

Cloudpermit application number
CA-3523001-P-2025-80

Applicant

Last name Elmahdy	First name Yara	Corporation or partnership
Street address 540 Bingemans Centre Drive	Unit number Suite 200	Lot / Con.
Municipality Kitchener	Province Ontario	Postal code N2B 3X9
Other phone	Mobile phone +1 6479810364	
Fax	Email yelmahdy@mhbcplan.com	

Agent

Last name DeRuyter	First name Neal	Corporation or partnership MHBC Planning
Street address 540 Bingemans Centre Drive	Unit number 200	Lot / Con.
Municipality Kitchener	Province ON	Postal code N2B 3X9
Other phone +1 519-841-4011	Mobile phone +1 5195763650	
Fax	Email	

Property owner, Proponent, Payer

Last name (CBM Aggregates, a division of St. Marys Cement Inc. (Canada))	First name 2377482 Ontario Inc.	Corporation or partnership
Street address 55 Industrial Street	Unit number	Lot / Con.
Municipality Toronto	Province Ontario	Postal code M4G 3W9
Other phone	Mobile phone +1 4163331459	
Fax	Email	

Subject Land Information

Address	Legal description	Roll number
4275 CONCESSION 7 (Primary)	CON 7 FRONT PT LOT 29;6949-8096 RD 7 S OF RD 2	2301000005144000000

Companion Applications

Are you submitting a companion Official Plan Amendment application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you submitting a companion Plan of Subdivision/Condominium application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you submitting a companion Site Plan Control application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Subject Land Information

If known, the date the subject land was acquired by the current owner

2018-03-15

Frontage	Depth	Area 276000.0 m ²
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Official Plan Designation Secondary Agricultural, Core Greenlands, Greenlands	Current Zoning Agricultural (A1) and Natural Environment (NE) zones
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Existing Uses

Agricultural and rural residential.

If known, the lengths of time that the existing uses have continued

Previous uses

List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land

Are there any easements or restrictive covenants affecting the subject lands?

 Yes No

Describe the easement or restrictive covenant and its effect

Right of way easement in favour of landowner to cross Hydro One corridor which bisects property.

Has the subject land ever been subject of

An application for a plan of subdivision / condominium or consent <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known
An application for a zoning by-law amendment or a minor variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known
An application for approval of a site plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known
A Minister's Zoning Order (Ontario regulation) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known

Description of Amendment

Amendment to Zoning By-law from Agricultural (A1)	Amendment to Zoning By-law to Extractive Industrial (EXI) zone
Proposed uses of subject land Aggregate pit	
Describe the nature and extent of the amendment(s) being requested Rezone subject lands to Extractive Industrial (EXI). Lands zoned Natural Environment (NE) would be maintained. Note that the ZBLA only applies to the lands proposed to be licensed for the pit and does not include the lands outside of the licence on the same property.	
Why is this amendment or these amendments being requested? To permit an aggregate pit.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 See Planning Justification Report & Aggregate Resources Act Summary Statement, MHBC.	
Explain how the application conforms to the City's Official Plan See Planning Justification Report & Aggregate Resources Act Summary Statement, MHBC.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter	
<input type="checkbox"/> See Official Plan Amendment	

Existing Buildings / Structures on Subject Land

Are there any buildings or structures on the subject land?

Yes No

Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.

1.5 storey house 1 storey detached garage Barn Note that all of these structures are located outside of the proposed extraction area and will be maintained. Please refer to ARA Site Plans.

See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land

Do you propose to build any buildings or structures on the subject land?

Yes No

Sign off

By click this button I have read and understand the below

I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

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

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

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
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Place an imprint of your stamp below

Affidavit and signatures

Applicant

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

Notice with respect to collection of personal information

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

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

 Digitally signed on 2025-12-05, 11:42:16 a.m. EST by Yara Elmahdy.

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