

Comment Summary – 1st Technical Review – 6759 Laird Rd W

Consultant	Comments
NPG Planning – Township Planner	See attached letter
GEI – Township Engineer	See attached letter
GRCA	See attached letter
NRSI – Township Ecologist	See attached letter
Source Water	See attached letter
County of Wellington Planning	See attached letter
Harden – Township Hydrogeologist	From our perspective, as long as it is storage and no clean outs for the RV's or long storage of vehicles that could potentially leak fluids we do not have any concern.



February 27, 2025

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**

**Lands located at the northeast corner of Laird Road West and Side Road 10 North
(2301000001056800000)**

RE: Application for Zoning By-law Amendment D14-BAR – 1st Technical Review

NPG Planning Solutions Inc. (NPG) has been retained to comment on whether required information and materials have been provided regarding a Zoning By-law Amendment Application on lands located at the northeast corner of Laird Road West and Side Road 10 North (Assessment Roll Number 2301000001056800000) (“Subject Lands”), to permit a future detached dwelling and an existing recreational vehicle storage use.

The Subject Lands are 3.77 hectares in size and there are no buildings or structures on the Subject Lands. Surrounding uses consist of agricultural uses to the west, a cemetery, agricultural and extractive uses to the south, and the Speed River and a Christmas tree farm to the north.

A large portion of the property is within the Grand River Conservation Authority’s (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The existing recreational vehicle storage use is located outside of the GRCA’s regulation limit.

This is the first submission for a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Planning Justification Report prepared by VanHarten Surveying Inc., dated December 9, 2025;
- Pin Map and Parcel Registers;
- Land Transfer Documents; and
- Zone change sketch prepared by VanHarten Surveying Inc., dated December 9, 2025.

1. Application Support:



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

☎ (905) 321 6743
✉ info@npgsolutions.ca

- a. We acknowledge that the application has been deemed complete by the Township. At the moment, we are not prepared to recommend support for the application.

2. Additional Requirements:

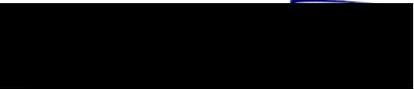
- a. From a planning's perspective, we require the applicant to address the below comments to the satisfaction of the Township before we could support the application.

3. Technical Comments:

- a. As mentioned, if the application is recommended for approval, we anticipate recommending that a holding provision is included in the Zoning By-law to require Site Plan Approval before the proposed uses are permitted on the Subject Lands.
- b. With respect to the Planning Justification Report, we offer the following comments:
 - i. The Applicant is proposing that a single detached dwelling is also permitted as an additional use, which is not a permitted use under Section 6.7.2 of the County of Wellington Official Plan (County Official Plan). The Applicant needs to provide justification on how the proposed residential use conforms with section 6.7.2 of the County Official Plan.
 - ii. If lands that are designated Secondary Agricultural in the County Official Plan are proposed to be rezoned to Resort Commercial, please discuss the relevant policies within section 6.5 of the County Official Plan.
 - iii. Alternatively, please consider revising the extent of the proposed zone change area to match the extent of the outdoor storage area.
- c. With respect to the Draft Zoning By-law, we offer the following comments:
 - i. The applicant should clarify if any overnight accommodation is proposed on the Subject Lands, as part of the proposed recreational vehicle storage use.
 - ii. The zone sketch demonstrates that the existing outdoor storage area is setback by 26 meters from the front lot line. The specific regulation for minimum distance from the front yard for the outdoor storage use in this document should be revised to 26 metres instead. Please revise and/or clarify the intent behind the recommended 30-meter setback in the draft Zoning By-law.

- iii. Please submit spatial information either as a dwg file or shapefile that shows the Subject Lands boundaries, the extent of the NE Zone and its 30-m buffer and the extent of the outdoor storage area.
- d. The Zone Sketch should be revised to include a zoning matrix demonstrating compliance with all applicable provisions of the Puslinch Zoning By-law.
- e. Under Minimum Distance Separation Guideline #10, an MDS I setback is required for all proposed amendments to rezone land to permit development in rural lands presently zoned for agricultural use. Development, as defined by the MDS Guidelines, includes a change in land use to permit a non-agricultural use or residential use which requires approval under the *Planning Act*. The proposed Zoning By-law Amendment application would permit development in the Agricultural Zone (A). We understand that the proposed zone change, as it stands, also proposes to permit residential use which is a more sensitive land use than what currently exists. Please provide additional discussion of how MDS Guideline #10 is complied with, which may include the provision of relevant farm data sheet and MDS I setback analysis.
- f. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
- g. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,


Jeremy Tran, MCIP, RPP
Manager, Urban Design & Development Planning
NPG Planning Solutions Inc.
jtran@npgsolutions.ca

February 25, 2026
GEI Project No. 2402605 – 124006-010

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-BAR

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

**Re: ZBA 1st Submission
6759 Laird Road West
Puslinch, ON**

Dear Ms. Farncombe:

GEI Consultants Canada Ltd. (GEI) have reviewed first submission documents for a Zoning By-Law Amendment application in support of recognizing existing uses on the subject lands located at 6759 Laird Road West in the Township of Puslinch. The submission was received on January 2, 2026, and February 13, 2026.

It is our understanding that the purpose of the zoning bylaw amendment is to permit existing recreational vehicle storage. No physical changes to the site are proposed.

A pre-consultation meeting was held on November 21, 2024. The first submission for Zoning By-Law Amendment application was deemed complete in January 2026, per our review letter dated January 12, 2026.

1. Documents Received

The following documents were received and reviewed as part of this submission:

- Illustrative Sketch for Zone Change, prepared by Van Harten, dated December 9, 2025.
- Planning Justification Report, prepared by Van Harten, dated December 9, 2025.

The following administrative documents were also received as part of the submission:

- PIN Report, dated December 8, 2025.
- PIN Map, dated August 29, 2024.

- LRO Transfer (WC290985), dated September 14, 2010.
- LRO Transfer (WC568317), dated May 24, 2010.

2. Technical Comments

Based on our review of documents identified in Section 1, we do not have any comments or concerns from an engineering perspective. We are in support of the zoning bylaw amendment application at this time.

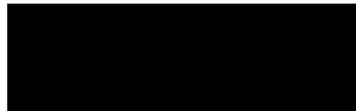
If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



Parth Lad, E.I.T.
Technical Specialist



February 17, 2026
via email

Monika Farncombe, Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0

Dear Monika Farncombe,

Re: Zoning By-Law Amendment Application D14-BAR
6759 Laird Road West, Puslinch
Hailey Keast

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application to permit the on-going use for the storage of RV's, recreational trailers and boats (RVSU's).

Recommendation

GRCA staff have no concerns with the proposed zoning by-law amendment application. Please see below for our detailed comments.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Planning Justification Report, prepared by Van Harten, dated December 9, 2025.
- Illustrative Sketch for Zone Change, prepared by Van Harten, dated December 9, 2025.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information available at our office indicates that a portion of the property contains wetland and its associated regulated allowance. A copy of GRCA's resource mapping is attached. Due to the presence of the feature noted above, a portion of the property are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

GRCA staff understand that the proposed zoning by-law amendment is being requested to rezone the subject lands to remedy a zoning bylaw non-compliance infraction that was issued due to a storage use for RV's, recreational trailers and boats (RVSU) being operated on the site in contravention to the permitted uses of the applicable zoning bylaw. Further, we understand

that the wetland will continue to be zoned Natural Environment. Therefore, we have no objection to the proposed zoning by-law amendment.

Consistent with GRCA's 2023-2036 approved fee schedule, this application is considered a minor zoning by-law amendment and the applicant will be invoiced in the amount of \$465 for the GRCA's review of this application.

Should you have any questions, please contact the undersigned at cfosterpengelly@grandriver.ca, or (519) 621-2763 extension 2319.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Supervisor of Planning and Regulations, Planning and Regulations Services Department
Grand River Conservation Authority

Enclosed: GRCA mapping

Copy: Scott Bardwell, owner (via email)
Jenny Elliot, owner (via email)
Hailey Keast, Van Harten, agent (via email)*
Chris Corosky, Van Harten, agent (via email)



Subject Property

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.



February 24, 2026

3462

Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Monika Farncombe
Planning and Corporate Services Coordinator

RE: 6759 Laird Road West, Township of Puslinch
Zoning By-law Amendment Application Technical Review Comments

As requested, we have reviewed the Zoning By-law Amendment (ZBA) Application ('Application') submitted to the Township of Puslinch (the "Township") by Van Harten Land Surveyors - Engineers, on behalf of Scott Bardwell, for proposed recreational vehicle storage use at 6759 Laird Road West, Township of Puslinch, Ontario ('subject property'). Our technical comments are set out below.

Background

The subject property is located north of Laird Road West, west of Pioneer Trail, east of Wellington Road 32, and south of Niska Road in the Township of Puslinch, ON. It is understood that the applicant wishes to continue the storage of RVs, recreational trailers, and boats within the western portion of their property, as described in the Planning Justification Report. The requested zoning change is submitted to remedy a zoning by-law non-compliance infraction that was issued. NRSI staff previously provided peer review comments (November 7, 2024) on a Pre-Consultation Request for the proposed continued RV storage use on the subject property, as well as a permit for the future development of a single detached residence. In January 2026, NRSI provided comments (January 19, 2026) on this ZBA submission to deem completeness.

Reviewed Materials

In order to complete this review assignment, NRSI staff have assessed the following materials:

- Illustrative Sketch for Zone Changes, Part of Lot 11, Concession 5, Township of Puslinch, County of Wellington (December 2025). Prepared by Van Harten Land Surveyors – Engineers;
- Planning Justification Report, Proposed Zoning Bylaw Amendment (December 2025). Prepared by Van Harten Surveying Inc.;
- "Make a Map: Natural Heritage Areas", Ministry of Natural Resources (2026);
- County of Wellington Official Plan (last updated December 2025);

- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated April 2025); and,
- Grand River Conservation Authority (GRCA) Regulation Mapping, Grand River Conservation Authority (2026).

Technical Comments on Reviewed Materials

- Under Schedule B7 of the County of Wellington Official Plan (2025), the western portion of the property is designated recreational and the eastern portion is designated Greenlands and Core Greenlands.
- Information available from the Natural Heritage Information Centre (NHIC) indicates records of herpetofauna species of special concern Eastern Milksnake (*Lampropeltis triangulum*) within proximity of the subject property (NHIC 2025).
- Information available from the NHIC also indicates records within proximity of the subject property for threatened Least Bittern (*Botaurus exilis*), Eastern Meadowlark (*Sturnella magna*) and Bobolink (*Dolichonyx oryzivorus*), the endangered Red-headed Woodpecker (*Melanerpes erythrocephalus*), as well as species of special concern Eastern Wood-Pewee (*Contopus virens*), Wood Thrush (*Hylocichla mustelina*), Barn Swallow (*Hirundo rustica*), and Grasshopper Sparrow (*Ammodramus savannarum*) (NHIC 2025). Based on the available background information, we do not anticipate that habitat for these species occurs within the proposed storage areas.
- As stated in our previous letter (NRSI 2024), available air photography shows intermittent tree cover throughout the subject property and a more densely treed area to the east of the property, which is identified as woodland by the NHIC (NHIC 2026). The western and southern boundaries of the subject property also contain treed areas that appear to be coniferous plantations, contiguous with additional woodlands on and off the property. A portion of the Speed River Provincially Significant Wetland (PSW) directly overlaps the eastern section of the subject property and abuts the subject property to the north. The Speed River PSW is also located adjacent (i.e., within 120m) to the subject property to the west.
- The area proposed for RV storage is within the western section of the subject property. Based on the Illustrative Sketch for Zone Change, it is understood that the footprint of the existing RV storage area is not to be expanded.
- We understand the proposed storage area is not being expanded, with no vegetation/tree removal and no new impacts to natural heritage features are anticipated. While the lands to be rezoned include areas adjacent to Core Greenlands/PSW and portions of the property are within GRCA's regulated area, it is acknowledged that the existing storage footprint remains outside the 30ms adjacent to the wetland /regulated area as acknowledged in prior GRCA correspondence.
- On that basis, we are supportive of the application as proposed, provided the storage area remains limited to the existing disturbed footprint. Any future expansion toward natural areas and/or tree/vegetation removal would represent a change in scope and would require an appropriate ecological impact assessment and, where applicable, GRCA permitting.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, M.F.C., R.P.F.
Biologist and Registered Professional Forester



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist



02/18/2026

Memorandum

To: Monika Farncombe - Planning and Corporate Services Coordinator, Township of Puslinch

From: Keira Martinson - Source Protection Coordinator, Wellington Source Water Protection

RE: **6759 Laird Rd West, Township of Puslinch
Zoning By-Law Amendment**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. This property is located within a vulnerable area and our review was completed to ensure the activities at this property meet the requirements of relevant Source Protection Plan and County of Wellington Official Plan policies.

Clean Water Act Section 59 Notice & Risk Management Plan:

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 Risk Management Plan may be required.

Land Use Planning:

Planning Justification Report, prepared by Van Harten Surveying Inc. - dated December 9, 2025

1. WSWP acknowledges the submission of a Spill Management Plan in Appendix C of the Planning Justification Report.

WSWP has no further comments in regard to the above-mentioned application.

For more information, please contact sourcewater@centrewellington.ca.

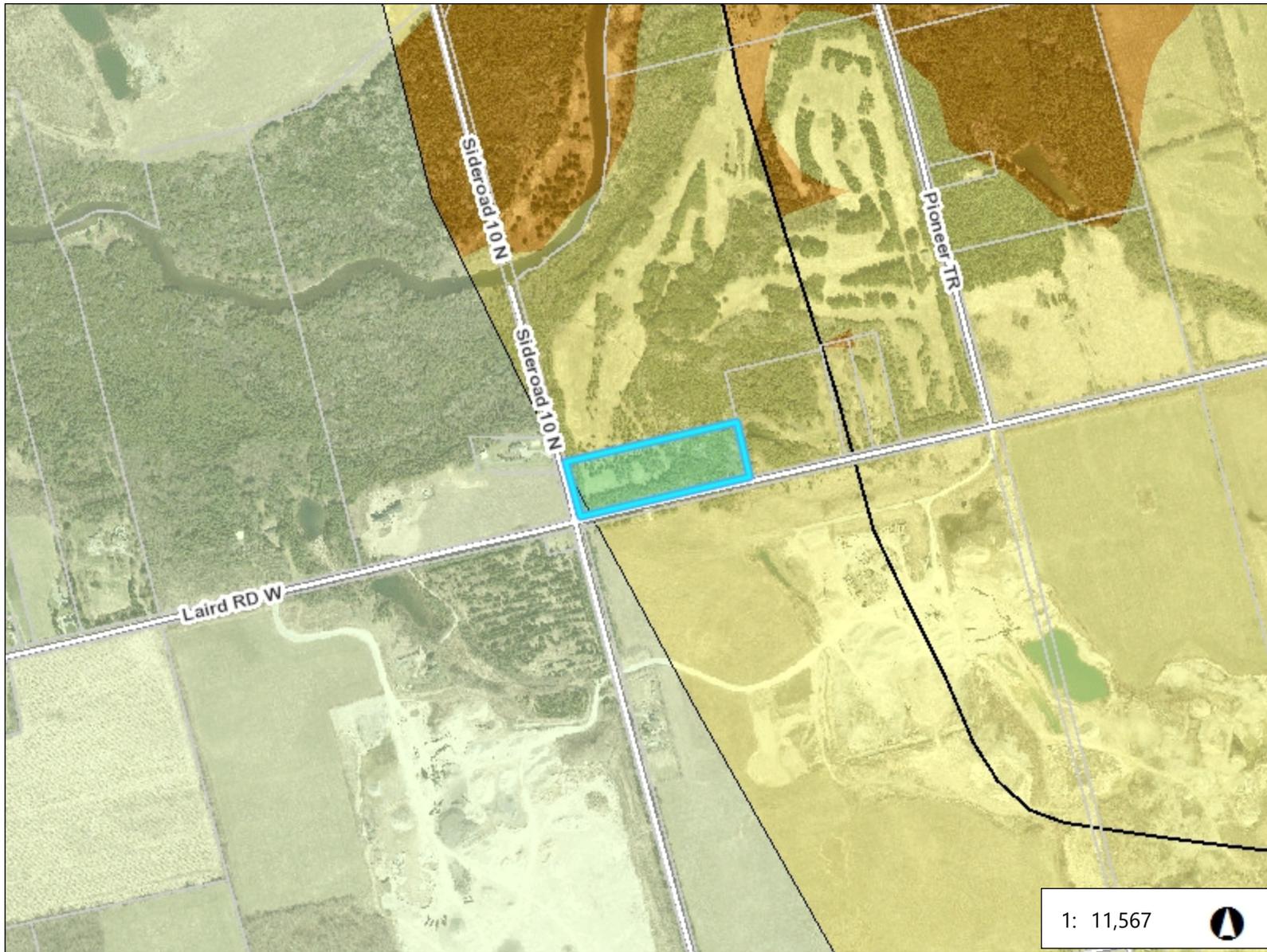
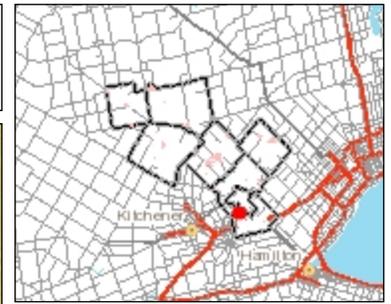
Sincerely,



Feb 18, 2026

Keira Martinson
Source Protection Coordinator
519-846-9691 ext 283
kmartinson@centrewellington.ca

Attachments: Vulnerable Area Maps



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Municipalities
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C); 2, B
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture

1: 11,567



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Notes



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 2, 2026

BY E-MAIL

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

Dear Ms. Farncombe:

**Re: Notice of Complete Application & Public Meeting Notice
Proposed Zoning By-law Amendment – D14/BAR
6759 Laird Rd W
Township of Puslinch**

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. We have reviewed the application and provide the following comments for the Township's consideration:

The subject property is designated as Recreational Area, Secondary Agricultural Area, and Greenlands System within the County of Wellington Official Plan and is located within the mineral aggregate resource overlay. Greenlands System features include significant woodlands, provincially significant wetlands, and wetlands regulated by the Grand River Conservation Authority (GRCA). It is understood that this application is to permit a storage use for recreational vehicles, recreational trailers and boats as well as permissions for a single detached dwelling on the property. It is acknowledged that the application includes a Planning Justification Report, Draft By-law, and an Illustrative Sketch of the zone change.

The County of Wellington Official Plan provides permitted uses and policies for Recreational Areas. Section 6.7.2 of the Official Plan establishes permitted uses, which may include: seasonal recreational uses, active and passive recreational activities including golf courses, commercial activities related to and serving recreational activities and publicly-accessible built and natural settings for recreation, including parklands, open space areas, trails and, where practical and appropriate, water-based resources. The Township will need to be satisfied that the proposed residential use and storage use for recreational vehicles, trailers, and boats conforms with the Official Plan Recreational designation and that the proposed storage use is serving the immediate area or supporting recreational areas within the County of Wellington.

A portion of the subject lands are designated Secondary Agricultural Area. Section 6.5.3 directs that permitted uses within the Secondary Agricultural Designation may include: all uses allowed in the Prime Agricultural Area, small scale commercial, industrial and institutional uses; and public service facilities.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
TEL: (519) 837-2600
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

It is noted that a portion of the area to be re-zoned for storage of recreational vehicles, recreational trailers, and boats is within Secondary Agricultural designation. The Township will need to be satisfied that the proposal conforms to Secondary Agricultural Area designation.

The applicant has also indicated that the Greenlands System portion of the site will not be altered by the use on the site and no changes to the EP Zone are proposed. It is noted that an Environmental Impact Study was not submitted with the application. Comments received from the GRCA, and the Township Ecologist, will need to be considered by the Township. The Township will need to be satisfied that the proposal is consistent with the Provincial Planning Statement and conforms to the Greenlands System policies of the Official Plan including, but not limited to, sections 5.4.1 Wetlands, 5.5.4 Woodlands and section 5.6 Development Control including that there are no negative impacts on significant features and functions.

Minimum Distance Separation Guideline #10 states that an MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in rural lands. It is noted that there appears to be a barn located at 6795-6803 Laird Rd within 500 m of the property. The Township will need to be satisfied that MDS I is addressed.

It is noted that the subject lands are located within a Well Head Protection Area with a vulnerability score of 2, 4, and 6 and located within a Well Head Protection Area Q1/Q2. It is understood that Wellington Source Water Protection will provide comments under a separate cover.

The subject lands are located within the Mineral Aggregate Resource Overlay and are located within an area of sand and gravel resources of primary and secondary significance. There are licensed pits in proximity to the subject lands including the Puslinch Pit to the south. The Township is to be satisfied that the proposal conforms to section 6.6 of the Official Plan and the Provincial Planning Statement.

It is understood from the submitted draft by-law that the applicant is proposing to re-zone a portion of the site from an Agricultural (A) Zone to a site specific Recreational Commercial Zone (RC XXXX). Further discussion regarding the area proposed to be re-zoned, and relevant official plan designations, is needed with the Township.

If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

Joanna Henderson, RPP MCIP
Senior Planner

Allie Gorman, MSc
Junior Planner