
Minimum Lot Area	0.2 ha
Minimum Lot Frontage	20 m
Minimum Front Yard	3 m
Minimum Interior Side Yard	2 m
Minimum Required Exterior Side Yard	3 m
Minimum Rear Yard	6 m
Minimum Setback to a Railway	15 m
Minimum Setback for Lot 1 to a Railway	55 m
Maximum Permitted Lot Coverage	40%
Maximum Permitted Building Height	11 m
Minimum Required Landscaped Open Space	15%
Permitted Uses	Dwelling - single-detached, a Park (public), and stormwater management facilities.



Vision for Arkell

Arkell has a distinct identity.

- Smaller scale
- Rural in feel
- Connected to its surroundings

Any growth here should strengthen that character, not overwhelm it.

The vision for these lands is thoughtful, low-density, well-designed homes that fit Arkell.

The goal is to extend Arkell in a way that feels like it belongs.

Housing Character



Building renderings

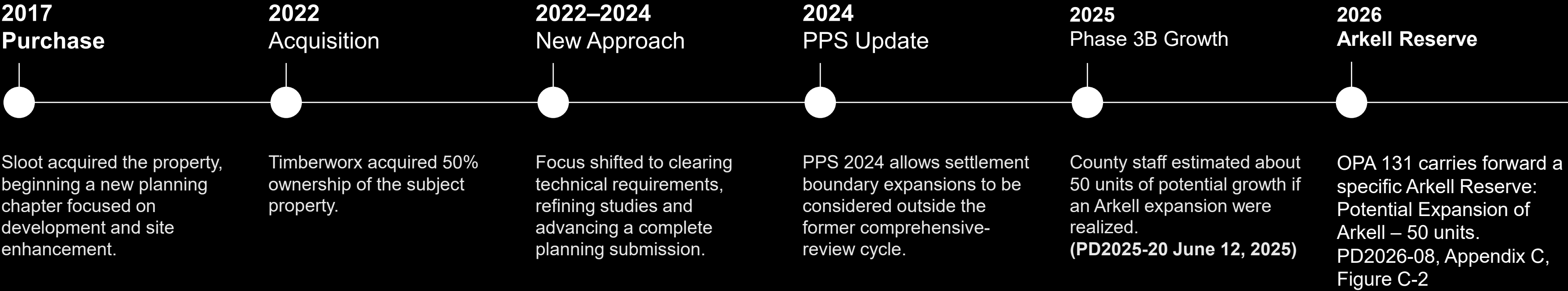
Local Builders, Local Investment

This is a joint effort between Timberworx and Sloat Construction.

- Both are local builders with deep roots in the Township
- Families who live and work in this community
- Long-term accountability tied to local reputation
- Investment stays within the local economy

The quality of what is built here directly reflects on the families delivering it.

Ownership & Momentum Shift



Key point: County planning has moved from a preliminary 50-unit Arkell estimate in 2025 to a carried-forward 50-unit Arkell Reserve in 2026.

Sources: Provincial Planning Statement, 2024; County of Wellington Reports PD2025-20 and PD2026-08.

Technical Due Diligence

2006

01 Infrastructure

- Geotechnical
- Stormwater Management
- Grading
- Functional Servicing
- No Pump Testing

02 Impact Analysis

- Noise & Vibration Report

03 Planning

- Draft Plan of Subdivision

Since 2022

01 Infrastructure

- Stormwater Management
- Grading
- Functional Servicing
- Pump Test & Reporting

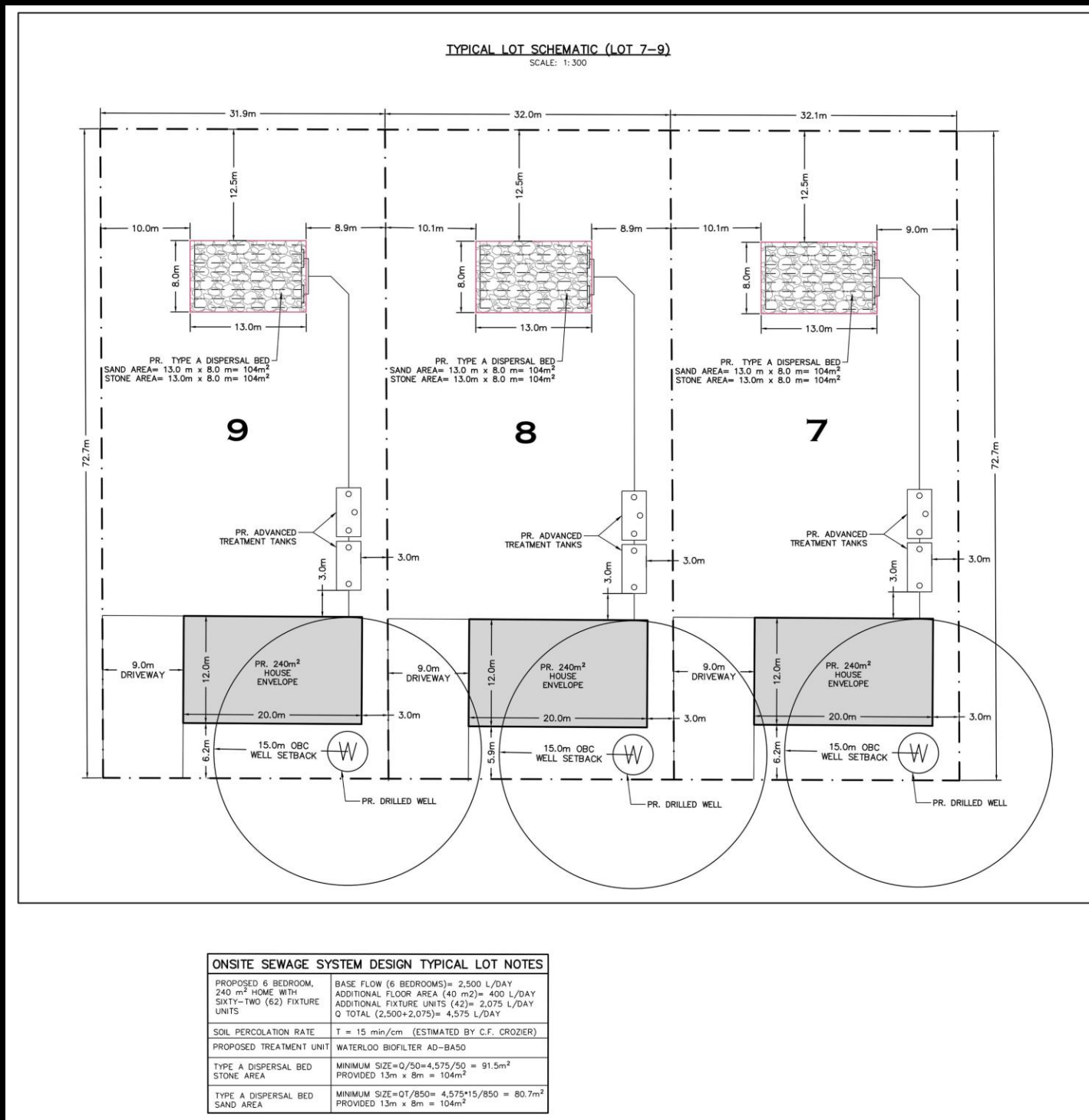
02 Impact Analysis

- Traffic Impact Assessment
- Nitrate/Sanitary Study
- Archaeological Assessment

03 Planning

- Agricultural Impact Assessment
- Noise and Vibration Feasibility Study
- Planning Justification Report
- Scoped EIS

Private Servicing: Typical Lot



Building envelope

Conceptual 240 m² envelope, 6 bedroom home

Design flow

4,575 L/day (62 fixture units)

Treatment

Waterloo Biofilter AD-BA50

Dispersal bed

Type A, 13.0 m x 8.0 m = 104 m² provided (91.5 m² and 80.7 m² minimum)

Soil percolation

T = 15 min/cm (estimated by C.F. Crozier)

Water supply

Drilled well, 15.0 m OBC setback

Typical lot

Approx. 32 m frontage, 72.7 m depth

Source: C.F. Crozier & Associates Inc., Typical Lot Schematic (Lot 7-9), 16 January 2026.

Private Servicing: Groundwater Supply

Groundwater Supply Assessment March 2023

The results from 3 test wells indicate that the Gasport Fm. aquifer (lower aquifer) can meet the water quantity requirements of new individual lots on the proposed development property. Further, interpretation of the test well performance indicates that the aquifer can support the water quantity requirements associated with 50 new residential lots at the site.

Measures to minimize the effects of water level interference include optimizing the pump settings to maximize drawdown in each of the individual wells.

Consideration should be given to implementing a well water level monitoring program for new supply wells serving the proposed residential development. The program would require that each well be equipped with an access tube designed to facilitate measuring water levels.

Response to Harden Comments June 2024

As noted in the groundwater supply assessment (ARL 2023), the maximum water demand for 50 residential lots at the site was estimated at 90,000 L/day (approximately 1 L/s). For context, this is a low flow rate in comparison with the typical permitted flow rates for municipal wells in the City of Guelph and elsewhere in Wellington County, which typically exceed 7.6 L/s and go as high as 50 L/s. Overall, the effects of water use at the proposed development on bedrock groundwater levels at the local scale (within 10 - 200 m of the development) could be a modest decline.

Harden Environmental Comments October 2025

Support: Harden finds the application complete and supports the development.

Supply wells: Multi-aquifer wells are not permitted on any lot. New wells must be cased into the Gasport aquifer, as the 2022 onsite wells were.

Water balance: Harden is satisfied. LID measures to address the infiltration imbalance must be implemented at the site plan stage.

Why These Lands?

Inclusion of these lands is based on planning merit — not advantage.

- Directly contiguous to the existing settlement boundary
- Logical and defensible extension of Arkell
- Supported by extensive technical work
- Demonstrates implementation readiness



REPORT COR-2026-056

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: October 7th, 2026

SUBJECT: Zoning By-law Amendment Application
D14-KUK PUSLINCH CON 10 PT LOTS 7 TO;9
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as PUSLINCH CON 10 PT LOTS 7 TO;9, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on July 15, 2026 received a progress update report from staff regarding the reactivation of the Zoning By-law Amendment Application for the property municipally known as PUSLINCH CON 10 PT LOTS 7 TO;9 and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on September 14, 2026
- Statutory notice of complete application and public information statutory notice was circulated in Wellington Advertiser on September 17, 2026
- Application was presented to Planning and Development Advisory Committee for comments September 8, 2026
- Public Information Meeting – October 7, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements County

of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – NPG Planning Solutions D14-KUK Public Information Meeting Report

Respectfully submitted,

Reviewed by:

**Monika Farncombe,
Planning and Corporate Services
Coordinator**

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Lichheng Lim, Planning Lead
NPG Planning Solutions Inc.

Subject: Public Meeting
Zoning By-law Amendment Application D14-KUK & Official Plan
Amendment Application OP-2006-06
PT LT 7, CON 10, TOWNSHIP OF PUSLINCH, PT 1, 61R6487 & PT
LTS 7, 8 & 9 CON 10 PUSLINCH AS IN MS78803 EXCEPT PTS 1-3
61R5608, PT 1 61R9992, PT 1, 2 & 5, 61R10661; PUSLINCH

Meeting Date: October 7, 2026

Attachments: 1 – Aerial Map of Subject Lands
2 – Conceptual Plan provided by Applicant
3 – Draft Zoning By-law Amendment provided by Applicant
4 – Draft Official Plan Amendment provided by Applicant
5 – List of Reports and Studies Submitted by Applicant

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment Application (ZBA) for lands municipally known as 605 Arkell Road and lands legally known as Part of Lots 7, 8, 9 Concession 10 Puslinch as in MS78803 Except Parts 1-3 61R5608, Part 1 61R6487, Parts 1-4 61R9992, Part 1, 2 & 5, 61R10661; Township of Puslinch, County of Wellington (the “Subject Lands”). The purpose of the Application for Zoning By-law Amendment is to permit a subdivision consisting of 44 single detached dwellings, a

park, a stormwater management block, a drainage swale block, public roads, and a block identified as additional lands.

A concurrent Official Plan Amendment application (OPA) (OP-2006-06) was also submitted to the County of Wellington and has been circulated to the Township of Puslinch for comments. The OPA would redesignate the Subject Lands Prime Agricultural and Secondary Agricultural to Hamlet Area to facilitate the proposed development, effectively expanding the Hamlet of Arkell.

A Public Meeting is scheduled for October 7, 2026. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment Application D14-KUK and the Official Plan Amendment Application OP-2006-06 be received for information.

INTRODUCTION

The Subject Lands are approximately 20.57 hectares in total, and are irregular in shape. The Lands are legally described as Part of Lot 7, Concession 10, Township of Puslinch, Part 1, 61R6487; Township of Puslinch, and Part of Lots 7,8,9 Concession 10 Puslinch as in MS78803 Except Parts 1-3 61R5608, Part 1 61T6487, Parts 1-4 61R9992, Part 1, 2 & 5, 61R10661; Township of Puslinch, County of Wellington.

The Subject Lands consist of two (2) parcels of lands: a parcel municipally known as 605 Arkell Road with frontage on Arkell Road (a County road), and the other parcel with frontage on Watson Road South (a local road). There is a single detached dwelling and an accessory structure on the 605 Arkell Road property while the rest of the Subject Lands are vacant. A portion of the Subject Lands close to Watson Road South is within the Hamlet of Arkell.

The Subject Lands are located outside of the Grand River Conservation Authority's (GRCA) regulation limit. However, there is a plantation and a significant wildlife habitat located on the southeastern portion of the property.

Directly north and east of the Subject Lands are agricultural uses. West of the Subject Lands are residential uses within the Hamlet of Arkell while the Guelph Junction Railway lies to the south. An aerial of the property is included as **Attachment 1**.

PURPOSE

The purpose of the ZBA is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to facilitate a residential subdivision. The applicant has provided a Conceptual Plan that illustrates 44 single detached dwellings, a park, a stormwater management block, a drainage swale block, public roads, and a block identified as additional lands. The Conceptual Plan is included in **Attachment 2**.

The applicant is proposing to rezone the majority of the Subject Lands from an Agricultural Zone (A) to a Hamlet Residential Site-Specific Zone (HR(spXX)) with a holding provision (hY). Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report. The Draft Zoning By-law provided by the Applicant is included in **Attachment 3**.

Concurrently, the applicant also submitted an Official Plan Amendment Application (OP-2006-06) to the County of Wellington which was deemed complete on August 14, 2026. The purpose of the OPA is to expand the Hamlet of Arkell by redesignating lands from Prime Agricultural and Secondary Agricultural to Hamlet Area. Details of the proposed Official Plan Amendment are included in subsequent sections of this report. The Draft Official Plan Amendment provided by the Applicant is included in **Attachment 4**.

The applicant had also previously submitted a Draft Plan of Subdivision application (23T-06003) to the County which is not currently active. The Township will provide comments on the Draft Plan of Subdivision when it is circulated by the County.

POLICY AND LEGISLATIVE FRAMEWORK

***Planning Act*, R.S.O. 1990, c. P.13**

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. Section 22 of the *Planning Act* permits a person to request a council to amend its official plan. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

A portion of the Subject Lands closer to Watson Road South is within the Township's Rural Settlement Areas as per the Provincial Planning Statement, 2024 (the "PPS") and designated Hamlet Area in Schedule B7: Puslinch (Land Use) of the Wellington County Official Plan (County OP). The rest of the Subject Lands is within Rural Areas and more specifically, Rural Lands and Prime Agricultural Areas as per the PPS and are designated Prime Agricultural and Secondary Agricultural as per the County OP.

The following policies apply:

Provincial Planning Statement (2024)

2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and...

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and...

2.3. Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. *Settlement areas shall be the focus of growth and development...*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. *In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*
 - a) *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
 - b) *if there is sufficient capacity in existing or planned infrastructure and public services facilities;*
 - d) *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e) *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f) *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
 - g) *the new or expanded settlement area provides for the phased progression of urban development.*

2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

c) accommodating an appropriate range and mix of housing in rural settlement areas;

g) conserving biodiversity and considering the ecological benefits provided by nature;

2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:

c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

2. Development that can be sustained by rural service levels should be promoted.

3.5 Land Use Compatibility

2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial,

manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

3.6 Sewage, Water and Stormwater

1. Planning for sewage and water services shall:

b) ensure that these services are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;

2. is feasible and financially viable over their life cycle;

3. protects human health and safety, and the natural environment, including the quality and quantity of water; and

4. aligns with comprehensive municipal planning for these services, where applicable.

d) integrate servicing and land use considerations at all stages of the planning process;

f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts...

8. Planning for stormwater management shall:

b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

c) minimize erosion and changes in water balance including through the use of green infrastructure;

d) mitigate risks to human health, safety, property and the environment;

4.1 Natural Heritage

5. Development and site alteration shall not be permitted in:

d) significant wildlife habitat;

4.2 Water

1. Planning Authorities shall protect, improve or restore the quality and quantity of water by:

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and

2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches

4.3 Agriculture

4.3.4 Removal of Land from Prime Agricultural Areas

1. Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.

4.6 Cultural Heritage and Archeology

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

6.2 Coordination

1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:

g) population, housing and employment projections, based on regional market areas, as appropriate;

Section 8: Definitions

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) Works subject to the Drainage Act; or
- c) For the purposes of of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a).

Major Facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

County of Wellington Official Plan (Last Updated July 2026)

3.3 Guiding Growth

Wellington has the following objectives for growth:

- to encourage growth in primary and secondary urban centres;
- to identify areas outside of prime agricultural areas as a location for limited rural growth opportunities;
- to support the achievement of complete communities in primary and secondary urban centres and hamlets.

3.4 Servicing Growth

...Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas.

4.3 Farmland Protection

4.3.1 Prime Agricultural Areas

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

4.3.2 Secondary Agricultural Areas

Areas with agricultural capability, but determined not to be prime agricultural areas will be identified as secondary agricultural areas. Agriculture will continue to be the dominant use but a range of other uses will also be allowed

4.3.3 Policy Direction

a) Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:

ii) studies demonstrate that limited non-residential use is appropriate.

b) Urban Centre or Hamlet expansions are subject to the policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.

c) Limited non-residential uses, other than aggregate extraction, may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas with lower priority agricultural lands. In considering need and alternative locations, decision makers will be guided by the following.

*i) **Need***

- projected population for the local municipality and county or growth*

allocated by broader studies

- *public health or safety considerations*
- *existing vacant land already designated for the proposed use*
- *potential for infilling existing areas*
- *previous rates of land consumption*
- *availability and efficiency of servicing*
- *need for a variety of opportunities to encourage economic development and satisfy housing and business demand*

ii) Alternative Locations

- *impacts on agricultural land and operations*
- *location requirements of the proposed use*
- *degree of land fragmentation in the area*
- *Canada Land Inventory classification*

iii) Compliance with minimum separation distances established for livestock operations.

4.3 Farmland Protection

4.3.1 Prime Agricultural Area

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

4.3.2 Secondary Agricultural Areas

Areas with agricultural capability, but determined not to be prime agricultural areas will be identified as secondary agricultural areas. Agriculture will continue to be the dominant use but a range of other uses will also be allowed.

4.3.3 Policy Direction

a) Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:

i) municipal scale studies demonstrate that the land would more appropriately be placed in a greenlands or secondary agricultural designation in consultation with the OMAF;

ii) studies demonstrate that limited non-residential use is appropriate.

b) Urban Centre or Hamlet expansions are subject to the policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.

c) Limited non-residential uses, other than aggregate extraction, may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas with lower priority agricultural lands. In considering need and alternative locations, decision makers will be guided by the following.

i) Need

- projected population for the local municipality and county or growth allocated by broader studies*
- public health or safety considerations*
- potential for infilling existing areas*
- previous rates of land consumption*
- availability and efficiency of servicing*
- need for a variety of opportunities to encourage economic development and satisfy housing and business demand*

ii) Alternative Locations

- impacts on agricultural land and operations*
- location requirements of the proposed use*

- degree of land fragmentation in the area
- Canada Land Inventory classification

iii) Compliance with minimum separation distances established for livestock operations.

4.4 Housing

4.4.2 Variety

... New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

4.4.6 Additional Residential Units

Additional Residential Units, also known as accessory or basement apartments, secondary suites or in-law suites are self-contained residential units with separate kitchen, bathroom and sleeping facilities. These units are subordinate in scale and function to the main residence on the property.

Additional Residential Units are an effective form of intensification and increase the stock of affordable rental housing; provide home owners with additional sources of income; and offer alternative housing options in the community.

Garden suites are temporary dwellings and are not considered Additional Residential Units under this Plan.

It is the policy of this Plan to authorize:

- a) *The use of no fewer than two Additional Residential Units in a single detached dwelling, semi-detached dwelling or rowhouse; and*
- b) *The use of an Additional Residential Unit in a building or structure ancillary to a single detached dwelling, semi-detached dwelling or rowhouse.*

For additional clarity the intent of this policy is to allow at least three residential units, which includes the primary dwelling unit, on eligible properties in

accordance with section 16(3) of the Planning Act. Local municipalities, through their comprehensive zoning by-laws, may permit more than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse in locations Council(s) have deemed it appropriate. Notwithstanding the above, within the Rural System of the County, a total of two Additional Residential Units are permitted on eligible properties. This policy is not intended to limit the use of an Accessory Residence for farm help permitted by section 6.4.6 of this plan.

An Additional Residential Unit within a main residence or within an ancillary building on a property will not be permitted within hazardous lands as defined and regulated by the Local Conservation Authority.

An Additional Residential Unit will be required to be serviced by appropriate water and wastewater services in a manner that is acceptable to the local municipality. Additional Residential Units located within vulnerable areas designated under the Clean Water Act may be permitted subject to the applicable Source Protection Plan policies and the policies in section 4.9.5 of this Plan.

4.4.6.1 Additional Residential Units Within a Main Residence

Local municipalities shall enact zoning provisions to allow no fewer than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse on a property.

In developing zoning provisions for Additional Residential Units within a main residence, local municipalities should consider the following:

- a) that safe road access can be provided;*
- b) the establishment of an Additional Residential Unit does not require the creation of an additional driveway access;*
- c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit;*
- d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape;*
- e) that adequate amenity areas are provided for the main*

residence and Additional Residential Unit;

- f) the Additional Residential Unit meets the applicable Building Code, Fire Code and local property regulations; and*
- g) whether a garden suite and Additional Residential Units will be permitted on the same lot.*

4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure

Local municipalities shall enact zoning provisions to allow one Additional Residential Unit within a building or structure that is ancillary to a single detached dwelling, semi-detached dwelling or rowhouse, provided that a residential unit does not already exist in an ancillary building on the property. For clarity, an Additional Residential Unit may be permitted as a separate standalone ancillary building or as part of an ancillary building. An Additional Residential Unit is prohibited from being severed from the property, except in accordance with provincial policy.

When developing zoning provisions to address Additional Residential Units in ancillary buildings local municipalities should give consideration to the items listed in section 4.4.6.1. and shall have zoning provisions to address the following in the Rural System:

- a) the Additional Residential Unit is located within the main building cluster on the property to minimize land taken out of agricultural production;*
- b) the Additional Residential Unit will be limited in scale; and*
- c) Minimum Distance Separation formulae is complied with, where applicable.*

4.6 Impact Assessment

4.6.1 General

In order to assess the merit of planning applications, the County or local municipality may require studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts. These

studies shall be prepared by qualified professionals and will include, but are not limited to:

- *planning impacts*
- *environmental impacts*
- *traffic impacts*
- *agricultural impacts*
- *fiscal impacts*

Studies prepared as part of an environmental assessment, licensing procedure or other planning process may fulfill all or part of the requirements of this section.

4.6.2 Planning Impact Assessment

Planning impact assessments may be required to evaluate:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;*
- b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*
- c) the adequacy of the proposed method of servicing the site;*
- d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;*
- e) the impact on natural resources such as agricultural land and mineral aggregate deposits;*
- f) the impact on biodiversity and connectivity of natural features and areas;*
- g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;*

h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;

i) methods of reducing or eliminating negative impacts;

j) other planning matters considered important by a Council.

4.6.5 Agricultural Impact Assessment

Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

a) the opportunity to use lands of lower agricultural potential;

b) compliance with the minimum distance separation formulae for livestock operations;

c) the degree to which agricultural expansion may be constrained;

d) potential interference with normal agricultural activities and practices;

e) potential interference with the movement of agricultural machinery on roads;

f) such other concerns as a Council may consider relevant.

4.6.5.1 Rural Development in Prime or Secondary Agricultural Areas

Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

a) the opportunity to use lands of lower agricultural potential;

b) compliance with the minimum distance separation formulae for livestock operations;

c) the degree to which agricultural expansion may be constrained;

- d) potential interference with normal agricultural activities and practices;*
- e) potential interference with the movement of agricultural machinery on roads;*
- f) such other concerns as a Council may consider relevant.*

4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets

4.8.1 General

The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. The build out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction. Secondary urban centres and hamlets are expected to be built out with only modest expansions allowed.

4.8.2 Primary Urban Centre Expansion Criteria

A primary urban centre expansion may only occur where it has been demonstrated that:

- a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;*
 - i) within the County of Wellington; and*
 - ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality;*
- b) the expansion makes available sufficient lands for a time horizon not exceeding the year 2051, based on the analysis provided for in a);*
- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets set out in Section 3.3.1, the phasing policies of Section 3.6 and the other policies of this Plan;*

e) the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;

f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following;

i) reasonable alternatives that avoid prime agricultural areas are evaluated; and;

ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;

g) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;

h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed:

i) the existing development pattern in the community;

ii) the potential impacts on people;

iii) the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources;

iv) the impacts on natural heritage systems and features;

v) the impacts on groundwater and surface water;

vi) the impacts on the safety and efficiency of existing or planned infrastructure;

vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources;

viii) logical boundaries based on existing property lines or recognized physical features where possible; and

ix) other planning criteria considered appropriate in the circumstances.

j) the settlement area to be expanded is in compliance with the minimum distance separation formulae.

4.8.4 Hamlet Expansion

None of the hamlets in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. Hamlet expansions of more than 5 residential lots or units will not be allowed. The expansion must be based on the criteria as set out in Section 4.8.2.

4.9 Water Resources

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

b) protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;

c) ensure that development meets provincial water quality objectives;

d) ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated;

e) ensure development does not alter groundwater levels to the detriment of surrounding users and resources;

j) support sustainable stormwater management practices that protect or, where feasible, enhance water quality and water quantity control;

4.9.5 Source Water Protection

4.9.5.1 Vulnerable Areas

Identified vulnerable areas within the County include:

- *Wellhead Protection Areas (WHPAs);*

Schedule C of the Official Plan identifies vulnerable areas for each municipal water supply source and their associated vulnerability score, as mapped in the applicable Source Protection Plan. Schedule C also identifies policy areas to protect selected private communal wells in the County that were identified in the County of Wellington Groundwater Study, 2006.

4.9.5.5 Source Protection Plan Specific Land Use Policies

Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP's specific land use policies, the reader should consult the specific SPP.

4.9.5.6 Large-Scale Development on Private Communal or Individual On-Site Water Services

New large-scale developments on private communal or individual on-site water supply outside a WHPA Q1 or WHPA Q2 shall be required to demonstrate to the satisfaction of the County and the local municipality that adequate water supply is available and that the proposed water taking will not interfere with existing or future municipal water supply and private wells. New large-scale development shall also be required to provide a scoped water budget and water conservation plan for the subject property and adjacent lands and include:

- *characterization groundwater and surface water flow systems;*
- *identification of availability, quantity and quality of water sources;*
- *development of a water-use profile and forecast;*
- *determination of a water budget; and*
- *identification of water conservation measures.*

Where the supporting information demonstrates acceptable water use in accordance with the objectives of the Plan, the County may consider such

proposal to be in conformity with this Plan. Development approval shall be conditional upon the implementation of water conservation measures recommended through the development review and consultation process, as appropriate. Implementation of such measures will be through conditions of subdivision, land severance or site plan control or other legislated means.

4.9.5.7 Residential Development on Individual On-Site Sewage Services within WHPAs

New lots created by severance or plan of subdivision on individual on-site sewage services within a WHPA with a vulnerability score of 10 with the Grand River Source Protection Plan Area shall be required to provide an enhanced level of sewage treatment (such as tertiary treatment of septic effluent). In all other Source Protection Plan areas, new lots created by severance or plan of subdivision within a WHPA shall be permitted in accordance with Section 4.9.5.5 of this Plan.

4.9.7 Paris and Galt Moraine Policy Area

The Paris and Galt Moraines are unique landforms. With their combination of soil types, numerous land surface depressions, and higher elevations relative to surrounding lands, they function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales. These processes and features include:

- *groundwater recharge;*
- *groundwater storage;*
- *surface water detention;*
- *groundwater potential;*
- *baseflow to streams;*
- *springs; and*
- *watershed divides for groundwater and surface water*

On the moraines, and in catchment areas influenced by the moraines, there are cold-water fisheries, wetlands, private wells, farms, industrial and commercial businesses, mineral aggregate operations, and municipal water supplies that rely, either directly or indirectly, on these moraine processes and features.

4.9.7.1 Objectives

The Paris and Galt Moraine policies are intended to:

- *protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources; and*
- *promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources.*

4.9.7.2 Policy Direction

On lands in the Paris and Galt Moraines Policy Area on Schedule C that lie outside of Wellhead Protection Areas, the following shall apply:

- a) *Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designations, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced;*

5.5 Greenlands

5.5.1 Habitat

Development and site alteration shall not be allowed in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions.

5.5.4 Woodlands

In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system...

In the Urban System, woodlands over 1 hectare are considered to be significant by the County and are included in the Greenlands System...

5.6 Development Control

5.6.2 Development Impacts

The above uses for both, the Core Greenlands and Greenlands designations, as well as 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;*

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) identify the nature of the features potentially impacted by the development;*
- b) prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

6.4 Prime Agricultural Areas

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

- e) single detached homes*

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

6.5 Secondary Agricultural Areas

6.5.3 Permitted Uses

Permitted uses and activities in Secondary Agricultural Areas may include:

- a) all uses allowed in the Prime Agricultural Area*

6.5.7 Minimum Distance Formula

The provincial minimum distance formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

6.6 Mineral Aggregate Areas

6.6.2 Protection

In areas adjacent to or in the Mineral Aggregate Resource Overlay, development which would preclude or hinder new aggregate operation or access to the resource will only be allowed if:

- a) resource extraction use would not be feasible;*
- b) the proposed development serves a greater long term public interest; in this case, reasonable efforts should be made to use the resource wherever practical;*
- c) issues of public health, public safety and environmental impact are addressed.*

6.11 Hamlets

6.11.1 Permitted Uses

Development will be relatively small-scale given the rural context and level of service available in Hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety. An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan....

Zoning by-laws will identify areas for various uses and set regulation to govern their nature.

6.11.2 Servicing

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases appropriate siting standards must be met and road functions maintained.

6.11.3 Land Use Compatibility

In hamlets the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land uses are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

6.11.5 Urban Forests

Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: trees in planters on main streets; street trees; trees in yards; park trees; interspersed woodlots or hedgerows in greenfield areas; and trees in hazardous lands, wetlands and significant woodlands referred to above that are protected in the Greenlands System of this Plan.

Collectively, these trees make important economic, visual and environmental contributions to the quality of life in Wellington's hamlets. The County will

encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

10.1 General Policies

10.1.2 Subdivision Required

Plans of subdivision will normally be required when:

- a) four or more lots (including the retained) are being created, or*
- b) a new road or a substantial extension to an existing road is required, or*
- c) where special concerns or issues exist which would best be dealt with through a plan of subdivision.*

10.3 Prime Agricultural Land

10.3.1 New Lots

Lot creation in prime agricultural areas will be restricted to the following:

- a) agricultural uses*
- b) agricultural-related uses*
- c) a residence surplus to a farming operation*
- d) lot line adjustments*
- e) community service facilities*

10.3 Prime Agricultural Land

10.3.7 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formulae will be applied to all new lot creations.

10.4 Secondary Agricultural Areas

10.4.1 Lot Creation

Lot creation in secondary agricultural areas may be allowed for:

c) residential uses

10.4.4 Residential Lots

One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005...

Residential lots in the Secondary Agricultural Area are to be considered part of the rural portion of the local municipal growth strategy. In considering new residential lots the County will assess whether other locations exist on the same property which would provide a more appropriate site given the overall policies of this Plan.

10.4.7 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formulae will be applied to all new lot creation.

10.5 Other Rural System Lands

10.5.1 Secondary Urban Centres and Hamlets

New lots may be created in Secondary Urban Centres and Hamlets provided that the land will be appropriately zoned.

11.2 Water and Sewage

11.2.3 Servicing Options Assessment

Site specific multi-lot or multi-unit development applications replying on private communal or individual on-site servicing may be required to:

- *assess site and soil suitability and the viability of all reasonable servicing options;*
- *recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the on site services;*
- *assess the impact of the proposed means of servicing on: ground and*

surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.

11.2.5 Hamlet Servicing

Municipal sewer and water services are not anticipated in hamlets. Individual on-site services will be the norm for most small developments. Existing smaller lots may be developed if an acceptable means of servicing can be provided.

For new multiple lot or unit development, municipalities may choose to use private communal services or individual on-site services subject to the findings of a Options Assessment as set out in Section 11.2.3.

11.2.6 Rural System Servicing

The following water and sewage policies apply in the rural system outside of secondary urban centres and hamlets:

- a) development in the rural system is anticipated to be on individual on-site systems where soil conditions are suitable over the long term;*

13.2 Amendments

13.2.1 General

... Individuals may request changes to this Plan...

The County will require adequate information and studies to demonstrate the impacts of proposed changes and to indicate how various policies in this Plan are met.

The County will ensure the amendments to this Plan are only considered after appropriate public notice and consultation takes place and that adequate information is made available to allow the public to understand proposed changes.

The County will also consult with appropriate public agencies to receive their advice on proposed changes in which they have an interest.

13.3 Zoning By-laws

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on

local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Official Plan Amendment (OPA) application

The OPA would redesignate a portion of the Subject Lands from Prime Agricultural and Secondary Agricultural to Hamlet Area. The Draft Official Plan Amendment is included as **Attachment 4**.

Zoning By-law Amendment (ZBA) application

According to Schedule 'A' of the Puslinch Zoning By-law, the Subject Lands are zoned Agricultural (A). The proposed Zoning By-law Amendment included as **Attachment 3** would rezone the majority of the Subject Lands to a Hamlet Residential Site-Specific Zone (HR(spXX)) with a holding provision (hY).

The following table provides an overview of the proposed permitted uses, site-specific special provisions, and holding provision for the HR(spXX)(hY) Zone.

Table 1: Proposed Draft Zoning By-law Amendment

Zone Provisions	HR(spXX)(hY) Zone
Permitted Uses	• Additional Residential Unit (Attached and Detached); • Dwelling, Single Detached; • Stormwater Management Facilities; • Home business; and • Park, public.
Special Provisions	• Minimum Lot Area: 0.2 hectares • Minimum Lot Frontage: 20 metres • Minimum Front Yard: 3 metres • Minimum Interior Side Yard: 2 metres • Minimum Exterior Side Yard: 3 metres • Minimum Rear Yard: 6 metres

Zone Provisions	HR(spXX)(hY) Zone
	• Minimum Setback for Lot 1 to a Railway (m): 55 m • Maximum Lot Coverage: 40% • Maximum Building Height: 11 metres • Minimum Landscape Open Space: 15%
Holding Provision “hY”	No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or existing agricultural use once the specific items listed below has been satisfied. Condition of removal of holding provision: • A subdivision agreement(s) (or condominium agreement(s)) between the Owner and the Township of Puslinch has been executed in accordance with the terms of the subdivision agreement(s) (or condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – Technical comments have been provided to the applicant pertaining to the provisions and uses proposed as part of the draft zoning by-law, the timing of other *Planning Act* applications in relation to the ZBA application, clarification on future plans for the plantation, questions on the proposed concept plan, Minimum Distance Separation assessment, and the noise study.
- Planning and Development Advisory Committee (PDAC) – PDAC provided the following draft comments at the September 8 meeting:
 - The Committee requests clarification on ownership of woodlot that will be determined;

- The Committee suggests that a conceptual site plan and elevations be provided at the Public Information Meeting for a typical lot;
 - The Committee recommends that a school pick up area be shown on the conceptual plans or as deemed necessary by local school boards;
 - The Committee recommends that clarification of sufficient water for the development without adversely affecting existing wells and avoiding the need for a water use by-law be provided. The Committee does not support a by-law for water use.
- Wellington Source Water Protection – No outstanding concerns. Further comments will be provided during the Draft Plan of Subdivision stage.
 - Engineering (GEI Consultants) – Technical comments pertaining to the pond outlet, and editorial revisions to reports are outstanding.
 - Hydrogeology (Harden Environmental Services Ltd.) – No outstanding concerns.
 - Ecology (Azimuth) – Technical comments have been provided pertaining to significant features, the impact assessment, and policy conformity.
 - Traffic (Salvini Consulting) – Technical comments have been provided pertaining to the sightline assessment for the proposed access to Arkell Road, and coordination with Guelph Junction Railway.
 - Noise (Trinity Consultants Canada Inc.) – Acoustic requirements should be re-evaluated once grading information, site plans for the dwellings, and detailed house plans are available.
 - Building – No comments.
 - Fire and Rescue Services – Technical comments have been provided pertaining to road width for emergency vehicles.
 - Public Works, Parks and Facilities – No comments.
 - By-law Enforcement – No comments.

County Comments:

- Planning – Technical comments will be provided during a future circulation.

Agency Comments:

- GRCA – No outstanding concerns.
- Guelph Junction Railway – No outstanding concerns.

NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

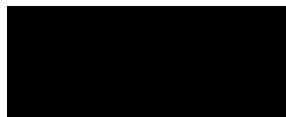
Respectfully Submitted,

Report prepared by:



Isabella Brioso, BURPI
Planner
NPG Planning Solutions Inc.

Reviewed and approved by:



Lichheng Lim, RPP, MCIP
Planning Lead
NPG Planning Solutions Inc.

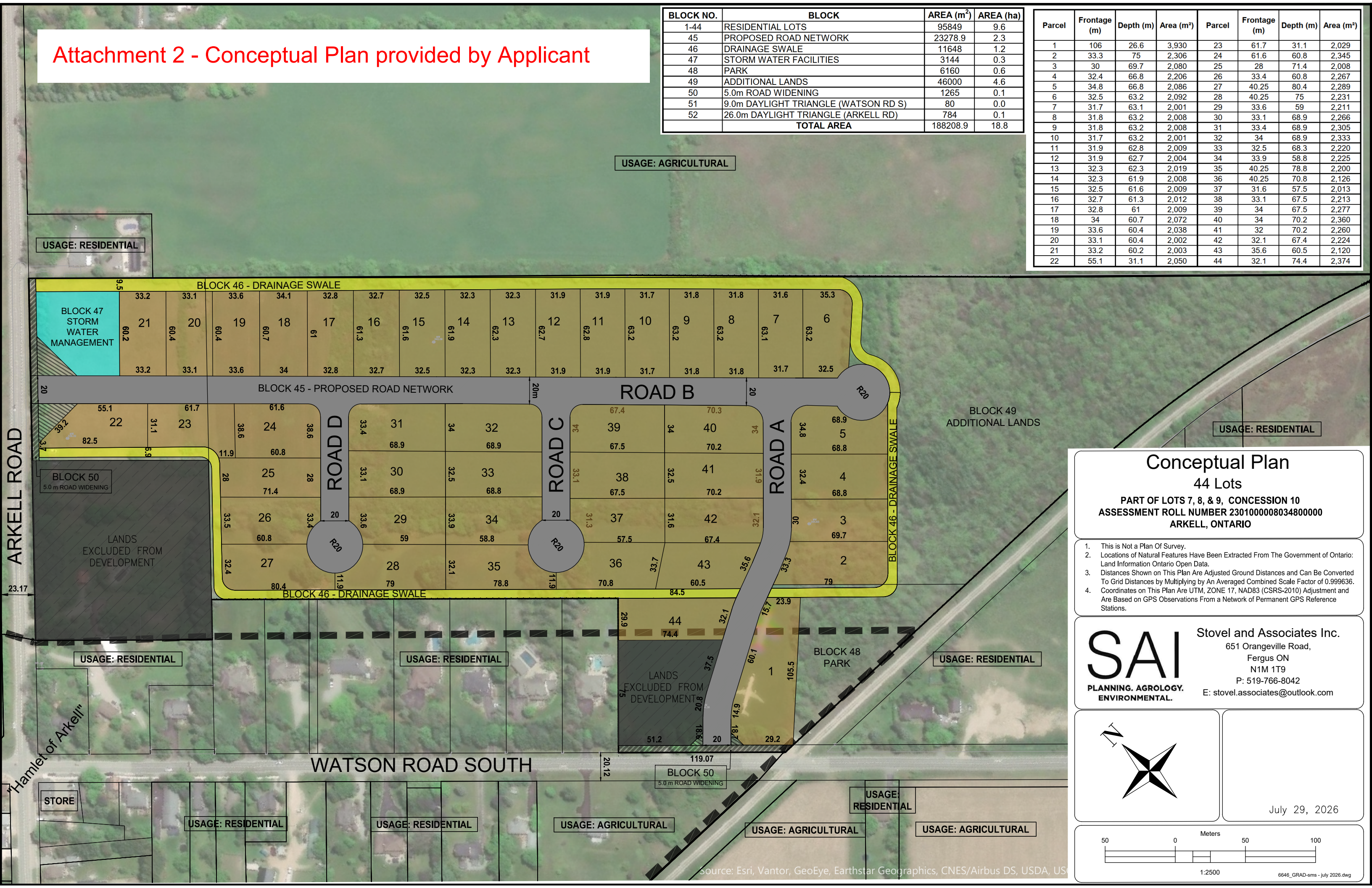
Attachment 1 - Aerial Map of Subject Lands



Attachment 2 - Conceptual Plan provided by Applicant

BLOCK NO.	BLOCK	AREA (m ²)	AREA (ha)
1-44	RESIDENTIAL LOTS	95849	9.6
45	PROPOSED ROAD NETWORK	23278.9	2.3
46	DRAINAGE SWALE	11648	1.2
47	STORM WATER FACILITIES	3144	0.3
48	PARK	6160	0.6
49	ADDITIONAL LANDS	46000	4.6
50	5.0m ROAD WIDENING	1265	0.1
51	9.0m DAYLIGHT TRIANGLE (WATSON RD S)	80	0.0
52	26.0m DAYLIGHT TRIANGLE (ARKELL RD)	784	0.1
TOTAL AREA		188208.9	18.8

Parcel	Frontage (m)	Depth (m)	Area (m ²)	Parcel	Frontage (m)	Depth (m)	Area (m ²)
1	106	26.6	3,930	23	61.7	31.1	2,029
2	33.3	75	2,306	24	61.6	60.8	2,345
3	30	69.7	2,080	25	28	71.4	2,008
4	32.4	66.8	2,206	26	33.4	60.8	2,267
5	34.8	66.8	2,086	27	40.25	80.4	2,289
6	32.5	63.2	2,092	28	40.25	75	2,231
7	31.7	63.1	2,001	29	33.6	59	2,211
8	31.8	63.2	2,008	30	33.1	68.9	2,266
9	31.8	63.2	2,008	31	33.4	68.9	2,305
10	31.7	63.2	2,001	32	34	68.9	2,333
11	31.9	62.8	2,009	33	32.5	68.3	2,220
12	31.9	62.7	2,004	34	33.9	58.8	2,225
13	32.3	62.3	2,019	35	40.25	78.8	2,200
14	32.3	61.9	2,008	36	40.25	70.8	2,126
15	32.5	61.6	2,009	37	31.6	57.5	2,013
16	32.7	61.3	2,012	38	33.1	67.5	2,213
17	32.8	61	2,009	39	34	67.5	2,277
18	34	60.7	2,072	40	34	70.2	2,360
19	33.6	60.4	2,038	41	32	70.2	2,260
20	33.1	60.4	2,002	42	32.1	67.4	2,224
21	33.2	60.2	2,003	43	35.6	60.5	2,120
22	55.1	31.1	2,050	44	32.1	74.4	2,374



Conceptual Plan

44 Lots

PART OF LOTS 7, 8, & 9, CONCESSION 10

ASSESSMENT ROLL NUMBER 2301000008034800000

ARKELL, ONTARIO

1. This is Not a Plan Of Survey.
2. Locations of Natural Features Have Been Extracted From The Government of Ontario: Land Information Ontario Open Data.
3. Distances Shown on This Plan Are Adjusted Ground Distances and Can Be Converted To Grid Distances by Multiplying by An Averaged Combined Scale Factor of 0.999636.
4. Coordinates on This Plan Are UTM, ZONE 17, NAD83 (CSRS-2010) Adjustment and Are Based on GPS Observations From a Network of Permanent GPS Reference Stations.

SAI

Stovel and Associates Inc.

651 Orangeville Road,

Fergus ON

N1M 1T9

P: 519-766-8042

E: stovel.associates@outlook.com

PLANNING. AGROLOGY. ENVIRONMENTAL.

July 29, 2026

1:2500

6646_GRAD-rms - july 2026.dwg

Appendix B – Draft Zoning By-Law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____-2026

Being a by-law to amend By-law 023/18, as amended being the Zoning By-law for the Township of Puslinch

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

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH HEREBY ENACT AS THE FOLLOWS:

1. THAT Table 2.1 a. Residential is hereby amended by adding the following to the first column: "Hamlet Residential", to the second column the short form: "HR" and to the third column the following description, which pursuant to section 2.1 b of Bylaw No. 023-18 as amended, does not form part of the Zoning By-law.
2. THAT Schedule "A" of the By-law 023/18 is hereby amended by rezoning a portion of Part of Lots 7, 8, and 9, Concession 10, within the Township of Puslinch from Agriculture (A) Zone to Hamlet Residential Zone – Holding (HR-xxx-"H") as shown on Schedule "A" of this By-law;
3. THAT the subject land as shown on Schedule "A" to this By-law shall be subject to the following site-specific provisions for the Hamlet Residential (HR-xxx-"H") Zone:

Zone Standard	Hamlet Residential (HR-xxx)
Minimum Lot Area (ha)	0.2
Min. Lot Frontage (m)	20
Minimum Front Yard (m)	3
Minimum Interior Side Yard (m)	2
Minimum Required Exterior Side Yard (m)	3
Minimum Rear Yard (m)	6
Minimum Setback to a Railway (m)	15
Minimum Setback for Lot 1 to a Railway (m)	55
Maximum Permitted Lot Coverage	40
Maximum Permitted Building Height (m)	11

Minimum Required Landscaped Open Space	15
Permitted Uses	Dwelling - single-detached, an Additional Residential Unit, a Home business, a Park (public), and stormwater management facilities.

4. THAT the subject land as shown on Schedule "A" to this By-law shall be subject to a **HOLDING PROVISION**, as set out below:

i) A Holding (H) Provision is hereby established and identified on Schedule 'A' attached hereto, by the letter "H" in parentheses following a zoning symbol established in this By-law.

ii) Where a zoning symbol is followed by the letter "H" in parentheses, the provisions of the By-law applicable to the zone symbol shall only apply upon the removal of the letter "H" by an Amendment By-law as approved by Council in accordance with the provisions of Section 36 of the Planning Act.

iii) Until the removal of the letter "H":

a) No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or existing agricultural use once the specific items listed in section iv) (a) has been satisfied;

iv) The (H) Holding Provision shall only be lifted for all other uses when the Township of Puslinch is satisfied that the following items have been addressed:

a) A subdivision agreement(s) (or condominium agreement(s)) between the Owner and the Township of Puslinch has been executed in accordance with the terms of the subdivision agreement(s) (or condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

5. In all other respects, the provisions of Zoning By-law 023/18, as amended shall apply.

6. Upon approval of the site-specific Official Plan Amendment by the County of Wellington, this by-law shall take effect from date of passing thereof, providing no appeal has been filed. Where appeals to the by-law are received in accordance with provisions of the Planning Act, the by-law shall come into effect upon approval of the Ontario Land Tribunal.

**READ A FIRST, SECOND A THIRD TIME AND FINALLY PASSED THIS __ DAY OF
_____, 2026**

James Seeley, Mayor

Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

SCHEDULE "A"

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ZONING BY-LAW
SCHEDULE 'A'



Attachment 4 - Draft Official Plan provided by Applicant

Docusign Envelope ID: EAAC0381-3A96-8558-830D-6520F05E44E0

Draft Official Plan Amendment

The Corporation of the County of Wellington

BY-LAW NO. ____

To adopt:

Official Plan Amendment No. ____ to the County of Wellington Official Plan

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to incorporate certain modifications to the text of Part 9, Local Planning Policy, regarding the Arkell Subdivision;

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to redesignate lands mapped as "Prime Agricultural" and "Secondary Agricultural" to "Hamlet Area";

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. _ to the Wellington County Official Plan, is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13 as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsection 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

Passed this __ day of __, 20__.

Mayor

Clerk

**Official Plan Amendment Number ____
To the County of Wellington's Official Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number ____ to the County of Wellington Official Plan.

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are the lands located on the northern side of Watson Road, east of Arkell Road (County Road 37), described as Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch, County of Wellington.

The proposed development is approximately 20.46 hectares in size.

2.0 Basis

These lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. This development is deemed to be residential infilling and rounding out of an existing settlement. This development contributes to the fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium.

3.0 Other Approvals:

In addition to the proposed County Official Plan amendment, the proponent has also applied to the Township of Puslinch requesting an amendment to the Zoning By-law. The purpose of the By-law is to implement site specific OPA _ to permit infilling and rounding out of an existing settlement.

4.0 Supporting Information

In support of the proposed amendments to the planning documents, the proponent has prepared an Water Supply Assessment, Functioning Servicing and Stormwater Management Report, Traffic Impact Assessment an Agricultural Impact Assessment and Planning Justification Report.

Part 2 – The Amendment

All of this part of the document entitled **Part 2 – The Amendment**, consisting of the following text constitutes Amendment No. ____ to the County of Wellington Official Plan.

1.0 Details Of The Amendment

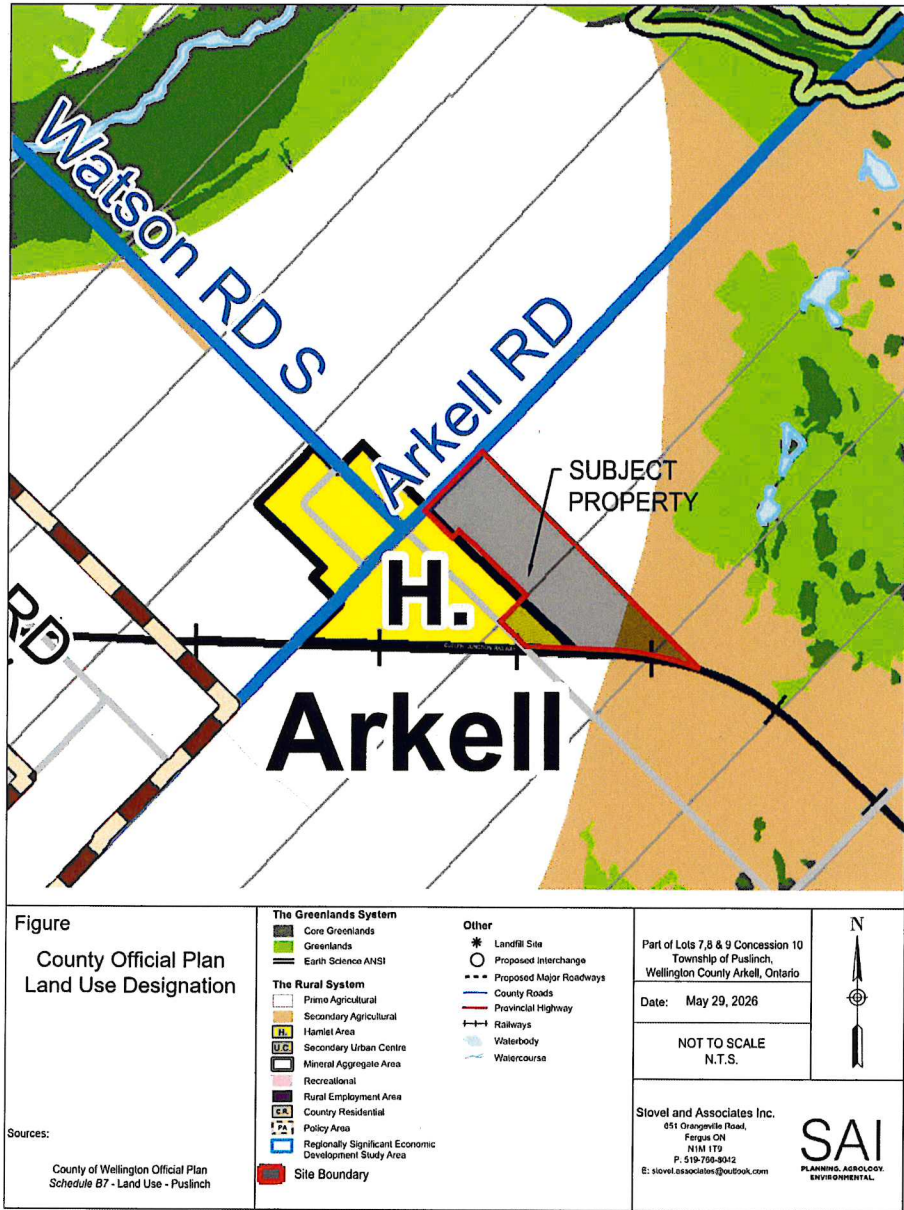
The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule B-7 (Puslinch)** is amended by changing a portion of the subject land to the Hamlet designation as illustrated on the attached Schedule "A".

Part 3 - Map Changes

The Site designated as "Prime Agricultural" and "Secondary Agricultural" to be redesignated to "Hamlet Area", as demonstrated on "Schedule A".

SCHEDULE A



Source: Wellington County Official Plan, Schedule B7 Puslinch (2024)

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Agricultural Impact Assessment prepared by Stovel and Associates Inc., dated May 2026;
- Planning Justification Report prepared by Stovel and Associates Inc., dated May 2026;
- Draft Zoning By-law Amendment;
- Noise and Vibration Feasibility Study prepared by HGC Noise Vibration Acoustics, dated June 1, 2026;
- Scoped Environmental Impact Study prepared by Stovel and Associates Inc., dated May 2026;
- Responses to Peer Review Comments Letter prepared by HGC Noise Vibration Acoustics, dated June 1, 2026;
- Addendum Traffic Impact Study prepared by C.F Crozier & Associates Inc., dated February 2026;
- Draft Official Plan Amendment;
- Functional Servicing and Stormwater Management Report prepared by C.F Crozier & Associates Inc., January 2026;
- Parcel Registers and PIN Maps;
- Zoning By-law Amendment Application dated October 23, 2006;
- Onsite Sewage Servicing Schematic prepared by C.F Crozier & Associates Inc., dated January 16, 2026;
- Preliminary Grading and Servicing Plan prepared by C.F Crozier & Associates Inc., dated January 16, 2026;
- Concept Plans prepared by Stovel and Associates Inc., dated July 29, 2025;
- Letter from the Ministry of Citizenship and Multiculturalism regarding Archeological Assessment dated March 12, 2024;

Attachment 5 – List of Reports and Studies Submitted by Applicant

- Mineral Aggregate Evaluation prepared by Stovel and Associates Inc., dated January 6, 2023;
- Owner permission dated August 29, 2025;
- Stage 1-2 Archeological Assessment prepared by Lincoln Environmental Consulting Corp., dated January 2024;
- Result of breeding bird surveys letter prepared by Colville Consulting Inc., dated September 19, 2023;
- Test Pit Location Map prepared by Stovel and Associates Inc., dated January 8, 2024;
- Water Balance Assessment prepared by C.F Crozier & Associates Inc., dated August 14, 2025;
- Hydrogeological Review and Predictive Nitrate Assessment prepared by Burnside, dated July 2006; and
- Groundwater Supply Assessment prepared by ARL Groundwater Resources Ltd., dated March 2023.

Monika Farncombe

From: [REDACTED]
Sent: August 15, 2026 10:49 AM
To: Planning
Cc: Landdivisioninfo; Justine Brotherston
Subject: Re: Subject Land - Part lots 7 to 9, Concession 10 - File Number D14/KUK; [REDACTED]
[REDACTED]

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Thank you for your email, Monika.

I apologize for the misunderstanding - I had the incorrect concession number.

If you can please still include only the following as areas of concern:

- *Negative impact with excessive lighting and light pollution - turns a rural hamlet into a "city subdivision" where lighting is often excessive...*
- *Roadway and access to a residential subdivision - sightlines and increased traffic are concerns for existing homeowners*
- *Possible negative impact on existing neighboring properties - what will this do to privacy, property value, quality of rural living?*

Thank you,

Regards,

Carol Beatson

On 2026-08-14 09:24, Planning wrote:

An aerial photograph of a suburban area. In the center, there is a residential development with a large parking lot, several houses, and a baseball field. To the north of this development is a small pond surrounded by trees. The surrounding area consists of green fields, more trees, and some industrial or construction sites in the distance.

Emerald Lake

Zoning By-law Amendment

Public Meeting

October 7, 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

SITE

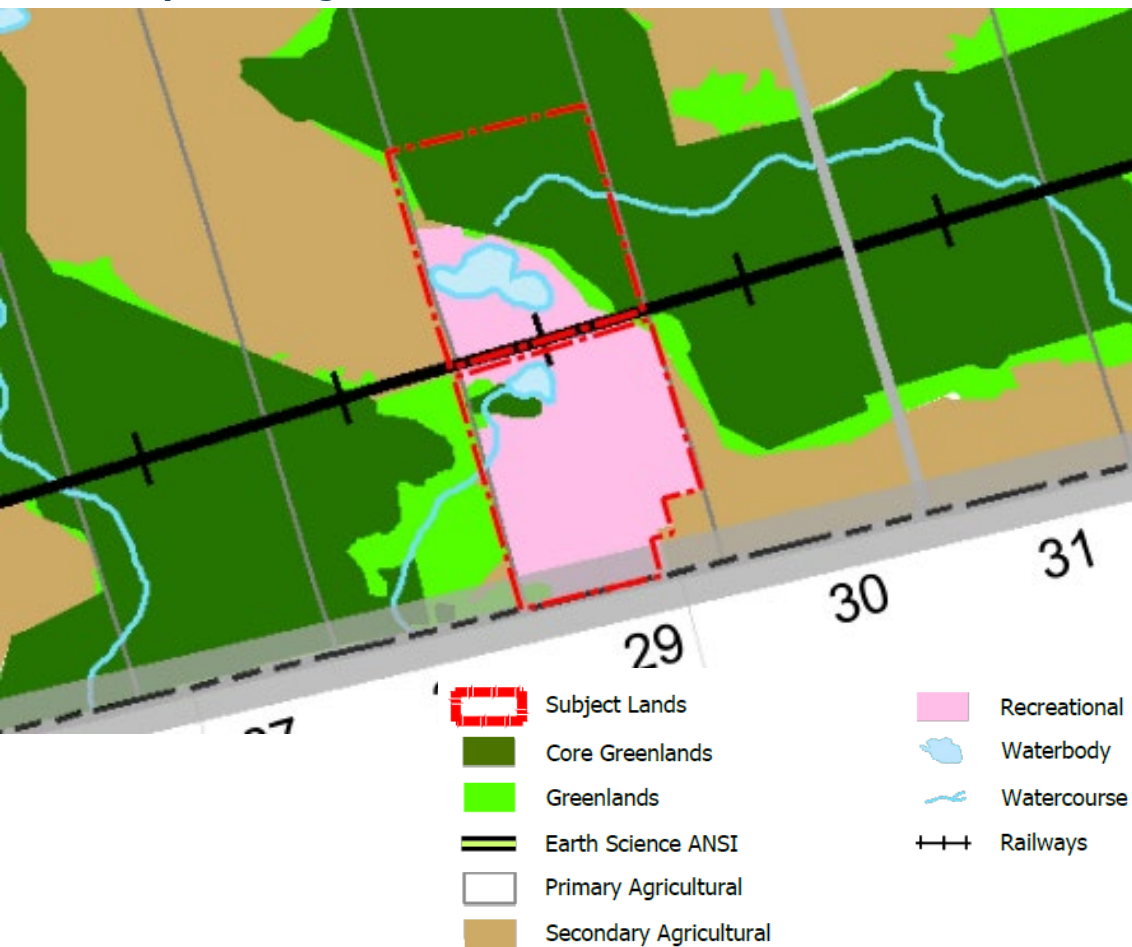
- 7248 Gore Road
- Was previously used as a quarry
- Developed with the Emerald Lake Resort and Waterpark since the early 1980s
- Approximately 36 hectares in size with 272 sites, a water park, recreation hall, and accessory uses
- Bisected by a rail corridor





CONTEXT

-  Subject Lands
-  Bodies of Water
-  Areas of Natural and Science (ANSI)
-  Creeks
-  Canadian Pacific Kansas City Rail line
-  Wellington County Boundary
-  Trails

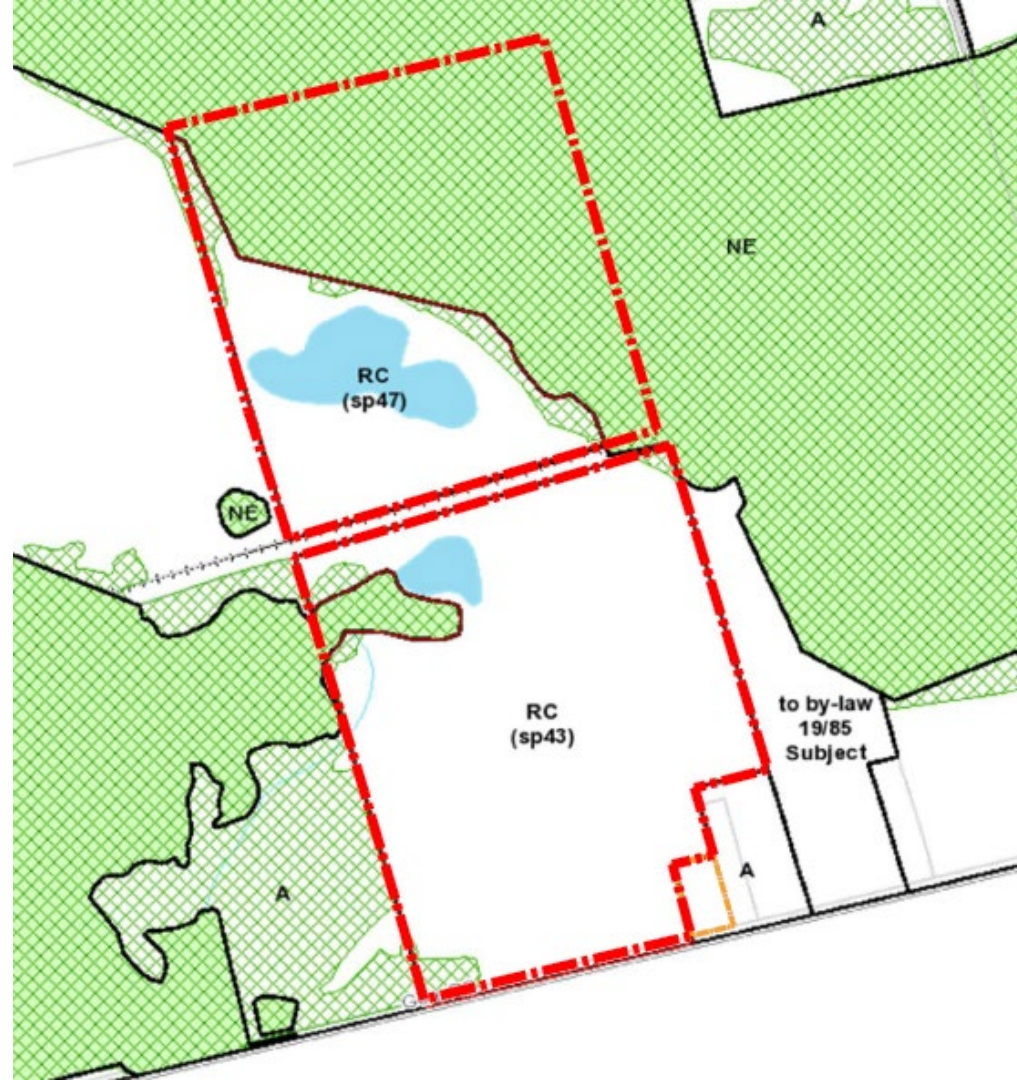


COUNTY OFFICIAL PLAN

- Lands are designated 'Recreational', with portions designated 'Core Greenlands' and 'Greenlands'
- The 'Recreational' designation permits the existing Park uses
- No change to the boundary of the Recreation, Core Greenlands or Greenlands designations are proposed or required.

ZONING BY-LAW

- The portion of the lands designated "*Recreational*" are zoned '*Resort Commercial*' (RC) with site-specific exceptions 43 and 47, which were established in 1994.
- The portion of the lands designated "*Core Greenlands*" and "*Greenlands*" are zoned '*Natural Environment*' (NE) with the '*Environmental Protection Overlay*'
- Site-specific exception 43 permits a maximum of 200 recreational vehicle sites
- Site-specific exception 47 permits the waterpark and associated recreational uses
- Together, exceptions 43 and 47 are intended to permit a recreational water park on the lands, while the NE zone preserves the natural features.



Zoning By-law Amendment

Purpose: To permit existing development (no new development proposed)

- Recognize and permit the existing 272 trailer/recreational sites
- Recognize and permit existing uses (tent camping, recreation centre).
- Updates to use the definitions in the new zoning by-law
- Refines the limits of the Natural Environment zone and Environmental Protection Overlay based on the Environmental Impact Study
- Rezones a portion of the subject lands to facilitate a proposed lot line adjustment



PLANNING JUSTIFICATION REPORT

MHBC

Planning Justification Report

Prepared for:
CLEARFORD
200 Gore Road
Township of Puslinch
File no. 25231A
May 2026

*Your Vision
Designed | Planned | Realized*
MHBC - Hurlingham/Herman Britten Carlson Planning Limited
200 Gore Road, Puslinch, Ontario, N6B 2S9
Tel: 519.875.3436
Fax: 519.875.3437
www.mhbc.ca



About & Associates

Scoped Environmental Impact Study

Emerald Lake Resort Ltd.
Puslinch Township, Wellington County
Scoped Environmental Impact Study

Prepared for:
Emerald Lake
Project Number:
A/25-018
Date:
August 6, 2025

ABOUT & ASSOCIATES INC.
CONSULTING ENGINEERS ARCHITECTS
3100 Highway 10 East, Suite 100, Mississauga, ON L4V 1V9
Tel: 905.876.2400
Fax: 905.876.2401
www.about.ca



Clearford

Nitrate Impact Assessment

CLEARFORD

April 19, 2025

MHBC Planning, Urban Design and Landscape Architecture
Suite 200 585 Thompson Dr. W.
Burlington, ON L7R 4K1
Attention: Jennifer Gaudet (e-mail: jgaudet@mhbcplanning.com)

RE: Nitrate Impact on Greenhouse, Emerald Lake Sewage Works
Clearford Wastewater Inc. (Clearford) was retained by Emerald Lake (the Owner) to prepare a memorandum discussing the impact of nitrate generated by the existing, onsite sewage works at the Emerald Lake Trailer Resort and Water Park (the Site).
The Site collects and treats wastewater generated by guests and users of the amenities through two (2) separate onsite systems, both discharging to shallow ground water resources. The smaller onsite system is a Class 4 system located on the north side of the property across the rail line near to the lake. This system provides no additional treatment (no advanced treatment unit or ATU) prior to discharge to the soil surface. The larger onsite system consists of primary tanks followed by a Wastewater Treatment (WWT) tank. The treated effluent is discharged from the WWT to an effluent holding tank and then to a shallow bedrock trench (BNT) located below the site.
The systems are approved and operated under Environmental Compliance Approval (ECA) no. 0567-03/09 issued by the Ministry of the Environment, Conservation and Parks (MECP) in March 2012. The ECA does not require effluent concentration or loading limits on the WWT system; however, conditions 1.1 and Table 2 on page 7 of the ECA provide effluent objectives – 10 mg/L (BOD₅), 10 mg/L TSS and 5 mg/L NO₃.
The use of objectives allows for operation of the system using best practices and at reasonable capacity and need not exceed the values; however, there is no direct penalty for not meeting these figures. The MECP reserves the right to require the ECA any time, and set compliance levels, should there be significant operating issues or observed downstream impacts in the receiving water.
Greenhouse Monitoring
Conditions 1.1 and Table 2 in the ECA place a requirement to install monitoring wells (MWs) and monitor the groundwater (GW) and discharge flow (DF) groundwater quality. The monitoring program requires sampling of each MW at the same frequency as the treated effluent, and samples are to be analyzed for BOD₅, TP, TSS, NO₃, NO₂, n. nit, and pH.

www.clearford.ca

Office Field Site Mobile News

Clearford

Functional Servicing Report

CLEARFORD

FUNCTIONAL SERVICING REPORT

Emerald Lake Trailer Resort and Waterpark
Water & Wastewater Servicing Report

Clearford File Reference C/PS-11/0025
January 29, 2016



SLR

Environmental Noise & Vibration Letter

SLR Consulting (Canada) Ltd.
40 Shaw Street, Suite 201, Guelph, ON N1G 5J3

February 6, 2025

Attention: Jennifer Gaudet, BSc, MCP, BPP
MHBC Planning
585 Thompson Centre Drive, Suite 200
Burlington, ON L7R 4K1

SLR Project No.: 241-02596-00001

Revision: A

RE: Environmental Noise and Vibration Letter
Emerald Lake Trailer Resort and Waterpark, Puslinch

1.0 Introduction

At the request of MHBC Planning on behalf of Emerald Lake Inc., SLR Consulting (Canada) Ltd. (SLR) has prepared this environmental noise service letter for the County By-Law Application (CBLA) at 7205 Gore Road in the Town of Puslinch, Ontario, also known as Emerald Lake Trailer Resort and Waterpark (Project site).

SLR is working with Emerald Lake Inc., considering changes to the existing development at Emerald Lake Trailer Resort and Waterpark, which involves a zoning by-law amendment application (CBLA). The Township of Puslinch has provided some planning application requirements which include the following note related to acoustic vibration:

"The board makes park is to provide for a safety. Depending on the location and volume of the proposed uses, a noise and vibration study may be required."
The Project site is located on the north side of Gore Road in Puslinch, Ontario and is currently occupied by a residential development and surrounded by a countryside.

2.0 Assessment of Potential Transportation Noise and Vibration Impacts

2.1 MECP NPS-300 Guidelines

Source: with the potential to impact the Project site include Gore Road to the south and the Canadian Pacific Railway (CPR) (the Substation) railway corridor to the north. The Ministry of the Environment, Conservation and Parks (MECP) Publication NPS-300 Guidelines contain best practices for assessing potential roadway and railway impacts to local planning decisions.

The Project site at 7205 Gore Road would fall under the definition of a complex or compound in MECP NPS-300, which is "a portion of property used for farming or other agricultural or commercial operation is provided by, or on behalf of a public agency, or is part of a commercial operation."

MHBC

Minimum Distance Separation I Calculation

MEMO

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC

To: Drago Homan
From: Daniel Salari
Date: 2025-07-02
File: 25231A
Subject: Minimum Distance Separation I calculation

Hurlingham/Herman Britten Carlson Planning Limited (hereinafter "MHBC") has been retained by Drago Homan (the "owner") to provide Minimum Distance Separation (MDS) Report in support of a Zoning By-Law Amendment (ZBLA). The purpose of the ZBLA is to increase the existing number of trailer sites and other facilities within the Emerald Lake Resort & Waterpark (with a municipal address of 7205 Gore Road) and to facilitate a current application for a lot addition to the existing residential lot located immediately to the west (with a municipal address of 7205 Gore Road).

The subject lands are situated within the "Township of Puslinch in Wellington County, specifically on Part of Lot 2A, Concession Gore. Together, the properties cover an area of approximately 36.4 hectares (90 acres).

The subject lands are designated "Residential", "Secondary Agricultural", "Core Greenbelt", and "Greenland" in the County of Wellington Official Plan (Schedule B7) and are zoned Rural Commercial (RC) with the specific provisions and Natural Environment (NE) in the Township of Puslinch Zoning By-Law 023-15.

Policy Context

Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 requires that developments on rural lands should comply with Minimum Distance Separation (MDS) setbacks. Section 3.6.1 of the PPS states:

"New and use, including the creation of lot, and new or expanding residential facilities, shall comply with the minimum distance separation distances."

SUPPORTING REPORTS



Thank you!

Any questions?





REPORT COR-2026-057

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: October 7th, 2026

SUBJECT: Zoning By-law Amendment Application
7248 Gore Rd
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 7248 Gore Rd, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on August 26, 2026 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 7248 Gore Rd to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on September 14, 2026
- Statutory notice of complete application and public information statutory notice was circulated in Wellington Advertiser on September 17, 2026
- Application was presented to Planning and Development Advisory Committee for comments September 8, 2026
- Public Information Meeting – October 7, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – NPG Planning Solutions D14-HAS Public Information Meeting Report

Respectfully submitted,

Reviewed by:

**Monika Farncombe,
Planning and Corporate Services
Coordinator**

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Max Fedchyshak, RPP, MCIP
Planning Lead & Partner
NPG Planning Solutions Inc.

Subject: Public Meeting – Emerald Lake Resorts
Zoning By-law Amendment Application D14-HAS
Con Gore Front, Part Lot 29
7248 Gore Road, Puslinch

Meeting date: October 7, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Site Plan provided by Applicant – North Portion
3 - Site Plan provided by Applicant – South Portion
4 - Draft Zoning By-law by Applicant

SUMMARY

The Township of Puslinch Received a Zoning By-law Amendment Application (the “Application”) for lands municipally known as 7248 Gore Road (“Subject Lands”). The purpose of the Application is to rezone the Subject Lands to bring the existing camping operation into compliance with the Zoning By-law.

A Public Meeting is scheduled for October 7, 2026. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be

considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14-HAS be received for information.

INTRODUCTION

The Subject Lands are located on the north side of Gore Road, in the Township of Puslinch. The Subject Lands are approximately 36.9 hectares in size and feature an irregular shape. The Subject Lands are bisected in an east-west direction by the Canadian Pacific Kansas City (CPKC) Halt Subdivision railway, dividing it into two parcels, herein referred to as the North and South Parcels. The North Parcel features a rectangular shape with a “frontage” of approximately 412.9 metres along the railway with a depth of 430.8 metres, and features an approximate area of 17.77 hectares. The North Parcel features recreational uses associated with the camping operation, including a splash pad, pavilions, volleyball courts, washrooms, waterslide and associated parking. The North Parcel also includes a natural lake (Emerald Lake), a woodland, and a Provincially Significant Wetland associated with the Fletcher Creek Swamp Forest natural heritage feature complex. All natural heritage features on the Subject Lands are within the Hamilton Conservation Authority’s (HCA) regulation limit.

The South Parcel features an irregular shape with a frontage of approximately 282.6 metres along Gore Road and a depth of 485 metres, for an approximate area of approximately 19.16 hectares. The South Parcel contain an established campground that has 272 camp sites, including seasonal camping sites, recreational vehicle (RV) sites, tent and pop-up tent trailer sites, and cabins. The South Parcel also contains a recreation centre, playground, pavilions, washroom/shower/laundry buildings, office and sports fields.

Surrounding land uses consist of natural features and agricultural uses to the north, a dog kennel and training facility to the east and the Ontario Steam Heritage Museum to the west. An aerial of the property is included as **Attachment 1**.

PURPOSE

The primary purpose of the Application is to amend the current Special Provision Resort Commercial Zones (RC(sp47) to establish new site-specific provisions to recognize the existing campground use of the Subject Lands. Specifically, the site-specific provisions propose to recognize 272 recreational vehicle sites, tent camping, 21 cabins as short

term accommodation, an assembly hall, accessory uses, and a revised park definition for the waterpark. The Application also proposes to re-zone lands currently zoned as Natural Environment (NE) and Environmental Protection Overlay (EPO) to Special Provision Resort Commercial Zone (RC(sp43)) to refine limits of the natural features in accordance with the submitted Scoped Environmental Impact Study.

The Application also involves rezoning a small portion of the subject lands to the Agricultural (A) Zone in support of a future proposed lot line adjustment involving 7260 Gore Road.

No new building or structure, site disturbance, or tree removal is proposed. The Application is to recognize the existing situation on the Subject Lands. The North Portion Site Plan is shown on **Attachment 2** and the South Portion Site Plan is shown on **Attachment 3**.

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Planning Justification Report prepared by MHBC dated May 2026;
- Scoped Environmental Impact Study prepared by Aboud dated August 6, 2026;
- Environmental Noise and Vibration Letter prepared by SLR Consulting (Canada) Ltd dated February 6, 2026;
- Cover Letter prepared by MHBC dated May 15, 2026;
- Function Servicing Report and Appendices prepared by Clearford Waterworks Inc dated January 29, 2026;
- Nitrate Impact Letter prepared by Clearford Waterworks Inc. dated April 19, 2026;
- Parcel Registers and Property Identification Maps;
- Instrument No. ROS274631, Instrument No. LT009678 and Instrument No. LT007846;
- Site Plan North prepared by MHBC dated July 6, 2026;
- Site Plan South prepared by MHBC dated July 6, 2026;

- Site Plan Agreement on the Subject Lands;
- MDS Memo prepared by MHBC dated July 2, 2026; and
- Site Plan prepared by Millington & Associates dated September 24, 2025.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the Planning Act. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within a Rural Area and are considered Rural Lands as per the Provincial Planning Statement, 2024 (the “PPS”). The Subject Lands are located within the Protected Countryside of the Greenbelt Plan and are identified as Rural Lands. A portion of the South Parcel falls within the Natural Heritage System. The Subject Lands are designated Secondary Agricultural, Core Greenlands and Greenlands as per Schedule B7 of the Wellington County Official Plan.

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:

g) other rural land uses.

2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Greenbelt Plan (2017)

1.2.2 Protected Countryside Goals

To enhance our urban and rural areas and overall quality of life by promoting the following matters within the Protected Countryside:

2. Environmental Protection

- a) *Protection, maintenance and enhancement of natural heritage, hydrologic and landform features, areas and functions, including protection of habitat for flora and fauna and particularly species at risk;*
- c) *Protection, improvement or restoration of the quality and quantity of ground and surface water and the hydrological integrity of watersheds; and*
- d) *Provision of long-term guidance for the management of natural heritage and water resources when contemplating such matters as watershed/subwatershed and stormwater management planning, water and wastewater servicing, development, infrastructure, open space planning and management, aggregate rehabilitation and private or public stewardship programs.*

3. Culture, Recreation and Tourism

- b) *Provision of a wide range of publicly accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and water-based/shoreline uses that support hiking, angling and other recreational activities; and*
- c) *Enabling continued opportunities for sustainable tourism development.*

3.1.4 Rural Lands Policies

For lands falling within rural lands of the Protected Countryside, the following policies shall apply:

- 1. Rural lands support and provide the primary locations for a range of recreational, tourism, institutional (including cemetery) and resource based commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to settlement areas but which are recognized as existing uses by this Plan and allowed to continue and expand subject to the policies of section 4.5. Notwithstanding this policy, official plans may be more restrictive than this Plan with respect to the types of uses permitted on rural lands, subject to the policies of section 5.3.*
- 2. Rural lands may contain existing agricultural operations and provide important linkages between prime agricultural areas as part of the overall Agricultural System. Normal farm practices and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are supported and permitted. Proposed*

agriculture-related uses and on-farm diversified uses should be compatible with and should not hinder surrounding agricultural operations. Criteria for all these uses shall be based on provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

6. New land uses, including the creation of lots (as permitted by the policies of this Plan), and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

7. Where agricultural uses and non-agricultural uses interface, land use compatibility shall be promoted by avoiding or, if avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.

3.2 Natural System

3.2.2 Natural Heritage System Policies

For lands within the Natural Heritage System of the Protected Countryside, the following policies shall apply:

3. New development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that:

- a) There will be no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- b) Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- c) The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- d) Except for uses described in and governed by the policies of sections 4.1.2 and 4.3.2,*

- i. *The disturbed area, including any buildings and structures, of the total developable area will not exceed 25 per cent (40 per cent for golf courses); and*
- ii. *The impervious surface of the total developable area will not exceed 10 per cent; and*
- e) *At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, recognizing that section 4.3.2 establishes specific standards for the uses described there.*

3.2.5 Geographic-Specific Policies in the Protected Countryside Key Natural Heritage Features and Key Hydrologic Features Policies

For lands within a key natural heritage feature or a key hydrologic feature in the Protected Countryside, the following policies shall apply:

- 1. Development or site alteration is not permitted in key hydrologic features and key natural heritage features within the Natural Heritage System, including any associated vegetation protection zone, with the exception of:*
 - a) Forest, fish and wildlife management;*
 - b) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; or*
 - c) Infrastructure, aggregate, recreational, shoreline and existing uses, as described by and subject to the policies of section 4.*
- 3. Beyond the Natural Heritage System within the Protected Countryside, key natural heritage features are not subject to the policies of section 3.2.5, but are to be defined pursuant to, and subject to the policies of, the PPS.*
- 4. In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.*

5. A proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation or a hydrological evaluation which identifies a vegetation protection zone which:

- a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function; and*
- b) Is established to achieve and be maintained as natural self-sustaining vegetation.*

6. A proposal for new development or site alteration within the Natural Heritage System is not subject to section 3.2.5.5 where the only key natural heritage feature is the habitat of endangered species and threatened species.

4. General Policies for the Protected Countryside

4.1 Non-Agricultural Uses

The rural lands of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional (including cemetery) uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism-based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

4.1.1 General Non-Agricultural Use Policies

For non-agricultural uses, the following policies apply:

1. Non-agricultural uses are not permitted in the specialty crop areas as shown on Schedule 2 and Schedule 3 of this Plan or within prime agricultural areas in the Protected Countryside, with the exception of those uses permitted under sections 4.2 to 4.6 of this Plan.

2. Proposals for non-agricultural uses must demonstrate that:

- a) The use is appropriate for location on rural lands;*
- b) The type of water and sewer servicing proposed is appropriate for the type of use;*
- c) There are no negative impacts on key natural heritage features or key hydrologic features or their functions; and*
- d) There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.*

4.1.2 Recreational Use Policies

In addition to the non-agricultural use policies of section 4.1.1, recreational uses are also subject to the following policies:

- 1. Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.*
- 2. An application to establish or expand a major recreational use in the Natural Heritage System shall be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping and construction measures that:*
 - a) Maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent key natural heritage features or key hydrologic features;*
 - b) Wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition;*
 - c) Minimize the application and use of pesticides and fertilizers; and*
 - d) Locate new natural self-sustaining vegetation in areas that maximize the ecological functions and ecological value of the area.*
- 3. An application to expand or establish a major recreational use shall be accompanied by a conservation plan demonstrating how water, nutrient and biocide use shall be kept to a minimum, including through the establishment and monitoring of targets.*

4.2.3 Stormwater Management and Resilient Infrastructure Policies

In addition to the policies of section 4.2.1, for stormwater management infrastructure in the Protected Countryside the following policies shall apply:

3. Stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones. The determination of appropriate vegetation protection zones shall be defined in accordance with sections 3.2.5.4 and 3.2.5.5 of this Plan, which consider the area and nature of the feature being protected and the nature of the proposed stormwater management system. Within those portions of the Protected Countryside that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario, naturalized stormwater management systems may be permitted within the vegetation protection zone of a significant valleyland, provided they are located a minimum of 30 metres from the river or stream, and they are located outside of the vegetation protection zone of any other key natural heritage feature or key hydrologic feature.

4. Applications for development and site alteration in the Protected Countryside shall be accompanied by a stormwater management plan which demonstrates that:

- a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;*
- b) An integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;*
- c) Applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and*
- d) Applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan.*

5. The objectives of a stormwater management plan are to avoid, or if avoidance is not possible, minimize and mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:

- a) Maintain groundwater quality and flow and stream baseflow;*
- b) Protect water quality;*
- c) Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;*

- d) *Prevent increases in stream channel erosion;*
- e) *Prevent any increase in flood risk; and*
- f) *Protect aquatic species and their habitat.*

4.5 Existing Uses

For lands falling within the Protected Countryside, the following policies shall apply:

- 1. All existing uses are permitted.*
- 2. Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force. Municipalities are encouraged to retain existing lots of record for agricultural uses and discourage non-agricultural uses where appropriate.*
- 3. Outside of the Natural Heritage System, second dwelling units are permitted within single dwellings permitted in accordance with sections 4.5.1 and 4.5.2 or within existing accessory structures on the same lot.*
- 4. Expansions to existing buildings and structures, accessory structures and uses and/or conversions of legally existing uses which bring the use more into conformity with this Plan are permitted subject to a demonstration of the following:*
 - a) Notwithstanding section 4.2.2.2, new municipal services are not required; and*
 - b) The use does not expand into key natural heritage features or key hydrologic features or their associated vegetation protection zones, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.*
- 6. Expansion, maintenance and/or replacement of existing infrastructure is permitted subject to the infrastructure policies of section 4.2.*

County of Wellington Official Plan (December 2025)

4.9 Water Resources

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

- c) *protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;*
- d) *ensure that development meets provincial water quality objectives;*

5.6 Development Control

5.6.2 Development Impacts

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a. *identify the nature of the features potentially impacted by the development;*
- b. *prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c. *address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

5.6.3 Adjacent Lands

For the purposes of this section of the Plan, adjacent lands are considered to be:

- a) *lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands.*

- b) lands within 50 metres of provincially significant Earth Science Areas of Natural and Scientific Interest;*
- c) lands within 30 metres of all other Core Greenlands and Greenland areas.*

5.6.4 Zoning

Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Other greenlands may also be given a restrictive zoning by a municipal council.

Zoning by-laws may also recognize existing land uses in core greenlands and, where appropriate, provide for reasonable expansions or alterations. Zoning by-laws may also establish setbacks from Core Greenland areas in which no buildings or structures shall be permitted.

5.8 Greenbelt Plan

Lands within the Greenbelt are subject to the policies of Section 9.9.

6.7 Recreational Areas

6.7.1 Defined

Recreational areas are normally land associated with lakes, reservoirs, ponds, rivers or other scenic resources which have potential for the development of recreational or seasonal residential uses relying on recreational activities. New Recreational Areas will be established by amendments to this Plan. Where new Recreational Areas are proposed in Prime Agricultural Areas, the policies of Section 4.3.3 c) shall be met.

6.7.2 Permitted Uses

Permitted uses and activities in Recreational Areas may include:

- a) seasonal recreational uses;*
- b) active and passive recreational activities including golf courses;*

- c) *commercial activities related to and serving recreational activities;*
- d) *publicly-accessible built and natural settings for recreation, including parklands, open space areas, trails and, where practical and appropriate, water-based resources.*

6.7.5 Tent and Trailer Parks

- a) *Tent and trailer parks may be allowed in Recreational Areas provided that they have:*
- b) *access to an open public road;*
- c) *an internal road system which will allow ease of access for emergency vehicles;*
- d) *adequate water and sewage services; a design which provides individual sites sufficient to:*
 - *site a tent or a trailer*
 - *provide adequate separation between tents and trailers for fire protection and privacy*
 - *provide an on-site amenity area*
- e) *agreements that regulate the operation of the park and provide for a maximum nine months of operation per year.*

6.7.7 Active and Passive Recreation

Active and passive recreational activities including parks, picnic areas, sports fields, boat launches, boat houses, recreational trailers and buildings, structures and facilities which support active and passive recreational facilities are allowed in Recreational Areas provided that:

- a) *adequate provisions are made for services including road access, water and sewer facilities;*
- b) *other policies of this plan are met.*

11.2.6 Rural System Servicing

The following water and sewage policies apply in the rural system outside of secondary urban centres and hamlets:

- a) development in the rural system is anticipated to be on individual on site systems where soil conditions are suitable over the long term;*

13.3 Zoning By-laws

Zoning by-laws will be amended to conform with the policies of this Plan. No - zoning by-law amendment will be passed that is not in conformity with this Plan.

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Puslinch Zoning By-law 023-18

According to Schedule 'A' of the Puslinch Zoning By-law the North Portion of the Subject Lands are zoned Resort Commercial Site-Specific (RC(sp47)), Natural Environment (NE) and Environmental Protection Overlay under the Township's Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law). The South Portion of the Subject Lands is zoned Resort Commercial Site-Specific (RC(sp43)), and Natural Environment (NE) with an Environmental Protection Overlay under the Puslinch Zoning By-law.

A portion of the North Parcel that contains volleyball courts and associated access road is zoned Natural Environment (NE) with an Environmental Protection Overlay. Uses of this nature are not a permitted use in the Natural Environment (NE) Zone under Section 12.2 of the Puslinch Zoning By-law. No buildings or structures are permitted within 30 metres of the NE Zone unless a smaller setback is supported by the Conservation Authority in accordance with Section 4.31 of the Puslinch Zoning By-law.

The area of the South portion of the Subject Lands zoned Resort Commercial Site-Specific (RC(sp43)) currently contains 272 recreational sites, including tent camping sites, whereas only a maximum of 200 recreational vehicle sites is currently permitted and tent camping is prohibited per the RC(sp43) zone. A portion of the South Parcel that contain seasonal sites currently zoned Natural Environment (NE) with an Environmental Protection Overlay. Recreational uses of this nature are not a permitted use in the Natural Environment (NE) Zone under Section 12.2 of the Puslinch Zoning By-law. Additionally, no buildings or structures are permitted within 30 metres of the NE

Zone unless a smaller setback is supported by the Conservation Authority in accordance with Section 4.31 of the Puslinch Zoning By-law.

The applicant is proposing to amend the zoned Resort Commercial Site-Specific (RC(sp43)) and Resort Commercial Site-Specific (RC(sp47)) zones to recognize and regulate the existing campground and associated recreational uses.

The proposed amendments to RC(sp43) would permit a private park, assembly hall, and cabins as short-term accommodations; permit up to 272 recreational vehicle sites, including 23 sites for tent camping purposes; permit up to 21 cabins on recreational vehicle sites for use as short-term accommodations; and establish related accessory uses, including a laundromat, washrooms, shower facilities and office.

The proposed amendments to RC(sp47) would permit a private park as an additional permitted use and establish site-specific provisions clarifying the uses permitted within a private park.

The application also proposes to revise the limits of the Natural Environment (NE) Zone and Environmental Protection (EP) Overlay on the southern portion of the lands. The Draft Zoning By-law provided by the Applicant is included as **Attachment 3**. The following table summarizes the Applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment – RC(sp43) Zone

Zone Provisions	RC(sp43) Zone
Permitted Uses	Private Park; Assembly Hall; Cabins as Short-Term Accommodations; Tent Camping;
Permitted Recreational Vehicle Sites	Maximum of 272 recreational vehicle sites within a Travel Trailer Park
Permitted Tent Camping Sites	A maximum of 23 of the permitted recreational vehicle sites may be used for tent camping purposes
Permitted Cabins	Maximum of 21 cabins on permitted recreational vehicle sites, to be used as Short-Term Accommodations

Zone Provisions	RC(sp43) Zone
Permitted Assembly Hall	Fitness room, indoor swimming pool and hot tub permitted within an Assembly Hall
Accessory Uses	Laundromat, washrooms, shower facilities and office permitted as accessory uses to a Travel Trailer Park
Removed Permissions	Concession stand for food sales; picnic shelters; variety store; laundromat; baseball diamonds; washrooms

Table 2: Proposed Zoning By-law Amendment – RC(sp47) Zone

Zone Provisions	RC(sp47) Zone
Permitted Uses	Private Park
Private Park Provisions	clarifies the additional uses that may be permitted within a private park; and excludes campground uses and golf courses from a private park.
Removed Provisions	Day picnicking; concession stand with food sales; pools, waterslides and water activities; mini golf; volleyball courts; horseshoe pits; picnic shelters; playgrounds

The Puslinch Zoning By-law contains the following relevant regulations that will be applicable to the Application:

- Section 4.25 contains provisions related to Short Term Accommodation;
- Section 4.31 contains provision requiring a minimum 30-metres setback from the NE Zone.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – There are outstanding technical comments related to the Site Plan, the Planning Justification Report, the Draft Zoning By-law, Environmental Impact Study (EIS), and Environmental Noise and Vibration Letter.
- Engineering (GEI) – Outstanding comments regarding septic location and require further information related to stormwater management on the Subject Lands.
- Ecology – not in support of the application and require updates to the EIS to address concerns with the following:
 - Identification of Approved and Additional Development
 - Forensic Sequence and Pre-development Baseline
 - Historical Natural Heritage Feature Limits
 - Assessment of Impacts Prior to Subsequent Mitigation or Natural Succession
 - Direct, Indirect, Ongoing and Cumulative Effects
 - Hydrologic Effects and Wetland Function
 - Significant Wildlife Habitat and Species at Risk Habitat Screening
 - Core Greenland / Exposed Bedrock Area
 - Background Information Review
 - Required Mapping
 - Policy and Regulatory Conclusions
 - Proposed Buffers
 - Restoration, Mitigation and Compensation
 - Overall TOR Completeness and Conclusions
- Hydrogeology (Harden Environmental) – Comments outstanding.
- Fire and Rescue Services – No comments at this time.
- Building Official - Please provide a scaled site plan showing all existing buildings and their sizes located on the Emerald Lake property.
- Public Works, Parks and Facilities – No comments.
- By-law enforcement – No comments.

- PDAC – The application was presented at the September 8, 2026 PDAC meeting agenda. PDAC provided the following draft comments at the meeting:
 - The Committee recommends that the Township be satisfied that all existing buildings have approved building permits and if not, those be applied for retroactively and that all existing buildings comply with the Township Zoning's Bylaw.
 - The Committee recommends clarification of nitrate levels be provided.

County Comments:

- The subject property is designated Recreational Area, Core Greenlands and Greenlands and contains several natural heritage features, including significant woodlands, provincially significant wetlands, the Fletch Creek Swamp & Forest ESA, Life Science ANSI and environmental hazard lands. The property is also within the Greenbelt Plan's Natural Heritage System and Protected Countryside.
- It is noted that a scoped Environmental Impact Assessment has been submitted it is recommended that further discussion of the policies in Section 5 of the County Official Plan and demonstration that there will be no negative impacts on the identified natural heritage features be included. The Hamilton Conservation Authority and the Township's consulting ecologists will need to be satisfied with the assessment.
- It is also noted that the proposed recognition of the existing camp/trailer sites and facilities at Emerald Lake Resort & Waterpark must conform with the Recreational Area and Tent and Trailer Park policies of Sections 6.7.2 and 6.7.5, including requirements for access, servicing, internal roads, site separation, amenity areas and the maximum nine-month operating period.
- The Township will need to confirm conformity with the County Official Plan, particularly as new cottage areas are not permitted. The County will review any future consent application once formally submitted. If the Zoning By-law amendment is approved, the County requests a copy of the notice of passing, amending by-law and affidavit documents for our records.

Agency Comments:

- HCA – HCA staff have no flooding or erosion hazard concerns in relation to the

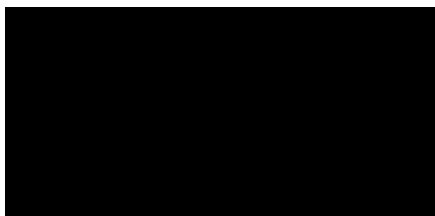
proposed applications. Consequently, HCA staff have no objection to the approval of the Zoning By-law Amendment application

- Wellington Source Water Protection – Not within well head protection area – encourage the development of maintenance plan.
- CPKC provided the following comments:
 - CPKC recommends that the below conditions be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):
 - “CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.

NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

Respectfully Submitted,



Max Fedchyshak, MCIP, RPP
 Senior Planner & Partner
NPG Planning Solutions Inc.
mfedchyshak@npgsolutions.ca

Attachment 1 - Aerial Map of Subject Lands



Attachment 2 - Site Plan provided by Applicant - North Portion

Township of Puslinch Zoning By-law 023-2018

Natural Environment

Environmental Protection Overlay

Environmental Impact Study Recommended Limits

Natural Environment

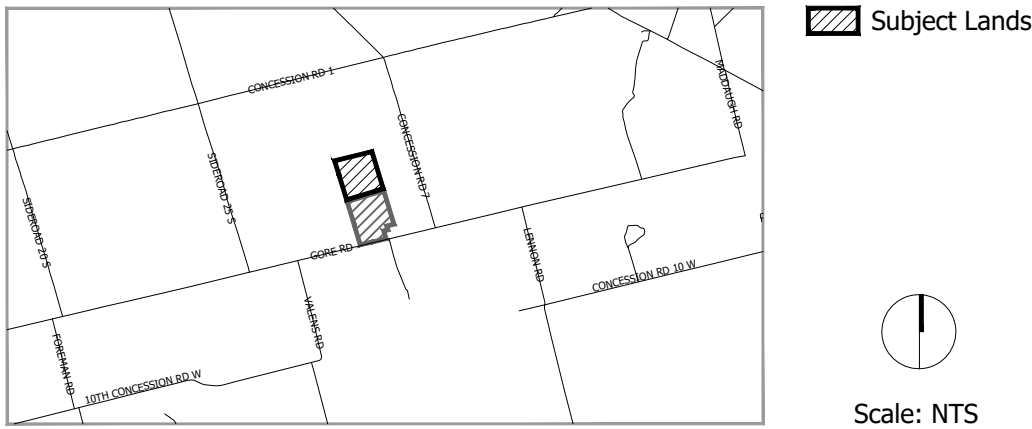
Environmental Protection Overlay

SITE PLAN

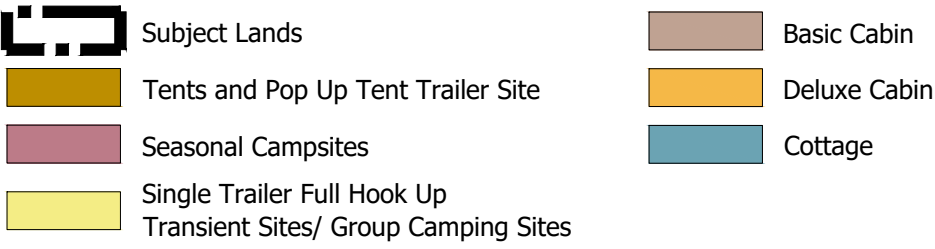
LEGAL DESCRIPTION

PT LT 29 CON GORE PUSLINCH AS IN ROS274631 SOUTH OF RAILWAY EXCEPT PTS 1 & 2, 61R2907 & PT 1, 61R8711 & EASE THEREIN ; PUSLINCH ; S/T EASE LT7846

KEY PLAN



LEGEND



Zoning By-law 023-18 Resort Commercial (RC) Zone			
Regulation	Required	Provided	Conforms
Lot Area (min)	4,000.00 m ² (0.4 ha)	177,743.26 m ² (17.77 ha)	N
Lot Frontage (min)	30 m	412.89 m	N
Front Yard (min)	10 m	19.67 m	N
Interior Side Yard (min)	3 m	6.57 m	N
Exterior Side Yard (min)	3 m	-	N
Rear Yard (min)	3 m	169.13 m	N
Lot Coverage (max)	35 %	0 %	N
Landscaped Open Space (min)	15 %	97 %	N
Max. Number of Campsites (Existing Site-specific Exception)	200	0	Requested Amendment

Area Summary:

Building Coverage	571.37 m ²	0%
Landscaped Area	172,185.98 m ²	3%
Asphalt Area	4,985.91 m ²	97%
Total	177,743.26 m ²	100%

NOTES

1. All dimensions are in metres unless otherwise shown.
2. Boundary, well, existing structures and site locations to be confirmed by survey.
3. Original information provided not to scale by Millington and Associates.
4. Existing ground conditions may vary.
5. Contains information licensed under the Open Government Licence - Ontario.

Revision No.	Date	Issued / Revision	By
Stamp	Date	July 6, 2026	
	File No.	25231A	
	Plan Scale	1:1250 (Arch D)	
	Drawn By	DS	
	Checked By	T.H.	
Project	EMERALD LAKE 7248 Gore Rd, Puslinch, Ontario.		
File Name	SITE PLAN	Dwg No.	1 of 2
Scale Bar			

K:\25231A - Emerald Lake Resort\25231A_Site_Plan_30June2026.dwg

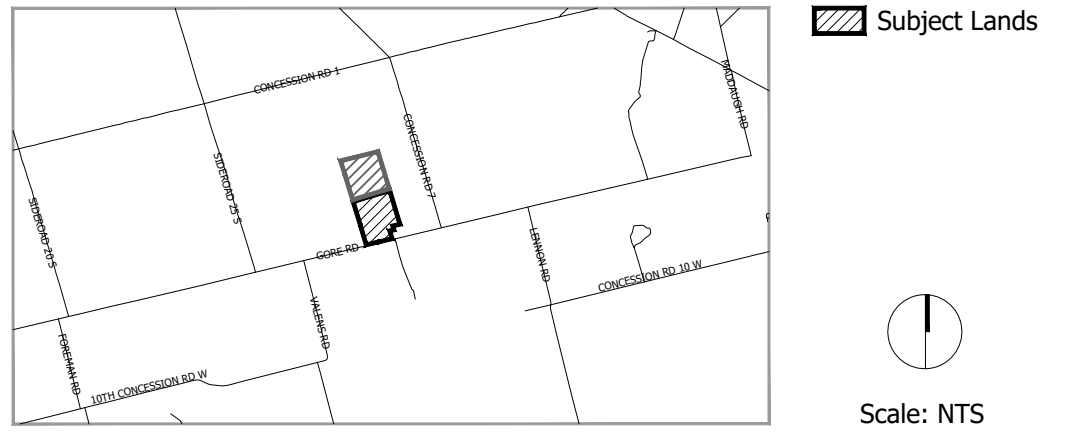
Attachment 3 - Site Plan
provided by Applicant
- South Portion

SITE PLAN

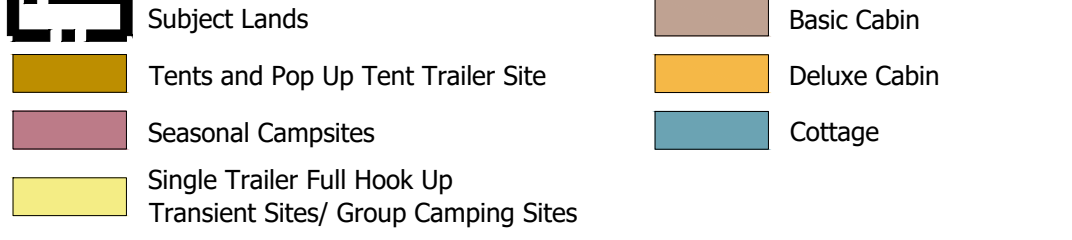
LEGAL DESCRIPTION

PT LT 29 CON GORE PUSLINCH AS IN ROS274631 SOUTH OF RAILWAY EXCEPT PTS 1 & 2, 61R2907 & PT 1, 61R8711 & EASE THEREIN ; PUSLINCH ; S/T EASE LT7846

KEY PLAN



LEGEND



Zoning By-law 023-18 Resort Commercial (RC) Zone			
Regulation	Required	Provided	Conforms
Lot Area (min)	4,000.00 m ² (0.4 ha)	191,604.45 m ² (19.16 ha)	N
Lot Frontage (min)	30 m	282.58 m	N
Front Yard (min)	10 m	125.70 m	N
Interior Side Yard (min)	3 m	37.03 m	N
Exterior Side Yard (min)	3 m	-	N
Rear Yard (min)	3 m	44.06 m	N
Lot Coverage (max)	35 %	1 %	N
Landscaped Open Space (min)	15 %	17 %	N
Max. Number of Campsites (Existing Site-specific Exception)	200	272	Requested Amendment

Area Summary:

Building Coverage	1,972.75 m ²	1%
Landscaped Area	32,085.03 m ²	17%
Asphalt Area	157,536.45 m ²	82%
Total	191,604.45 m ²	100%

NOTES

- All dimensions are in metres unless otherwise shown.
- Boundary, well, existing structures and site locations to be confirmed by survey.
- Original information provided not to scale by Millington and Associates.
- Existing ground conditions may vary.
- Contains information licensed under the Open Government Licence - Ontario.

Revision No.	Date	Issued / Revision	By
Stamp		Date	July 6, 2026
		File No.	25231A
		Plan Scale	1:1250 (Arch D)
		Drawn By	DS
		Checked By	T.H.
Project		EMERALD LAKE 7248 Gore Rd, Puslinch, Ontario.	
File Name		Dwg No.	2 of 2
SITE PLAN			
Scale Bar		0 10 25 50 100m	

K:\25231A - Emerald Lake Resort\25231A_Site_Plan_2026.dwg

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

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

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

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

1. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from a Special Provision Resort Commercial (RC(sp43)) ZONE to the **Agricultural (A)** ZONE, as shown on Schedule "A" of this By-Law.
2. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from a Special Provision Resort Commercial (RC(sp43)) ZONE to the **Agricultural (A)** ZONE and **Environmental Protection (EP)** OVERLAY, as shown on Schedule "A" of this By-Law.
3. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from the Natural Environment (NE) ZONE to the **Special Provision Resort Commercial (RC(sp43))** ZONE, as shown on Schedule "A" of this By-Law.
4. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from the Natural Environment (NE) ZONE and Environmental Protection (EP) OVERLAY to the **Special Provision Resort Commercial (RC(sp43))** ZONE, as shown on Schedule "A" of this By-Law.
5. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from the Natural Environment (NE) ZONE and Environmental Protection (EP) OVERLAY to the **Special Provision Resort Commercial (RC(sp43))** ZONE and Environmental Protection (EP) OVERLAY, as shown on Schedule "A" of this By-Law.
6. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from the Special Provision Resort Commercial (RC(sp43)) ZONE to the **Natural Environment (NE)** ZONE and **Environmental Protection (EP)** OVERLAY, as shown on Schedule "A" of this By-Law.
7. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from the Special Provision Resort Commercial (RC(sp43)) ZONE to the **Special Provision Resort Commercial (RC(sp43))** ZONE and **Environmental Protection (EP)** OVERLAY, as shown on Schedule "A" of this By-Law.
8. That Schedule "A" of By-law 023/18 is hereby amended by rezoning a portion of the lands municipally referred to as 7248 Gore Road, from the Special Provision Resort Commercial (RC(sp43)) ZONE and Environmental Protection (EP) OVERLAY to the **Special Provision**

Resort Commercial (RC(sp43)) ZONE, as shown on Schedule “A” of this By-Law.

9. That Section 14 Site-Specific Special Provisions is amended by modifying site specific provision 43 and as follows:

No.	Parent Zone	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
43	RC	Private Park Assembly Hall Cabins as Short Term Accommodation Concession stand for food sales Picnic Shelters Variety Store Laundromat Baseball Diamonds Washrooms	N/A	A maximum of 272 recreational vehicle sites are permitted within a travel trailer park, of which 23 sites may be used at any time for tent camping purposes. A maximum of 21 cabins are permitted within a travel trailer park as a short term accommodation. An Assembly Hall may also include a fitness room, indoor swimming pool and hot tub is also permitted as an accessory use within a travel trailer park. Accessory uses associated with a travel trailer park may also include a laundromat, washrooms, and shower facilities.

10. That Section 14 Site-Specific Special Provisions is amended by modifying site specific provision 47 as follows:

No.	Parent Zone	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
47	RC	Private Park Day Picnicking Concession Stand with food sales Pools, Waterslides and Water activities	N/A	A private park may also include waterslides, splash pads and waterparks; sport courts used for both

No.	Parent Zone	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
		Mini Golf Volleyball Courts Horseshoe Pits Picnic Shelters Playgrounds		recreational purposes and tournaments; and horseshoe pits, but shall not include campgrounds or golf courses.

11. That the subject land as shown on Schedule “A” to this By-Law shall be subject to all applicable regulations of Zoning By-law 023/18, as amended

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

READ A FIRST AND SECOND TIME THIS _____ OF _____, 2026

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ OF _____, 2026

MAYOR

CLERK

Monika Farncombe

From: Real Estate Canada <Real_EstateCanada@cpkcr.com>
Sent: September 21, 2026 9:32 AM
To: Planning
Subject: RE: Puslinch Twp - Zoning Changes

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Please see comments below for 7248 gore rd.

Good Morning,

Comments on, within 500m of CPKC Rail line

CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. Notwithstanding that statement, commercial developments should still meet certain recommendations based upon site specific conditions and intended use.

CPKC is not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC freight trains operate 24/7 and schedules/volumes are subject to change.

CPKC's approach to any development or expansion in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CPKC continues to recommend that all proposed developments (whether residential, commercial, or industrial) follow the 2013 Proximity Guidelines. It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <https://www.proximityinitiative.ca/>

CPKC's drainage infrastructure, including ditches and culverts, is designed exclusively to manage railway stormwater. These systems are not engineered to accommodate flows from adjacent developments. Developers must not incorporate or rely on CPKC drainage systems as part of their stormwater management plans, all stormwater management strategies must remain fully independent of CPKC property.

In addition, all construction, continued maintenance, access, and egress must be done without entering the railroad right of way. This includes but is not limited to maintenance of any equipment, lawn care, snow plowing and emergency exits via windows or doors.

CPKC recommends that the below conditions be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

“CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

We would appreciate being circulated with all future correspondence related to developments adjacent to our right of way.

Thank you,

Real Estate Canada

Real_EstateCanada@cpkcr.com

7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

