



PLANNING JUSTIFICATION REPORT

Proposed Zoning Bylaw Amendment

SUBJECT PROPERTY: 6759 Laird Road West, Puslinch

LEGAL DESCRIPTION: Part of Lot 11, Con. 5 – Part 1 61R-11421

Roll Number: 23-01-000-001-05680-0000

PIN: 71213-0142

OWNER: Scott Bardwell

SUBMITTED: December 9, 2025

**Van Harten Surveying Inc.
File 33816-24**

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1.0 Scope of Work

The following Planning Justification Report (PJR) summarizes the approvals history and the land use planning policy and regulatory framework applicable to a proposed zoning bylaw amendment to permit an existing storage facility for RV's, recreational trailers and boats. The subject property is referenced as 6759 Laird Road West, Puslinch.

The requested zone change is submitted to remedy a zoning bylaw non-compliance infraction that was issued due to a storage use for RV's, recreational trailers and boats 'Recreational Vehicle Storage Use' (RVSU) being operated on the site in contravention to the permitted uses of the applicable zoning bylaw.

Based on the approvals history applicable to the site, a review of surrounding land use, as well as a review of applicable planning policy, a professional land use planning opinion is provided with respect to whether the approval of this application represents good land use planning.

2.0 The Site

Figures 1 and 2 illustrate the location of the subject property, generally at the north-east corner of Laird Road and Side Road 10 North.



Figure 1 Location of Storage Area Site Looking North

As evidenced by the pattern of tree clearing between the subject property and Pioneer Trail, the subject site is part of an area that was formerly a golf course – Crooked Links. This golf course has not operated for a number of years, and the subject parcel was severed from the balance of the site in ± 2010 .

The subject parcel is relatively flat and the ‘edges’ of the site adjacent to Laird Road and Side Road 10 are delineated by approximately 30 metres (wide) buffer of mature tree cover. Grade does slope down toward the easterly edge of the site which is fully tree covered and within an environmentally sensitive area regulated by the Grand River Conservation Authority. No vehicles are or will be stored within the area regulated by the GRCA.



Figure 2 Natural Pocket Where Recreation Vehicles Are Stored (Looking South) – Google Earth Base Image

The part of the site used for the storage of RV's is where trees were previously cleared for the golf course use, and/or previously removed. Given the past tree removals, and the characteristics of underlying soils typical of Puslinch Township, the cleared area on this site (shown on Figures 2 & 10) is suitable for the recreational vehicle storage use, ie. the parking/storage area occurs on this part of the site “as is”.

The entire area of the parcel that was severed in 2010 is ± 3.7 ha (Figure 10). Of this, the area **outside** the GRCA regulated portion of the site is ± 2.34 ha, and of this ± 0.6 ha is used for the storage of recreational vehicles within **the ‘natural pocket’ not containing dense tree cover**. No additional area on the site is proposed to be used for the purpose of storing recreational vehicles, and no tree or vegetation removal is proposed or necessary (aside from trees maintained/removed for health reasons).

The following images were taken on November 20, 2025 and show that the site is operated in an efficient, clean, and secure manner. The gated entrance is presently locked as it is ‘off-season’. Vehicles and recreational equipment are parked in an orderly fashion throughout the cleared portion of the site.



Figure 3 Looking North Along Sideroad 10

Figure 3 is a view looking north along Sideroad 10, which provides access for the site. The storage site is on the east (right) side of the image and the Bardwell residence is shown just to the west of Sideroad 10, as well as the dead end of Sideroad 10 just to the north of the driveway access to the Bardwell residence.



Figure 4 The Entrance Gate into Site Along Sideroad 10

Figure 4 shows the locked gate into the site from the east side of Side Road 10.

The gravel driveway into the site is approximately 42 metres from the intersection of Side Road 10 with Laird Road.

Laird/SR 10 is a relatively flat intersection with good sight lines in all directions.



Figure 5 Looking East Toward Central Section of Storage Area

Figure 5 shows the view from just inside the entrance drive looking east toward the central storage area on the site.



Figure 6 Tree Planting Central Section of Storage Area

As shown on Figure 6, new trees have been planted in the various locations on the site, including the central portion where some of the larger trees in poor health have been replaced, and along the Laird Road frontage (buckthorn was removed). The plantings along the Laird & SR10 Road frontages will provide additional visual screening into the site.



Figure 7 is a view looking east from the central storage area toward the natural area further east.

Figure 7 Looking East from Central Storage Area Toward Natural Area



Figure 8 is a view from easterly edge of the storage area looking west toward the central storage area.

Figure 8 View Looking West Toward Central Storage Area



Figure 9 is a view from easterly edge of the storage area looking west toward the central storage area.

Figure 9 Looking West from Central Storage Area Toward Sideroad 10

Figure 10 is an overall sketch of the area where the RVSU is located (see Appendix A for full size version). Laird Road establishes the southerly boundary of the site, and Sideroad 10 the westerly boundary. The area to be rezoned **excludes the natural area** on the eastern portion of the site. Figure 10 also shows the proximity of the Bardwell residence to the storage property, and the convenient and immediate access Mr. Bardwell has to the site for customer service and overall management of the storage use.

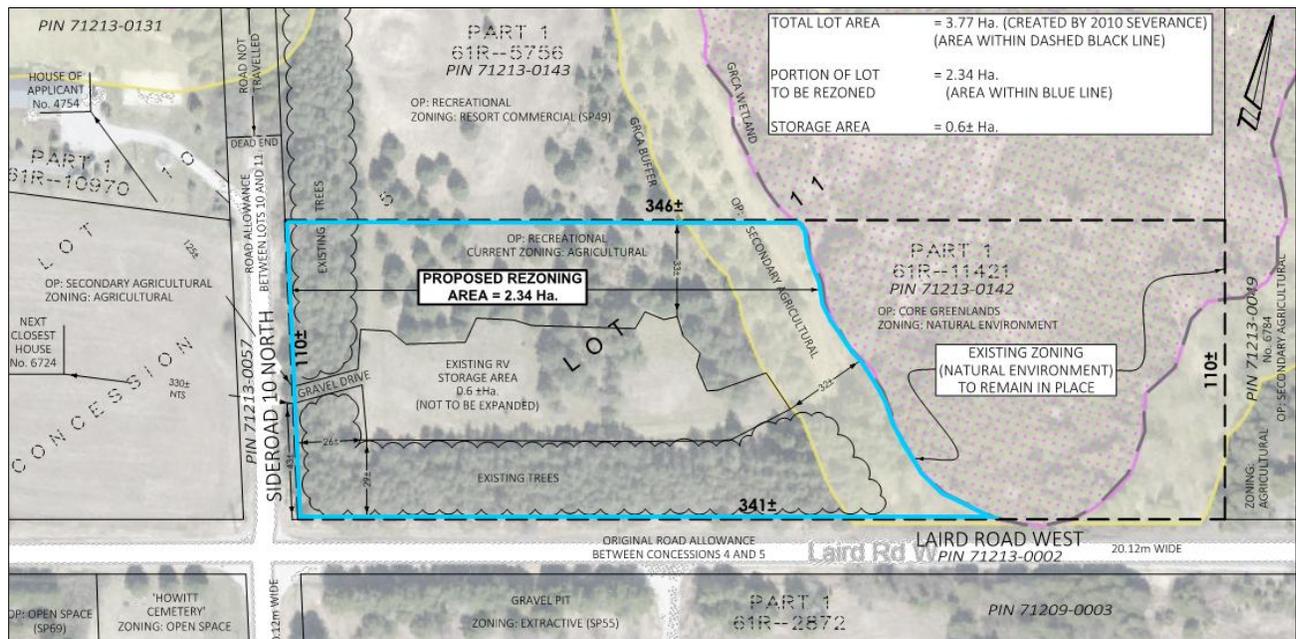


Figure 10 Sketch of Site and Nearby Areas

Prior to the non-compliance notice being issued by the Township building inspector, the RVSU had operated on the site for approximately 5 years, and according to the owner no issues or complaints resulted. As noted in some of the photos and on the site sketch (Figure 10), Mr. Bardwell lives directly across the street (Side Road 10) from the subject property. This enables management of the site on a full time basis while the storage area use is 'active' (the site is closed from November 1 to April 30 – vehicles may be parked / stored but no access to the site is permitted through this time).

The driveway into the site is from Side Road 10, \pm 43 metres from its intersection with Laird Road. Side Road 10 'dead ends' just north of the driveway into the Bardwell residence. Side Road 10 provides safe access to and from the site from a road which is only used by Mr. Bardwell and those using the recreational vehicles storage site. The intersection of SR10 with Laird Road is flat, with good site lines and provides a safe connection to the broader Township road pattern.

As shown on Figure 10 the lands to be rezoned (\pm 2.34 ha.) for the RV parking/storage use **do not** include the natural area to east. Of the \pm 2.34 ha. to be rezoned, \pm 0.6 ha. represents the area within which recreational vehicles will be parked/stored. Setbacks requirements written into the draft zoning bylaw (Appendix B) ensure that recreational vehicles will be parked/stored within the existing 'natural pocket' that exists on the property.

Additional views into the site are shown on the following figures (Figures 11 to 14 – taken on December 2 - 4, 2025). While trailers which are parked on the site are somewhat visible (if you are looking for them) these views are softened / broken up by existing tree cover to the extent that they are not obviously visible, particularly as the site is located such that anyone passing by will be travelling at speed along Laird Road.

Due to topography, the easterly portion of the storage area is not visible at all from Laird Road. Additional planting of younger trees / shrubs in the existing buffer area will mature and provide further screening – a further wooden screening fence should not be required.



Figure 11 – Looking North-East at Corner of Site from Laird / SR 10



Figure 12 - View from Laird Road Looking into Central Portion of Site



Figure 13 - View from Laird Road Looking Easterly Portion of Site - Site Grades are below Road Grades in this View



Figure 14 View of Site from SR10 - Buckthorn Still Present

Figure 14 illustrates a view into the site from SR10 where buckthorn trimming has **not** occurred.

The visual screen is much more dense, particularly in summer months when leaves are out.

In parts of the site where buckthorn has been removed from the perimeter area, the owners have since planted 300-400 additional pine and spruce trees over the past few years.

As the new plantings mature, additional natural screening from the roads into the site will simultaneously occur such that the internal portion of the site will not be visible from the perimeter roadways (Laird and SR10).

In conjunction with utilizing this site for storage purposes, an operational program has been implemented to ensure smooth and efficient function of the site, summarized as follows:

Fire Access

- The site is fenced (wire/barbed wire) with a gate into the site from SR10
- The gate is padlocked with a lock that can easily be cut by the Puslinch Fire Department
- The dead-end nature of SR10 provides ample room for staging of fire trucks (if required)
- Width of the access (± 8 m) provides room for larger vehicle ingress and egress
- Trees adjacent to the access have been vertically trimmed to remove branches lower than 6 m
- The access driveway into the site is straight and flat

Emergency Response Plan

- RV's, Boats and Vehicles are screened for leaks/issues before they are allowed site entry
- No repairs are permitted on site
- Any tanks or on-board storage of fuel must be empty before entry to the site
- No dumping or garbage facilities are provided on site – littering not permitted
- Mr. Bardwell has HAZMAT Level 1 and 2 training – lives within 100 metres from site

- Fire plan includes storage of two pallets of water stored on site
- Mr. Bardwell has larger equipment available (if needed)
- Multiple motion lights and cameras are installed on the site
- Site is fully fenced, locked, and secure

Winter Maintenance

- Large tractor with hydraulic snow blower are available
- Access lane and storage area perimeter are routinely cleared of snow / no salt is used
- Customers cannot access the site between November 1 and April 30

In addition to the foregoing, and as requested in comments previously received regarding this application, a Spill Management Plan is included as Appendix C.

The use of the site for the purpose of storing RV's and recreational vehicles is organic. It utilizes a 'natural footprint' in which to park vehicles. The perimeter of the site is fully surrounded on all sides visible to the public by a minimum of 25-30 metres (width) of natural vegetation. Natural vegetation has been supplemented by significant additional plantings along both Laird Road and SR10, and on-site. Existing and growing vegetation create an increasingly opaque visual screen into the site from surrounding roads. Parking/storage areas are outside the adjacent natural area to the east (regulated by the GRCA).

From a general land use perspective, the recreational vehicle storage use in this particular location is innocuous:

- it is naturally screened by existing vegetation
- additional planting (300 – 400 trees) has occurred that will grow and provide further screening
- the site requires no typical services (sewer & water), or extension of any services
- the parking area utilizes native ground/subgrade – no asphalt or concrete required
- a sparsely travelled road (dead end of SR10) provides 'conflict free' access
- parking/storage is outside GRCA regulated areas / nestled within existing on-site tree 'pocket'
- the use creates no noise, artificial light, dust or other forms of nuisance
- operational programming ensures on-going safe and controlled use of the site
- the continued use of the site requires no physical improvement or changes

3.0 Surrounding Land Use

A typical measure of land use compatibility is whether the use being proposed is compatible with existing uses in the area, and/or whether the proposed use will exert any negative externalities / impacts on surrounding land uses. In the case of this site there are no active uses within 300 metres of the site in any direction (aside from the owners residence), ie there no active uses nearby to be 'impacted'.

In this case the surrounding on-the-ground land use pattern is of an overall rural character, and consists of an agricultural field to the west, a natural area to the east, a natural area to the north, and a cemetery and gravel pit to the south (Figure 15).

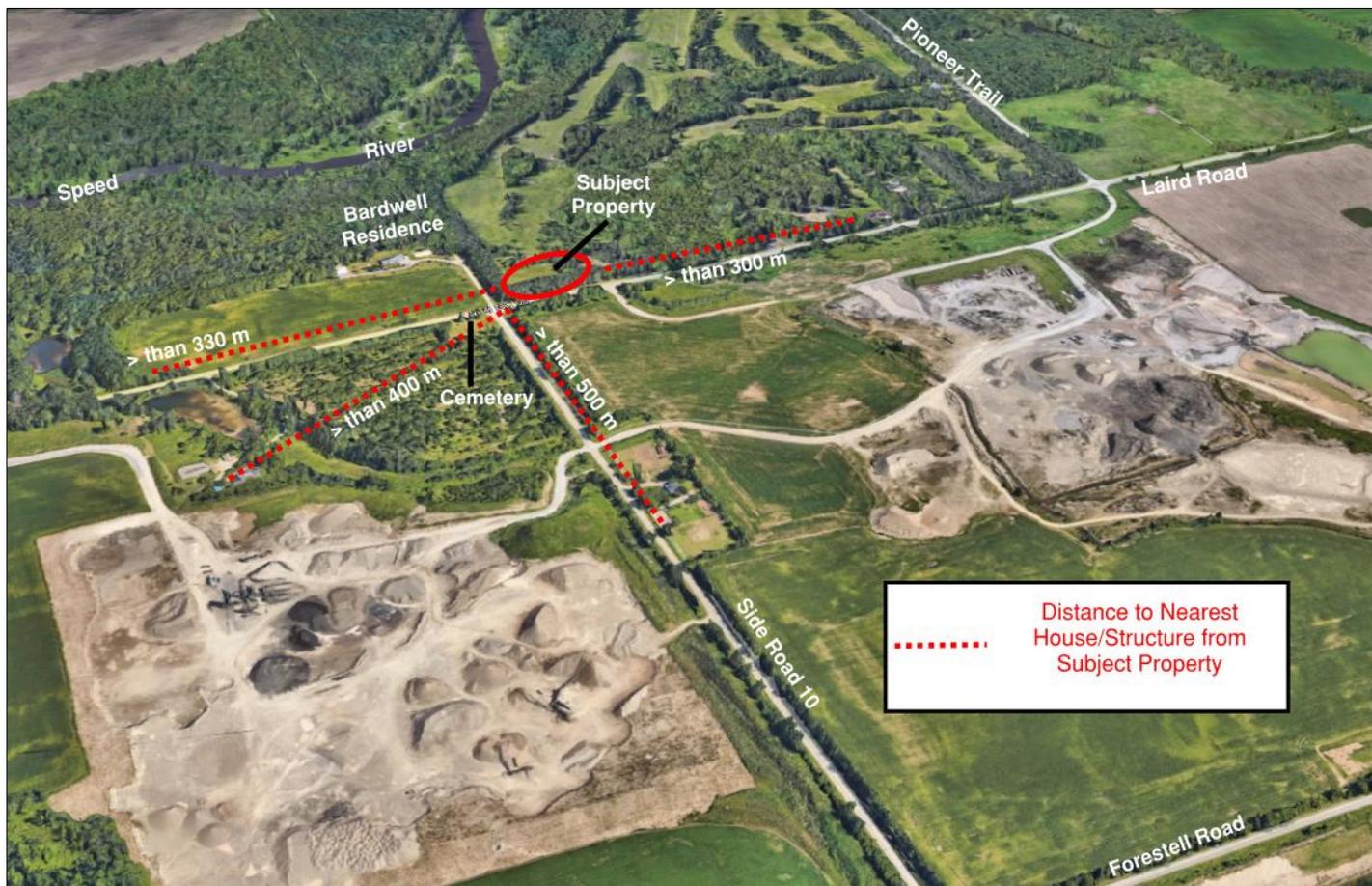


Figure 15 Surrounding Land Use

The proposed on-going use of the subject property is compatible with the surrounding land use pattern. With the exception of the Bardwell residence, the closest residential use/structure is separated by more than 300 metres from the subject property. No physical changes to the subject property are proposed (or required) in order for the storage use to continue operation. As has been noted the RVSU is an organic, innocuous use that benefits from the natural screening provided by the existing vegetative buffer on the perimeter of the property, and essentially utilizes the site 'as is' in a manner that does not impact surrounding rural land uses.

4.0 Application History

As part of the history of this application it is important to note that the subject parcel, and extended areas to the east and north are designated "Recreational" in the Wellington County Official Plan. The Recreational designation is based on the subject lands (and a larger area to the east and north) formerly being a golf course operation (Crooked Links). Although the golf course is no longer in operation, the policy applicable to the Recreational designation continues to apply, and this policy is generally supportive of an RVSU.

Notwithstanding the Recreational designation of the Official Plan, in 2010 the Township approved a site specific zoning bylaw amendment on the subject property, amending the zoning from Resort Commercial Site-Specific (C4-11) Zone to Agricultural (A) Zone. The Agricultural zoning category does not list an RVSU as a permitted use - hence the non-compliance infraction. It is noted that the zoning bylaw passed in 2010 does permit a single detached dwelling, and while there is no intention or application to construct a single detached dwelling on this lot at present, it is being carried forward as a permitted use to maintain the option of constructing a house on the property in the future.

As a first step in addressing the non-compliance infraction, a pre-consultation meeting was held on November 21, 2024 to discuss the subject property and best options for moving forward. Given that the Official Plan designation of the subject property (Recreational) would generally permit an RVSU use, and with the objective of addressing the non-compliance infraction in an expeditious and cost-effective manner, a minor variance (#D13/BAR) - - specifically a “use” variance was initially proposed.

While the Township was not supportive of utilizing a minor variance process to address the situation, the applicant elected to submit a ‘use variance’ to the Puslinch Township Committee of Adjustment, being of the opinion that the ‘four tests’ of a minor variance could be met. On April 8, 2025 the decision of the committee was to not support the minor variance application, and that this matter should be considered through a zoning bylaw amendment process.

Township planning staff provided a report (D13-2025-005) to the Committee of Adjustment with the following opinion (**bold added for emphasis**):

Whereas the variances requested would provide relief from Section 11.2, Table 11.1 and Section 4.29.a.xv. of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting to permit use of continued storage of trailers, recreational vehicles and boat where such use is prohibited; and

*Whereas, the minor variance application **may be desirable and appropriate for the development of the subject lands and may maintain the general intent and purpose of the Official Plan**, the proposed minor variance would not maintain the general intent and purpose of the Zoning By-law, and is not minor in nature; and*

Therefore, that planning staff do not consider the requests minor and recommends refusal of the application.

Although planning staff did not share the opinion that all four minor variance tests could be met, the staff opinion did acknowledge that two of the four test may be met:

the minor variance application may be desirable and appropriate for the development of the subject lands and may maintain the general intent and purpose of the Official Plan

On Page 8 of the report, planning staff go on to say (bold emphasis added):

*The **proposed use may be aligned with those contemplated within the recreational designation of the County Official Plan**. The proposed use would be subject to Site Plan Control. The Owner*

would need to demonstrate that the proposed use falls outside any natural heritage features through a Site Plan Application.

There are no specific concerns regarding whether the proposal is desirable for the appropriate development and use of the Subject Lands, provided that appropriate buffering is provided as part of a Site Plan Application.

What can be taken from the above is that while staff did not support the application based on its opinion that all four test for approving a minor variance could be met, there was acknowledgement that the proposed use may be aligned with the applicable policy of the Recreational designation of the OP, and that staff had no concerns with the proposed use being appropriate and desirable for the subject land provided a site plan application could demonstrate the use would occur outside any natural heritage features.

The logical extension of the foregoing was that the Township was messaging that a zone change process would be the more preferred/appropriate process for dealing with the compliance infraction, as under that process a specialized zoning bylaw would appropriately need to comply foremost with the applicable Official Plan policy, being those of the Recreational land use designation.

In addition to the staff report, below is a summary of circulation comments provided to the Township with respect to this application.

GRCA: *Based on our review of the materials, the proposed storage area is located greater than 30 metres from the wetland, outside of GRCA's regulated area. Therefore, we have **no objection** to the proposed minor variance.*

A second letter from GRCA noted: Information currently available at this office indicates that a portion of the subject property contains wetlands and its associated area of interference (within 30 m of the wetland boundary). As such, a portion of the subject property is regulated by GRCA under Ontario Regulation 41/24. Any new development/site alteration within the regulated area will require a permit from the GRCA.

County of Wellington *The proposed use appears to be located within the portion of the property within the Recreational Area designation. This designation establishes permitted uses within Section 6.7.2 Permitted Uses **which may include "commercial activities related to and serving recreational activities"**. Section 6.7.9 Recreational Commercial Uses provides additional policy direction.*

*Comments from the **GRCA and the Township Ecologist should be considered**, and Township staff will need to be satisfied that the proposal is consistent with the Greenlands System policies of the Official Plan.*

*The Township **should be satisfied that MDS requirements have been met***

Wellington Source Water Protection *A Section 59 Notice and Risk Management Plan are **not required for this proposal**. If the nature of the development changes, Notices may apply and a Risk Management Plan may be required.*

... the owners or their **agents submit the following** report to the satisfaction of the Township Risk Management Official:

1. **A liquid fuel handling, storage and spill response procedure.** During the pre-consultation meeting the owner indicated that they have created an emergency response procedure that includes a fuel handling, storage and spill response procedure.
2. A **winter maintenance plan** was also requested in a separate letter from WSWP

Puslinch CBO As no buildings or sewage systems appear to be involved in this application, the building department has **no comments**.

GEI Consultants Site Plan, generally showing aboveground and underground infrastructure, including but not limited to, buildings, storage areas, parking areas, driveways, curbs, walkways, lighting, signage, fencing, potable water well, septic system, fire routes, fire protection infrastructure, and any stormwater infrastructure. **No technical concerns were identified**

Natural Resource Solutions Inc. Based on our review of the subject property and details provided in the application materials, **it is our opinion that the existing and future use of RV storage is unlikely to amount to a natural heritage impact**, provided the use remains limited to existing areas of disturbance. Should the removal or impact of treed or other natural areas be required to allow this use, an assessment of natural heritage impacts would be required in order to determine this use is compatible with the policies of the County's OP and Township zoning requirements.

As confirmed in the above comments, aside from the zoning non-compliance issue and confirming conformity with applicable official plan and provincial policy, no typical or substantive technical concerns (ie site engineering, environmental, traffic, etc) were flagged/identified by the Township or its consultants with respect to the on-going operation of the storage facility. The site is fully operational 'as is', the parking/storage are outside of the GRCA regulation/buffer area, and no additional site work is required to be undertaken for the continued operation of the RVSU.

5.0 Applicable Policy and Regulation

The proposed zoning bylaw amendment must be considered in context with various upper and lower tier statutory policies and regulations, all having legal foundation in The Planning Act. The Planning Act, the Provincial Policy Statement (PPS), the Wellington County Official Plan, and the Puslinch Township Zoning Bylaw have all been considered.

Given that the only change resulting from this application will be to legalize a use on the subject parcel which has existed without issue for over 5 years, and that no physical / on-the-ground changes are proposed, a detailed review of all policy and regulation is not required. Instead, this report provides an overview of the applicable policy framework including comments from the Township planning representative regarding some of the policy considerations.

5.1 The Planning Act

The proposed zoning bylaw amendment complies with the regulatory intent and provisions of the Ontario Planning Act in terms of:

- *orderly development and land use compatibility* are maintained in this application as no new physical development is being introduced. Actual land use on the subject parcel will not change – the application will simply legally enable the recreational vehicle storage use to continue.
- In a broader context this application *promotes economic development* as it enables an otherwise dormant property to be utilized for a ‘use’ for which there is a demand, and for which an income is derived. The owner has advised that this property is partially assessed at a commercial tax rate, which is of benefit to the municipality.
- *Farmland is protected* as this application will result in no net change in land area being farmed. The subject property was formerly part of a golf course, ie not farmed. Nearby lands that are farms will not be impacted by the continuation of the recreational vehicle storage use on the subject parcel.
- *Natural resources are protected* as the proposed use occurs outside ‘natural feature’ areas and/or areas regulated by the GRCA. Further, no additional tree removal is required or proposed. Only pockets of the site away from natural areas and where there are no trees, are used for the parking/storage of recreational vehicles.

5.2 Provincial Policy Statement 2024 (PPS) / County of Wellington Official Plan

The Provincial Policy Statement (PPS) is issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Policies of the PPS are further implemented by the County of Wellington Official Plan.

As noted in the November 12, 2024 letter from the Township’s planning consultant (NPG Solutions Inc.):

The Subject Lands are Rural Lands as per the Provincial Planning Statement (PPS, 2024). The PPS, 2024 contemplates a range of land uses on rural lands including resource-based recreational uses and other rural land uses. The Subject Lands are designated Recreational, Core Greenlands and Greenlands as per Schedule B7 of the County of Wellington Official Plan. As per Section 6.7.2 of the County Official Plan permitted uses in Recreational Areas may include seasonal recreational uses and commercial activities related to and serving recreational activities.

Figure 16 illustrates the location of the subject property and the land use designations that apply to the site and to surrounding properties. The portion of the subject property that is used for the RVSU is contained within the ‘pink’ area shown on Figure 16, within lands designated Recreational, and outside of lands designated Greenlands or Core Greenlands. It is noted that there appears to be a sliver of land between the Recreational and Core Greenlands designation which is designated as Secondary Agricultural. Based on geometry, it is assumed that this ‘sliver’ represents the controlled area associated with the adjacent Core Greenlands to the east.

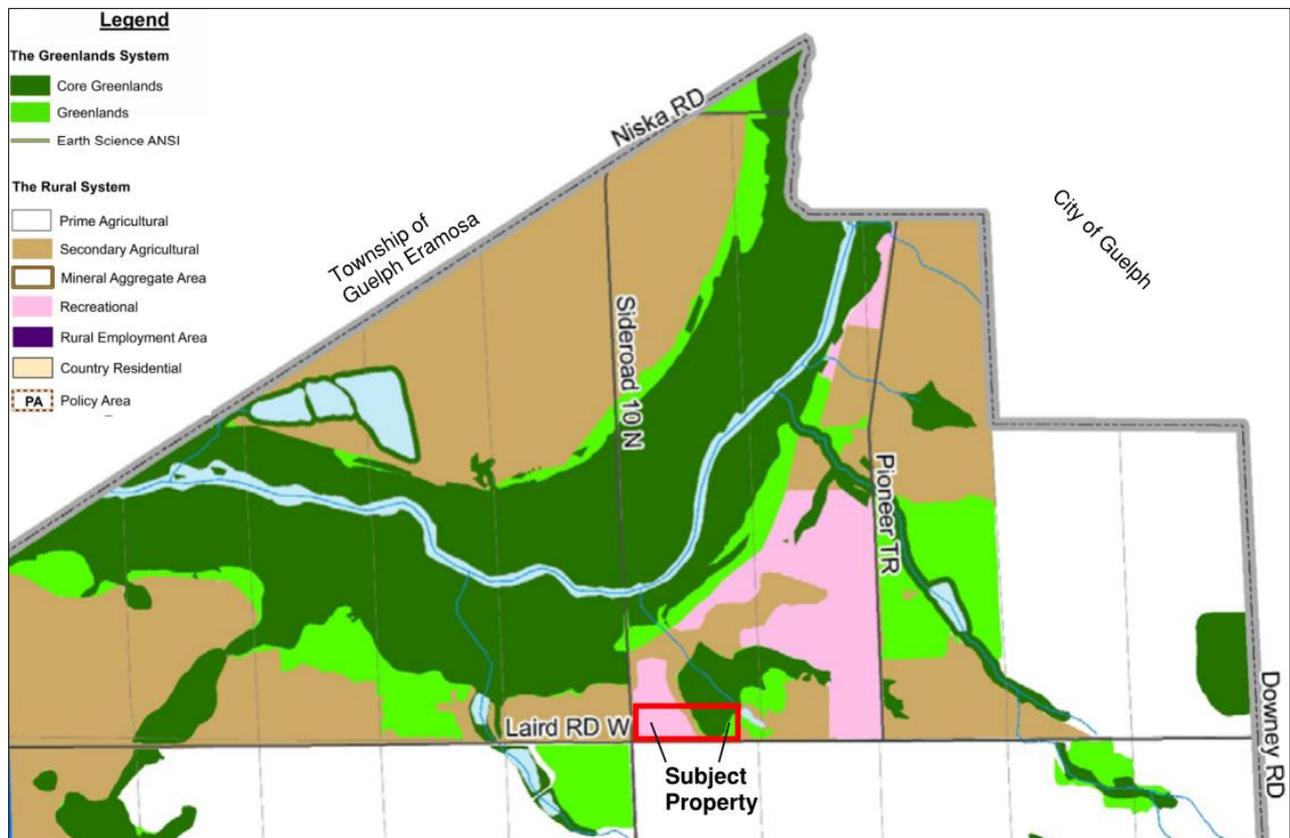


Figure 16 Existing Official Plan Designations

Sections of the applicable OP Recreational policy that support the RVSU on the subject property include the following:

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.

6.7.7 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.

6.7.9 Recreational Commercial Uses

Commercial facilities which serve recreational areas including trailer and boat sales and service, boat storage areas, restaurants and convenience stores may be located in recreational areas provided that all other policies of this Plan are met.

The RVSU use of the subject property is permitted by Section 6.7.2 with further confirmation provided by Section 6.7.7 which permits facilities supporting active and passive recreational use, and Section 6.7.9 which specifically speaks to commercial facilities supporting recreation uses.

With respect to MDS, guideline 10 of OMAFRA Publication 853 provides guidance. The zoning bylaw amendment proposed by this application will simply provide legal status for a use that has been on-going on the property for over 5 years.

This use is ‘non-sensitive’ – there is no human occupancy associated with the use. The site is simply used for the storage of recreation vehicles – once the recreational vehicle is parked/stored on the site the owner leaves the site.

MDS I	MDS II
#10. MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments	
<p>An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit <i>development in prime agricultural areas and rural lands</i> presently zoned or designated for <i>agricultural use</i>. This shall include amendments to allow site-specific exceptions which add <i>non-agricultural uses</i> or <i>residential uses</i> to the list of <i>agricultural uses</i> already permitted on a lot, but shall exclude applications to rezone a lot for a <i>residence surplus to a farming operation</i> (e.g., to a rural residential zone) in accordance with Implementation Guideline #9 above.</p> <p>Amendments to rezone or redesignate land already zoned or designated for a <i>non-agricultural use</i>, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before. In other words, if the proposal is to change an existing Type A land use (e.g., industrial use outside of a <i>settlement area</i>) to a Type B land use (e.g., commercial) in accordance with Implementation Guidelines #33 and #34, then an MDS I setback shall be required.</p>	Not applicable

In other words, attendance on the property by humans occurs only on an intermittent and temporary basis. Further the site operates without the need for any form of ‘development’ (the site is simply used in its natural state) and no building permit is required in order for the continued function of the site. Given the foregoing and based on guideline 10 of OMAFRA Publication 853 MDS is not required.

In addition to the foregoing there does not appear to be any barns or manure facilities within 500 metres of the subject property. Accordingly, MDS should not be an issue for the uses on this site (the RVSU), or for the other use permitted by the currently in-place zoning (single detached dwelling).

6.0 Puslinch Zoning Bylaw

In ±2010 rezoning and consent approvals were obtained to create the separate lot that exists today, which was formerly part of the property that was the Crooked Links golf course.

The zoning that was previously approved by the Township in ±2010 re-zoned the property to Agricultural (A) Zone, and permitted a single detached dwelling.



The graphic illustrates the lot that was created by severance (the subject property) as well as the zoning categories applied to the severed parcel at the time.

The ±2010 re-zoning was only to that portion of the site outside the Natural Environment (NE) zone.

The storage use occurs on the part of the site that is now zoned Agricultural (A) and is well set back from the Natural Environment (NE) zone.

While the zoning on the site was changed from Resort Commercial to Agricultural, as discussed in the previous section, the Official Plan designation of “Recreational”

still applies to the property. Accordingly, the Recreational designation of the subject property provides policy guidance with respect to uses which can be permitted. As discussed in the previous section, the Recreational policies of the Official Plan are generally permissive to the RVSU type of use that is occurring on the subject property. Figure 17 shows the existing zoning pattern in the area of the subject property as well as the area proposed to be rezoned to permit the RVSU.

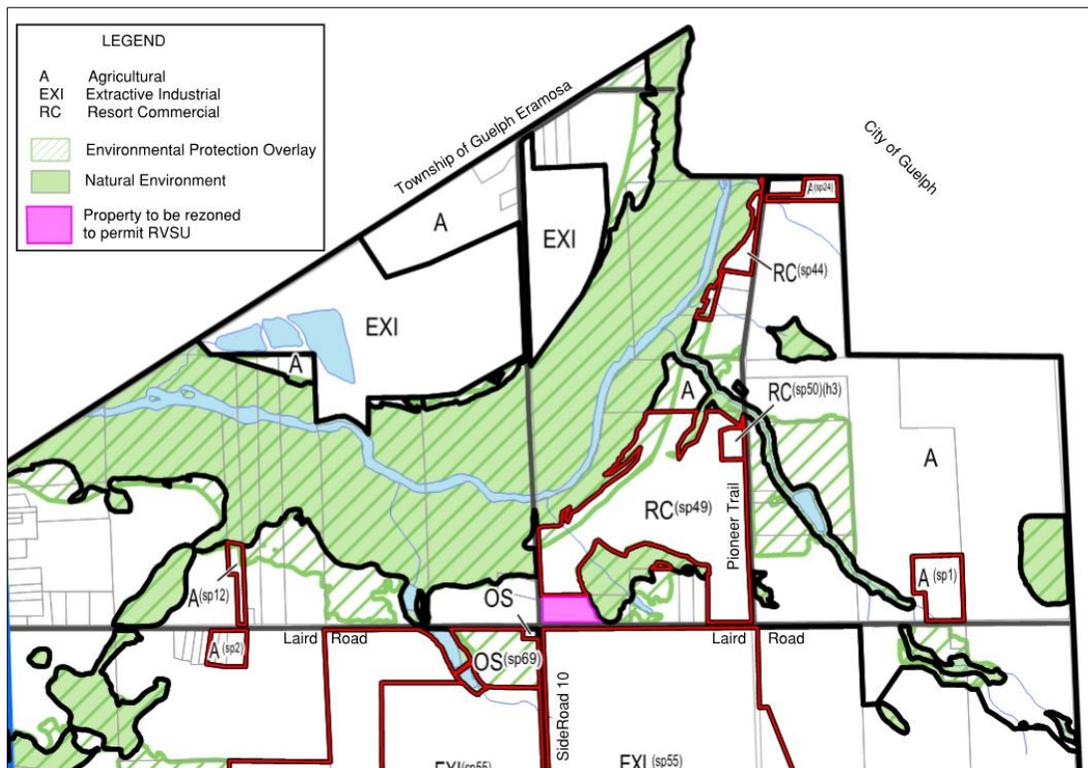


Figure 17 Existing Zoning

The zoning pattern illustrated on Figure 17 is consistent with and confirms that the previously discussed surrounding land use pattern is comprised of aggregate extraction lands, lands zoned for the now defunct golf course, open space and natural areas, and agricultural uses. The specific lands to be re-zoned are also shown on Figure 17, being lands outside the adjacent natural area to the east. The in-place zoning also confirms that the proposed RVSU will be a non-conflicting / good neighbour to surrounding lands which are predominantly zoned as golf course, natural environment, or aggregate extractive.

As discussed in the previous section, the Recreation policies (6.7.2, 6.7.7, and 6.7.9) are all generally permissive with respect to the type of use that is proposed for the subject property. Section 8.2 of the Puslinch Zoning Bylaw as-of-right permits the following uses within any lands zoned Resort (RC) Commercial:

- Commercial recreational use
- Community garden
- Community use
- Golf course
- Golf driving range
- Miniature golf course
- Outdoor display and sales area
- Place of entertainment
- Public park
- Restaurant (accessory use only)
- Retail store (accessory use only)
- Travel trailer park

The proposed RVSU on the subject property will be significantly less intensive than most other uses which are permitted as-of-right. For example, the RC Zone permits a “travel trailer park”, a “place of entertainment”, “outdoor display and sales area”, or a “driving range” all of which would be much more intensive uses by all measures.

The RVSU is a much more passive use that will operate in an innocuous manner. While there is some cross-over between a number of the generally permitted uses in the RC Zone that somewhat describe the use that is proposed, a discreet specialized use definition, which specifically describes the proposed use will provide better clarity to the on-going operation and control of the site.

The term ‘recreational vehicle storage use’ (RVSU) has been used throughout this report, and it is proposed that a specific definition of this use be applied to this specific property, by adding this definition to the Puslinch Township Zoning Bylaw. This definition and special regulations that will apply will generally reference the unique characteristics of the site, and the recreational vehicle storage use.

Proposed definition and specialized zoning provisions to be added to the zoning bylaw for this site:

Recreational Vehicle Storage Use (RVSU): outdoor area used for the parking / storage of recreational vehicles, recreational trailers, and boats on a temporary or seasonal basis. Parking / storage may occur throughout the year, but customer access to the RVSU shall only be permitted from May 1 to November 1 of any year.

Notwithstanding any other provision of Zoning By-law 23-18 as amended, on lands described as part of Part 1, 61R-11421 and zoned as RC-xx, permitted uses shall be:

- Single Detached House (***note: this use is permitted by existing zoning***)
- Recreational Vehicle Storage Use (RVSU)

The following regulations shall apply to an RVSU:

- Minimum lot area 2.3 ha
- Maximum lot area 2.3 ha
- Minimum frontage 109 metres
- Minimum required Front Yard 30 m
- Minimum required Interior Side Yard 33 m
- Minimum required Exterior Side Yard 30 m
- Minimum required Rear Yard 30 m
- Maximum parking / storage area 0.6 ha
- Minimum visual buffer comprised of natural or planted vegetation between street or road 25 metres
- A site plan illustrating compliance with zoning regulations, layout, and operational attributes is to be approved by The Township of Puslinch

The following regulations shall apply to a Single Detached House:

- Minimum required Lot Area 0.4 ha
- Minimum required Lot Frontage 25 m
- Minimum required Front Yard 25 m
- Minimum required Interior Side Yard 3.0 m
- Minimum required Exterior Side Yard 25 m
- Minimum required Rear Yard 30 m
- Maximum permitted Lot Coverage 30%

7.0 Conclusions and Planning Opinion

Based on the foregoing review of relevant history, policy and regulatory considerations, consideration of the illustrative site plan, consideration of the operational characteristics of the site and the proposed use, consideration and review of adjacent and nearby land use characteristics, this proposal:

- Has regard for and is consistent with provincial legislation and planning policies
- Does not conflict with any OMAFRA policy and MDS requirements
- Is permitted by and conforms to Wellington County Official Plan
- Will conform to, and comply with the zoning bylaw
- Is an innocuous and passive use
- Will enable on-going efficient use of land
- Does not impact any features associated with the natural environment
- Does not impact any existing mineral aggregate area, or aggregate potential that may exist sub-surface on the subject property
- Has safe road access from Side Road 10
- Is compatible and consistent with the existing localized land use pattern
- Does not require or result in any on-the-ground/physical changes to the land being used for an RVSU

Based on matters considered in this report, my professional opinion is that the requested zoning bylaw amendment is in the public interest, represents good planning, and should be approved.

Yours truly,
Van Harten Surveying Inc.



c/o Chris Corosky, RPP

APPENDIX A – ILLUSTRATIVE SKETCH FOR ZONE CHANGE

APPENDIX B – DRAFT ZONING BYLAW

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026) _____

A by-law to amend By-law Number 023-18, as amended, known as the Zoning By-law for the Township of Puslinch as it affects property known municipally as 6759 Laird Road, and legally described Part of Lot 11, Con. 5 – Part 1, 61R-11421, Township of Puslinch, County of Wellington.

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

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

1. Notwithstanding any provision of By-law Number 023-18 to the contrary, By-law Number 023-18, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule “A” attached, from Agricultural (A) Zone to Recreational Commercial (RC) Zone – xxxx, subject to the following:

Permitted uses

- i) Recreational Vehicle Storage Use (RVSU)
- ii) A single detached dwelling

Regulations

Applicable to a Recreational Vehicle Storage Use (RVSU)

- | | | |
|-------|---|------------|
| i) | Minimum lot area | 2.3 ha |
| ii) | Maximum lot area | 2.3 ha |
| iii) | Minimum frontage | 109 metres |
| iv) | Minimum required Front Yard | 30 m |
| v) | Minimum required Interior Side Yard | 33 m |
| vi) | Minimum required Exterior Side Yard | 30 m |
| vii) | Minimum required Rear Yard | 30 m |
| viii) | Maximum parking / storage area | 0.6 ha |
| ix) | Minimum visual buffer comprised of natural or planted vegetation between street or road | 25 metres |
| x) | A site plan illustrating compliance with zoning regulations, layout, and operational attributes is to be approved by The Township of Puslinch | |

Applicable to a Single Detached House:

- | | | |
|----|---------------------------|--------|
| i) | Minimum required Lot Area | 0.4 ha |
|----|---------------------------|--------|

ii)	Minimum required Lot Frontage	25 m
iii)	Minimum required Front Yard	25 m
iv)	Minimum required Interior Side Yard	3.0 m
v)	Minimum required Exterior Side Yard	25 m
vi)	Minimum required Rear Yard	30 m
vii)	Maximum permitted Lot Coverage	30%

Definition

Recreational Vehicle Storage Use (RVSU): outdoor area used for the parking / storage of recreational vehicles, recreational trailers, and boats on a temporary or seasonal basis. Parking / storage may occur throughout the year, but customer access to the RVSU shall only be permitted from May 1 to November 1 of any year.

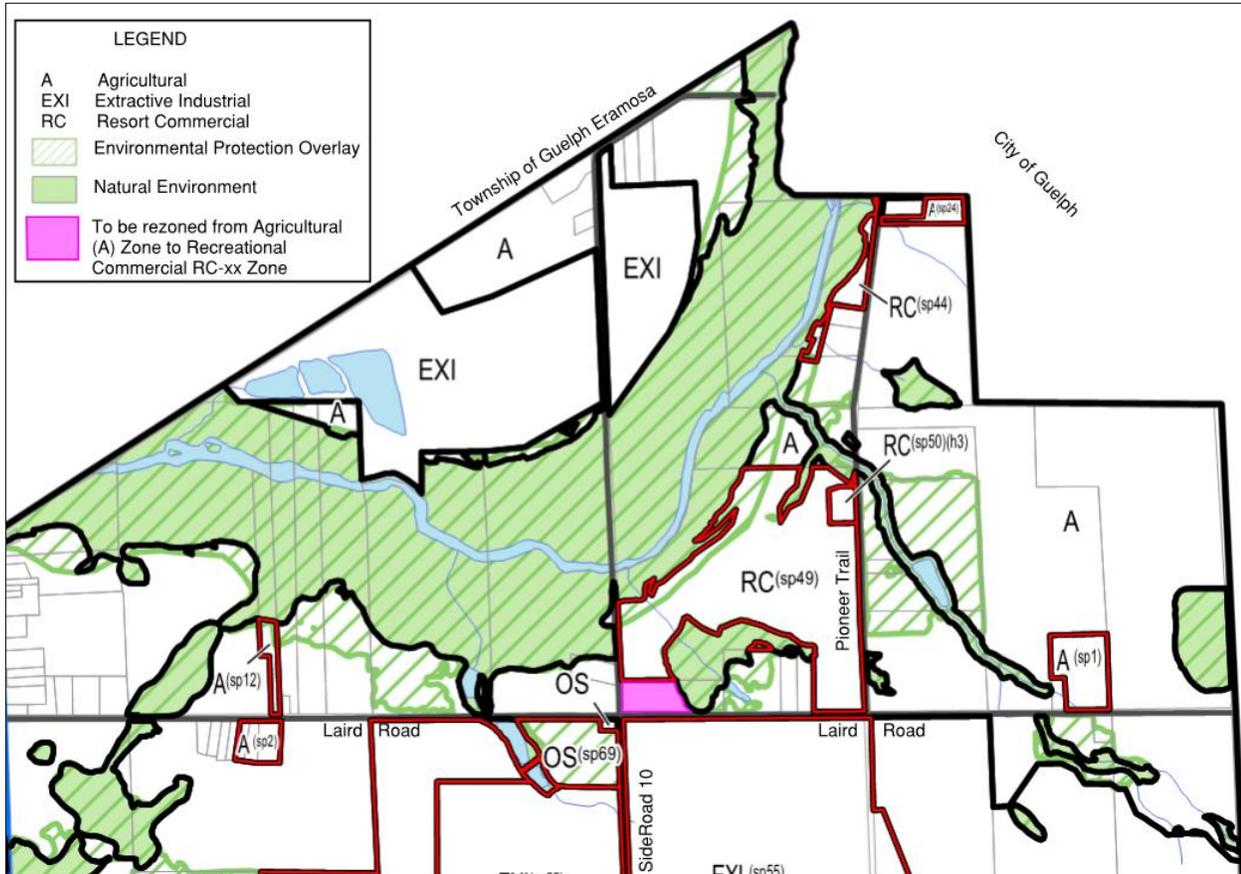
This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE "A"



PASSED this ____ day of _____, 2026.

MAYOR

CLERK

APPENDIX C – SPILL MANAGEMENT PLAN

Spill Management and Fire Plan (Provided by Owner)

The owner/operator is currently certified in both NFPA 1072 Hazardous Materials Awareness and NFPA 1072 Hazardous Materials Operations. This includes training in Spill Containment. The owner/operator has attended and in some cases supervised multiple Hazmat Fire calls including large fuel spills and emergency scenes.

A 20 gallon spill kit is stored on the site inside the entrance along with one of two large water bladders on skids that are filled with water from April-November. A second large water bladder on a skid is located in the middle of the storage site. These are movable by the owner/operators large tractor and front forks if needed.

A bi-annual checklist is filled out by the owner/operator to ensure the spill kit is fully stocked as per the inventory list.

The same large Kubota tractor used for snow removal is available for use anytime for emergencies and is equipped with front forks, front loader, rear backhoe and attachable grapple.

The storage facility entrance is maintained and easily accommodates Fire trucks both in width and height in the event of an emergency.

The storage facility entrance and perimeter is kept clear of snow during the winter months as needed and the grass is cut short to decrease the risk of fire.

Leaf blowers are available for grass fire suppression purposes and the owner/operator has extensive experience attending dozens of grass fire, structure fire and vehicle fires.

Spill Kit Inspection Checklist



Inspection Date:		Kit Type and Location:		
Spill Kit Readiness		Y / N	Notes (if applicable)	
Is the container clean and free of damage?				
Is the spill kit clearly marked, visible, and unobstructed?				
Is the kit stored in a dry location or in a weather-resistant container?				
Is the tamper-proof seal or tie in place? (if applicable)				
Item	Quantity	Acceptable Condition? Y / N	Restock / Replace? Y / N	Notes (if applicable)
ABSORBENTS <i>Inspect items for any unexpected smell, moisture, overall condition and general appearance (e.g. brittle/faded)</i>				
Mats/Pads				
Booms/Socks				
Pillows				
Loose/Granular				
Wipers				
Specify Other:				
PPE <i>Inspect items for any unexpected condition or appearance (e.g. brittle or otherwise degraded)</i>				
Respirator				
Safety goggles				
Gloves				
Body Suit/Apron				
Booties/Overshoes				
Specify other:				
TOOLS/OTHER RESPONSE EQUIPMENT <i>Inspect items for any unexpected condition (e.g. expiry date or degraded)</i>				
Shovel				
Broom				
Dust Pan				
Disposal Bags				
Patch/Repair Tools				
Chemical Neutralizer				
Specify other:				
Specify Any Necessary Corrective Actions:				
Name of Inspector:		Signature:		

This checklist is an example only and AbsorbentsOnline accepts no liability for its use in conjunction with compliance or precautions at your facility.