



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

https://us02web.zoom.us/webinar/register/WN_zsdl9E0LSLq_bfMFbEYS2w

Join via audio:

+1 613 209 3054 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

Webinar ID: 841 3694 9308

Passcode: 452947

International numbers available: <https://us02web.zoom.us/j/kkgXH2bhi>

AGENDA ADDENDUM

DATE: April 14, 2026

MEETING: Following the Committee of Adjustment Meeting

Agenda Addendum

7.1.1. 7:20 P.M. Delegation by CBM regarding item 9.2.1 D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch

7.1.2. 7:30 P.M. Delegation by John McNie regarding 9.2.1 D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch

≠ Denotes resolution prepared

1. **Call the Meeting to Order**
2. **Roll Call**
3. **Moment of Reflection**
4. **Confirmation of the Agenda ≠**
5. **Disclosure of Conflict of Interest**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

6. Consent Agenda ≠

- 6.1. March 10, 2026 Planning & Development Advisory Committee Meeting Minutes
- 6.2. 2025 Council Committee Year in Review

7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

- 7.1.1. 7:20 P.M. Delegation by CBM regarding item 9.2.1 D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch

Recommendation:

That the delegation by CBM regarding item 9.2.1 D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch be received for information.

- 7.1.2. 7:30 P.M. Delegation by John McNie regarding 9.2.1 D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch

Recommendation:

That the delegation by John McNie regarding 9.2.1 D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch be received for information.

7.2. General Interest (Items Not Listed on the Meeting Agenda)

- 7.2.1. None

8. Notice of Public Meetings/Hearings

- 8.1. April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-BAR (Bardwell) 6759 Laird Road West
- 8.2. April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Community Improvement Plan

9. Reports

9.1. Land Division (Consents)

- 9.1.1. **B6-26 – McDonald, Mark – Part Lot 6, East of Blind Line, 111 Carter Rd Township of Puslinch**

Proposed severance is 1.21 hectares with 13m frontage, existing and proposed rural residential use. Existing shed to be removed.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Retained parcel is 50m fr x 80m = 0.4 hectares, existing and proposed rural residential use with existing dwelling.

Recommendation:

That Report PDAC-2026-005 entitled Consent Application B6-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Carter Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (111 Carter Road, Township of Puslinch [PIN 71185-0102]) into two rural residential parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling and private servicing, featuring a lot frontage of approximately 13 metres, a lot depth of approximately 252 metres, and a lot area of approximately 1.21 hectares; and Whereas the retained parcel would retain the existing single detached dwelling and associated servicing, feature a lot frontage of approximately 50 metres, a lot depth of approximately 80 metres, and a lot area of approximately 0.4 hectares; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.

That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstration to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.

2.1 That the Owner obtains zoning compliance for MDS I for the barn located at the property municipally known as 83 Carter Road; and further proposed severed parcel, and show zoning compliance that the Township of Puslinch



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2.2 That the Owner obtains zoning compliance for reduced lot frontage for the severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

9.2 Zoning By-law Amendment Applications

9.2.1. 7:40 P.M. D14-CBM – Aberfoyle South Lake – 6947 Concession 2, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to Site Specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

Recommendation:

That Report PDAC-2026-005 entitled Zoning By-law Amendment Application D14/CBM Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

9.3 Staff Reports

9.3.1 None

10. Correspondence

10.1. None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

11. New Business

12. Adjournment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 10, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: March 10, 2026

MEETING: 7:00 PM

The March 10, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Chris Pickard
Kiolous Attia
Kim McCarthy

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-010:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Kim McCarthy

That the Committee approves the March 10, 2026, PDAC Agenda as circulated;



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 10, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes February 10, 2026

Resolution No. 2026-011:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee approves the Minutes from the meeting held February 10, 2026 as circulated.

CARRIED

7. DELEGATIONS

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

**9.2.1 PDAC-2026-004 – D14-BAR – 6759 Laird Rd W, Part Lot 11 Concession 5,
Township of Puslinch**

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, to rezone the lands from an Agriculture (A) to Resort Commercial (RC) with a site-specific special provision to permit the on-going use for the storage of RV's, recreational trailers and boats (RC) (spXX)

Resolution No. 2026-012:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Chris Pickard



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 10, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

That Report PDAC-2026-004 entitled Zoning By-law Amendment Application D14/BAR. Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration for the proposed split zoning that was presented at the Planning and Development Advisory Committee:

- **No severance permitted to be captured through maintaining existing area of property.**
- **Maintain or enhance the tree screen**
- **Confirm the MDS Requirements**
- **Consider including the number of recreational vehicles permitted or the designated area specifically permitted to have recreational vehicles.**
- **Committee is requesting consideration for a site plan agreement.**

CARRIED

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-013:

Moved by Committee Member Chris Pickard
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee hereby adjourned at 8:09 p.m.

CARRIED.



2025 Puslinch Council and Committee Year in Review



Township of Puslinch Council

- Celebrated the **Township's 175th Anniversary** at the Puslinch Community Showcase & 175th Anniversary Event, featuring 60 local vendors and the unveiling of the Killean School Bell Cairn.
- Approximately 139.39 hectares of land were identified in two areas of the Township to be recommended for designation in the County of Wellington's Official Plan as employment lands through the **Puslinch By Design Employment Land Study**. The designation of these lands is now being considered through the County of Wellington's Official Plan Amendment 131.



Heritage Advisory Committee

- Supported the designation of 28 priority properties under the Ontario Heritage Act by preparing Statements of Cultural Heritage Value or Interest. The Township now has **42 designated properties**.
- A **Heritage Plaque Program** was established to recognize properties that are designated under the *Ontario Heritage Act* and promote community awareness of local heritage.
- Provided input on the design of the **Killean School Bell Cairn**, a monument commemorating the Township's 175th Anniversary.



Recreation and Community Wellness Advisory Committee

- Launched a weekly **Senior's Drop-in Pilot Program** where seniors play cards, board games and socialize, helping to reduce isolation and provide a welcome, free space for the community.
- Recommended a **25% non-resident rental surcharge** on all Township facility rentals to prioritize access for local residents, encourage community engagement, and help sustain and support Township facilities and resources.



Youth Advisory Committee

- The Committee **volunteered at multiple events** including the Optimist Club Bike Rodeo, Puslinch Community Showcase/175th Anniversary Event and the Aberfoyle Agricultural Society Fall Fair.
- **Planted over 100 trees at Boreham Park** in collaboration with Wellington County Green Legacy programme and Aberfoyle Public School.



Committee of Adjustment and Planning and Development Advisory Committee

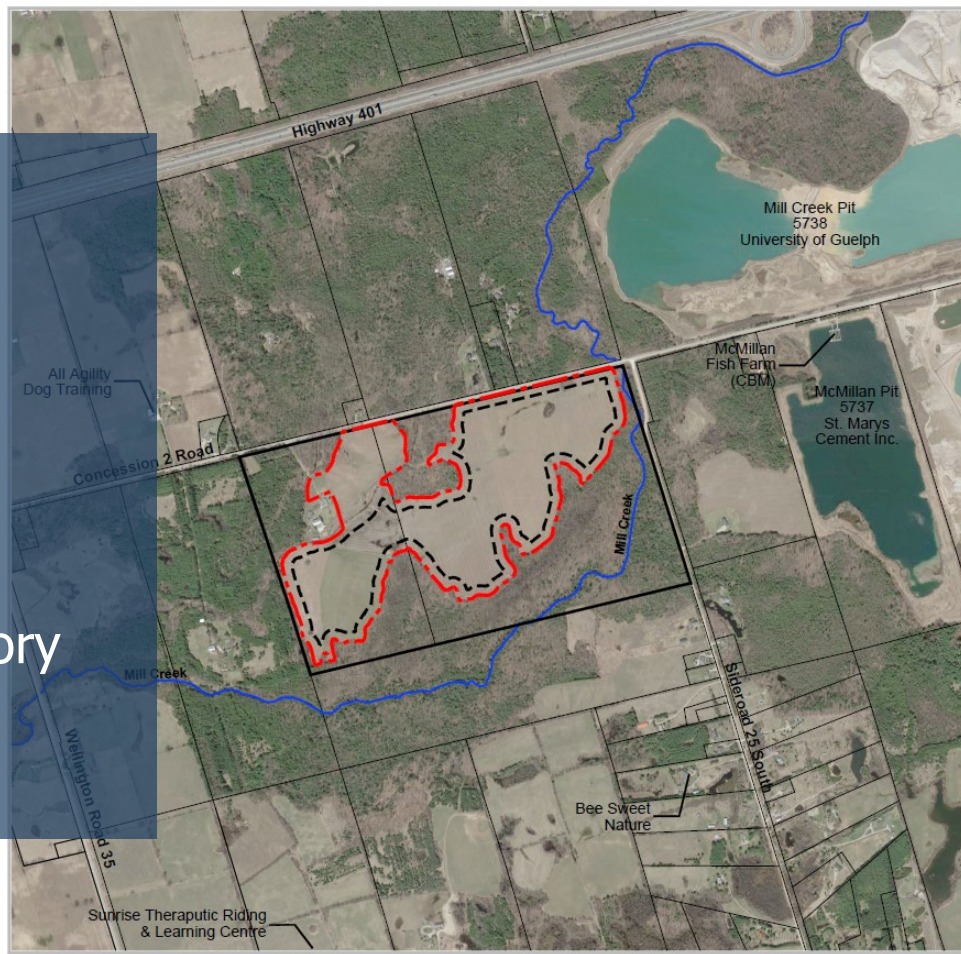
- Reviewed the Township's Minor Variance process and **recommended updates to online forms, guides, and messaging** to make the process clearer for residents.
- The Committee of Adjustment considered 26 minor variance applications.
- The Planning and Development Advisory Committee made comments on 17 severance applications and 4 zoning by-law amendment applications.



ABERFOYLE SOUTH LAKE PIT

Planning and Development Advisory
Committee Meeting

April 14, 2026



OVERVIEW

In Nov 2023, CBM submitted applications under the *Planning Act* (OPA/ZBA) and *Aggregate Resources Act* ('ARA') to permit a below water pit at 6947 Concession 2.

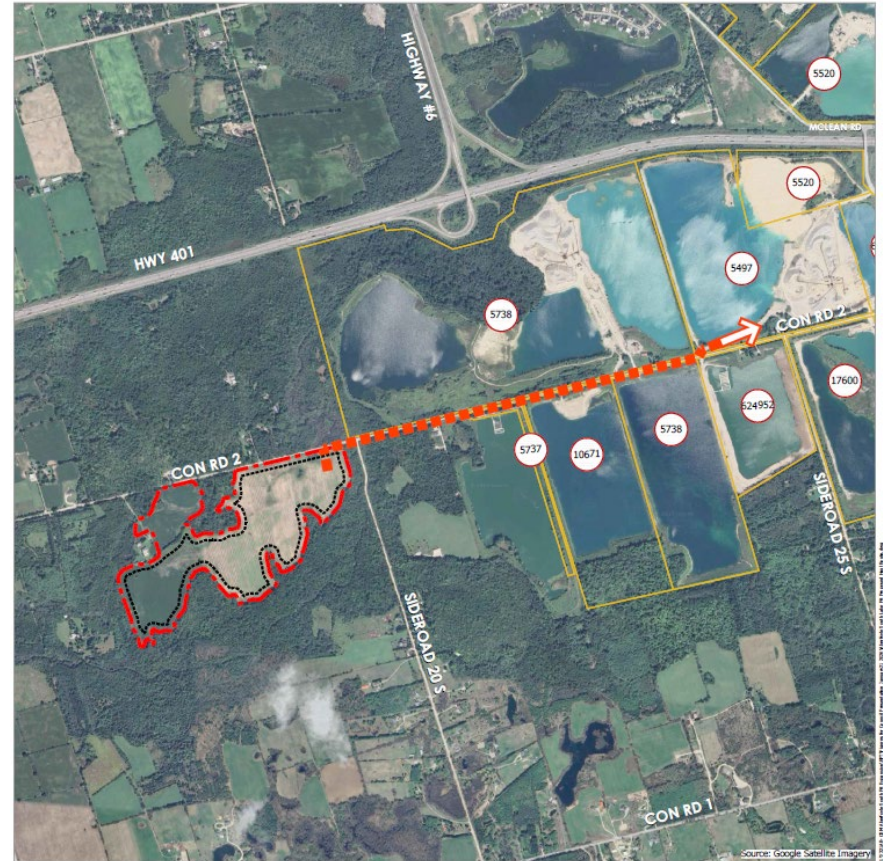
Proposed licence area: 44.8 hectares

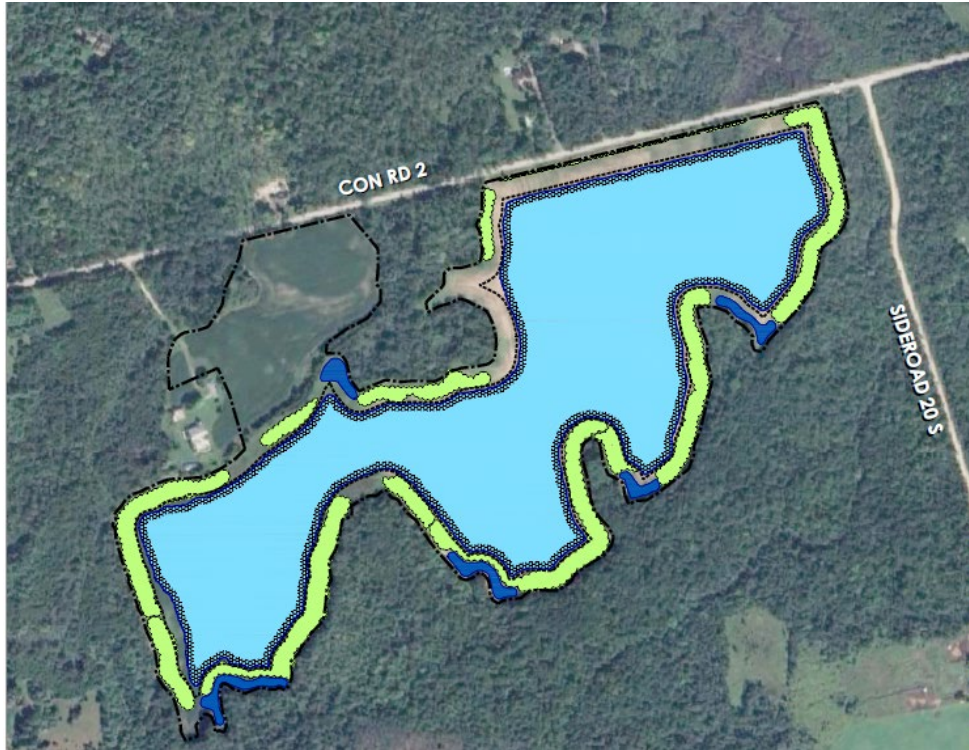
Proposed extraction area: 27.5 hectares


Maximum annual tonnage: 1 million tonnes


Approximately 5.5 million tonnes of high-quality sand and gravel. Pit would be operational for approximately 6 to 10 years

Rehabilitation includes a lake (26 ha), wetlands (0.8 ha) and tree planting (6.7 ha).








 Proposed Licence Boundary


 Proposed Limit of Extraction

Proposed Rehabilitation Features

 Post Extraction Pond

 Shoreline Area

 Tree Planting Areas

 Wetland Areas

REHABILITATION CONCEPT PLAN



MILL CREEK

CONCESSION 2 ROAD

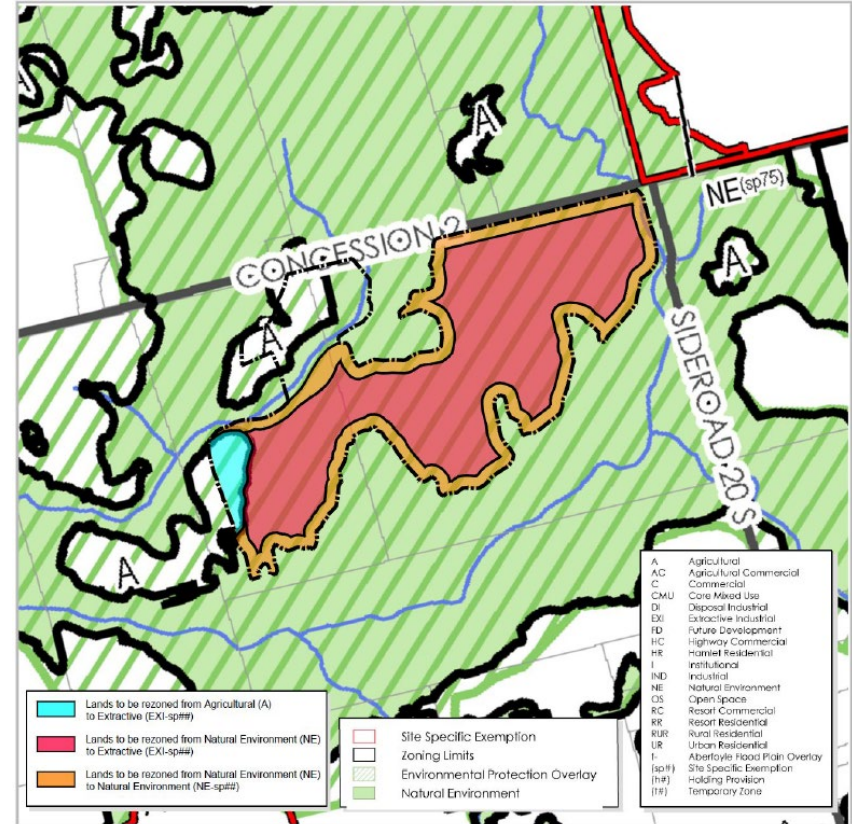
SIDEROAD 20 S

Township of Puslinch Zoning By-law Amendment

Application proposes to rezone Agriculture (A) and Natural Environment (NE) to Extractive Industrial (EXI) and Natural Environment (NE) with site specific zoning (sp##).

The Natural Environment (NE) zoning will accommodate visual and acoustic mitigation required for the pit, truck entrance/exit, and an extraction setback from adjacent significant natural features.

Township of Puslinch Zoning By-law Schedule "A"



Timeline of *Planning Act* Applications

**Nov
2023**

CBM submits *Planning Act* Applications following formal pre-consultation in 2021 to 2023

**Spring
2024**

Township provides detailed comments on "2nd submission"

**Summer 2024
to Fall 2025**

Additional technical work and investigations undertaken, and changes made to application

**Nov 2025
to Jan 2026**

CBM responds to all comments and outlines changes made to application

Feb 2026

Township and County deem *Planning Act* applications complete

ADDITIONAL TECHNICAL WORK

In December 2025 and January 2026, the following additional studies and responses were submitted:

1. Natural Environment and Water Report Terms of Reference Concordance Cross-Check
2. Revised Transportation Impact Study
3. Flood Mapping Assessment
4. Supplemental Assessments of Potential Impacts to Mill Creek, Tributary 3 and Provincially Significant Wetlands
5. Hydrological and Ecological Monitoring Plan
6. Headwater Drainage Feature Assessment
7. Revised ARA Site Plan
8. Written responses to agency and peer review comments

KEY CHANGES TO APPLICATION

CBM made the following changes in response to comments received on the application:

- Renamed proposed pit to “Aberfoyle South Lake Pit” to avoid confusion regarding “expansion” terminology.
- Developed monitoring plan to verify that no unanticipated adverse impact occurs to private wells and natural features, including trigger thresholds and identifying potential corrective actions.
- Additional mitigation measures to protect adjacent natural features and surrounding lands, enhanced visual screening and pit entrance improvements.
- Additional groundwater and surface water monitoring locations.
- Incorporation of maximum disturbed area limiting how much of site can be disturbed.
- Geotechnical requirements for haul route.
- Additional noise restrictions on pit operating equipment.
- Incorporation of specific rehabilitation targets for tree plantings, and an increase in wetland areas being created through rehabilitation.

ARA Licence Application Status

Agency Consultation

Review of the licence application was conducted by the following agencies:

- Ministry of Natural Resources (MNR)
- Ministry of Environment, Conservation and Parks (MECP Water Resources and Species at Risk)
- Ministry of Agriculture, Food and Agribusiness (OMAFRA)
- Grand River Conservation Authority (GRCA)
- Hydro One
- Fisheries and Oceans Canada (DFO)
- County of Wellington
- Township of Puslinch

Through consultation process, **MECP** (Water Resources and SAR Branches), **Hydro One**, **OMAFRA**, **GRCA** and **DFO** have either signed off or indicated no further comments on application.

CBM will continue to work to address the remaining comments on the application in conjunction with the *Planning Act* applications including the detailed comments received from Township on March 16, 2026.

ARA Licence Application Status Cont.

Public Consultation

CBM received comments from **18** members of the public through the notification period. Responses were provided to all commenters with opportunity to review, and updated information was posted to CBM's project website:

<https://cbmaberfoylepit.ca/NewLicenseProjects/index.html>

Two members of the public / organizations maintained objections to the licence application.

A hearing by the Ontario Land Tribunal is expected to take place in the future given the outstanding objections.

ADDITIONAL CHANGES TO APPLICATION

In response to more recent comments received, the following additional changes are proposed to the application:

1. Reduce total licence area to remove lands from licence between Tributary #3 and Concession 2 Road (reduction in total licence area of 5.6 ha).
2. Establish groundwater and surface water trigger levels as part of the water monitoring program.
3. Identify specific definitions for the proposed maximum disturbed area for the pit.
4. Incorporate monitoring requirements for addressing noise mitigation measures.
5. Incorporate heavy duty sediment and erosion fencing control measures between wetlands and watercourses, and the areas to be disturbed.

NEXT STEPS

Township to proceed with formal review and public consultation in addition to those already undertaken through ARA process:

- Application circulation to municipal departments, peer reviewers, public
- Public Meeting to discuss application



Monika Farncombe

From: Township of Puslinch <services@puslinch.ca>
Sent: April 8, 2026 3:50 PM
To: Monika Farncombe
Subject: New Entry: Delegate Request

Follow Up Flag: Follow up
Flag Status: Flagged

Warning! This message was sent from outside your organization and we were unable to verify the sender.

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

Type of Meeting

Planning and Development Advisory Committee

Meeting Date

April 14, 2026

How many delegates are requesting to make this presentation?

One (1)

Type of Delegation

This is a request to delegate on a topic on the upcoming agenda

Identify which agenda item you are requesting to delegate on?

9.2.1

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

John McNie

Mailing Address of Delegate

[REDACTED]

Phone Number of Delegate

[REDACTED]

Email Address of Delegate

[REDACTED]

Purpose of delegation (please describe the concern/position taken on issue, if applicable)

Objection to Zoning Bylaw Change: D14- CBM- Aberfoyle South Lake Pit.
Formal Presentation to be submitted by email before April 14th.

A formal presentation is being submitted to accompany the delegation

No

The delegation will require the use of audio-visual equipment (power point presentation)

No

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

Sent from [Township of Puslinch](#)



THE TOWNSHIP OF PUSLINCH
AMENDED NOTICE OF COMPLETE APPLICATION
& NOTICE OF THE PUBLIC MEETING

**IN PERSON AND BY ELECTRONIC PARTICIPATION VIA ZOOM AT THE TOWNSHIP MUNICIPAL
OFFICE (COUNCIL CHAMBERS) – 7404 WELLINGTON ROAD 34, PUSLINCH**

The public is invited to participate by attending in person or by registering to attend virtually at the link below:

Join from PC, Mac, iPad, or Android:

https://us02web.zoom.us/webinar/register/WN_63-pjGa_Tu6xeE1mp_VGtw

Join via audio:

+1 613 209 3054 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

Webinar ID: 871 4995 4326

Passcode: 918026

International numbers available: <https://us02web.zoom.us/j/87149954326>

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend the New Comprehensive Zoning By-law 023-2018. The file number assigned to this application is **D14/BAR**.

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting on Wednesday, April 15, 2026 at 7:00 p.m.**, pursuant to the requirements of Section 34 of the Planning Act, R.S.O. 1990, as amended.

THE LAND SUBJECT to the application is described as Part Lot 11, Concession 5, Township of Puslinch; Township of Puslinch, County of Wellington. The subject lands are shown on the inset map.

Meeting Place:

The Public Meeting will be conducted in-person at the Council Chambers at the Township office (7404 Wellington Rd 34, Puslinch) and electronically as a virtual meeting via Zoom.

How to Participate:

The public is invited to participate by attending in-person or registering for this webinar at the link shown above.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality's YouTube page. By requesting to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

MAKING A WRITTEN SUBMISSION

The public is invited to participate by submitting written comments to the application in support or opposition of the application. Your full name and address must be on the submission. You can submit written comments via email to the **Township Clerk's office at planning@puslinch.ca** no later than **April 8, 2026 by 4:30 p.m.** to ensure that your comments are included in the Council Agenda. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by Council.

You can also mail written comments to:

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

Or place them in the Township Office mail slot no later than **April 8, 2026, at 4:30 p.m.** to ensure that your comments are included in the Council Agenda.

The Township will NOT be responsible for Canada Post delays. Please mail your comments with sufficient time, as they must be received in the Municipal Office by the date and time noted above to be included in the Council Agenda.

MAKING AN ORAL SUBMISSION

The public is invited to participate by speaking in support or opposition of the application. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Township Clerk's office at the address below by **April 8, 2026, at 4:30 p.m.** and you will be provided with instructions on how to participate in the meeting. Instructions will also be provided during the meeting to ensure that those watching the public hearing will be given the opportunity to speak.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone part of the lands municipally referred to as 6759 Laird Rd W from an Agricultural Zone (A) to a Resort Commercial Zone with a site-specific special provision to permit a recreational vehicle outdoor storage use and a single detached dwelling (RC(spXX)).

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission. Written submissions should be sent to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Puslinch to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Puslinch before the by-law is passed, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Puslinch before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Puslinch on the proposed Zoning By-law amendment (D14/BAR), you must make a written request to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the Zoning By-law Amendment, including information about appeal rights is available by contacting the Township of Puslinch Clerk's office at the address below. If you require the information in an alternative format, please contact the Clerk's office at the address below and arrangements can be made.

Dated at the Township of Puslinch on this
11th day of March 2026

Justine Brotherston
Director of Corporate Services/Municipal Clerk
Township of Puslinch
7404 Wellington Rd 34 Puslinch, ON N0B 2J0

For more information please contact planning@puslinch.ca or visit www.puslinch.ca/activezoning.

KEY MAP





PUBLIC MEETING NOTICE

COMMUNITY IMPROVEMENT PLAN UPDATE 2026

TOWNSHIP OF
PUSLINCH
EST. 1850

TAKE NOTICE that the Township of Puslinch will hold a public meeting on **April 15th, 2026** starting at 7:00 p.m. at the Municipal Office, Township of Puslinch, 7404 Wellington Rd 34, Puslinch ON N0B 2J0, inside the Council Chambers, to consider a Community Improvement Plan (CIP) Update pursuant to the provisions of the Ontario Planning Act. This is a **hybrid meeting**, for those participating online via Zoom, please connect with https://us02web.zoom.us/webinar/register/WN_63-pjGa_Tu6xeEImp_VGtw.

The CIP update will provide a framework to encourage the maintenance and rehabilitation of existing commercial, industrial, and institutional buildings and structures, and redevelopment of vacant and underutilized properties and buildings. The CIP update allows for financial incentive programs to registered owners and tenants of land and buildings within the Community Improvement Project Area to assist with costs related to development, redevelopment, facade signage and landscape improvement, planning application and permit fees, licensed childcare, environmental impact reduction, building accessibility improvements, commercial conversion and interior leasehold, motor vehicle and bicycle parking, and farm gate improvement.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the CIP update.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Puslinch before the CIP update is adopted, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Puslinch before the CIP update is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the CIP update, you must make a written request to Justine Brotherston, the Director of Corporate Services/Municipal Clerk for the Township of Puslinch at admin@puslinch.ca, and such request must include the name and address to which such notice should be sent.

ADDITIONAL INFORMATION relating to the CIP update is available for inspection, during office hours 9:00 a.m. to 4:30 p.m. at the Township of Puslinch, 7404 Wellington Rd 34, Puslinch ON N0B 2J0. Telephone 519-763-1226.



REPORT PDAC-2026-005



TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Max Fedchyshak, MCIP, RPP, Senior Planner

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: April 14, 2026

SUBJECT: County Consent Application File: B6-26
111 Carter Road, Township of Puslinch

RECOMMENDATION

That Report PDAC-2026-005 entitled Consent Application B6-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Carter Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (111 Carter Road, Township of Puslinch [PIN 71185-0102]) into two rural residential parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling and private servicing, featuring a lot frontage of approximately 13 metres, a lot depth of approximately 252 metres, and a lot area of approximately 1.21 hectares; and

Whereas the retained parcel would retain the existing single detached dwelling and associated servicing, feature a lot frontage of approximately 50 metres, a lot depth of approximately 80 metres, and a lot area of approximately 0.4 hectares; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstration to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1. That the Owner obtains zoning compliance for MDS I for the barn located at the property municipally known as 83 Carter Road; and further proposed severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
 - 2.2. That the Owner obtains zoning compliance for reduced lot frontage for the severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a

letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

Background:

The subject lands are located at 111 Carter Road in the rural area of the Township of Puslinch, legally described as Part of Lot 6, East of Blind Line, Reg Plan 131. The property contains an existing single detached dwelling, is serviced by private well and septic and is surrounded by agricultural lands and rural residential uses.

The subject lands are designated Prime Agriculture within the County of Wellington Official Plan (Official Plan) and are further identified within a Special Policy Area (PA-7-4), which permits uses permitted within Secondary Agricultural Areas subject to specific criteria. It is noted that single detached dwellings are permitted within Prime Agricultural Areas and Secondary Agricultural Areas. Under the Township of Puslinch Comprehensive Zoning By-law 023-18, as amended, (Zoning By-law) the subject lands are zoned Agricultural (A) under the Zoning By-law.

The applicant proposes to sever the subject lands to create a new parcel suitable for residential use. The severed parcel is proposed to have an area of approximately 1.21 hectares with a frontage of approximately 13 metres along Carter Road, widening to approximately 64 metres, and a depth of approximately 252 metres. The parcel is intended to accommodate a future single detached dwelling with private well and septic servicing, and a new driveway access is proposed from Carter Road.

The retained parcel is proposed to have an area of approximately 0.40 hectares with approximately 50 metres of frontage and a depth of approximately 80 metres. The existing single detached dwelling, along with its private servicing and driveway, will remain on the retained lands.

A Minimum Distance Separation (MDS) analysis was completed as part of the application to assess potential impacts from surrounding agricultural uses. The nearest livestock facility is located at 83 Carter Road, where the required setback distance required is 177 metres and the proposed severed parcel provides approximately 166 metres separation. Further MDS information is required for 540 Arkell Road to confirm MDS requirements.

Based on the foregoing, if approved, zoning relief will be required for MDS in accordance with Section 4.16 of the Township Zoning By-law.

Subject Property Key Map:



Summary of Agency/Staff/Public Comments:

1. Township Planning Comments

| Regulation | By-law Section | Requirement | Proposed (Severed Parcel) | Proposed (Retained Parcel) |
|------------------|----------------|-------------|---------------------------|----------------------------|
| Minimum Lot Area | Section 11.4 | 0.4ha | 1.21ha | 0.4ha |

| Regulation | By-law Section | Requirement | Proposed (Severed Parcel) | Proposed (Retained Parcel) |
|-------------------------------------|----------------|-------------|---------------------------|----------------------------|
| Minimum Lot Frontage | Section 11.4 | 25m | 13m | 50m |
| Minimum Required Front Yard | Section 11.4 | 7.5m | N/A | >7.5m |
| Minimum Required Interior Side Yard | Section 11.4 | 3m | N/A | 14m |
| Minimum Required Rear Yard | Section 11.4 | 7.5m | N/A | >7.5m |
| Minimum Required Lot Coverage | Section 11.4 | 30% | N/A | <30% |
| Minimum Distance Separation (MDS) | Section 4.16 | 177m | 166m | 166m |

Conclusion:

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Resources:

Township Zoning By-law – www.Puslinch.ca/government/by-laws/Zoning

Wellington Official Plan – www.Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping – www.Wellington.ca/business-development/maps-guides

Engagement Opportunities:

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

- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule "A" Application
- Schedule "B" Sketch/Elevations/Floor Plans
- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

Report reviewed by:

**Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.**

**Justine Brotherson
Director of Corporate Services/
Municipal Clerk**

March 13, 2026

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: March 03, 2026

FILE NO. B6-26

APPLICANT

Mark McDonald
111 Carter Road
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 6
East of Blind Line, Reg Plan 131

Proposed severance is 1.21 hectares with 13m frontage, existing and proposed rural residential use. Existing shed to be removed.

Retained parcel is 50m fr x 80m = 0.4 hectares, existing and proposed rural residential use with existing dwelling.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

April 22, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 6000
Fee Received: Mar 3/26
File No. 3626
Accepted as Complete on: Mar 3/26

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Mark McDonald

Address 111 Carter Road, Puslinch, ON, N0B 2J0

Phone No. [Redacted]

Email: [Redacted]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser)

Phone No. Email:

(c) Name and Address of Owner's Authorized Agent:

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposes

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession _____

Lot No. _____

Registered Plan No. 131

Lot No. Part of Lot 6, East of Blind Line

Reference Plan No. _____

Part No. _____

Civic Address 111 Carter Road

(b) When was property acquired: November 1994

Registered Instrument No. RO723271

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 13 / 64 ±

AREA

1.21 ha ±

Depth 252 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Shed (to be removed)

Proposed Uses (s): Single-Detached Dwelling

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system

Well individual communal

Lake

Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): _____

6. Description of Land intended to be RETAINED: Metric [X] Imperial []

Frontage/Width 50 ± AREA 0.40 ha ±

Depth 80 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

| Type of access (Check appropriate space) | Existing [X] | Proposed [] |
|---|--|--------------|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way | |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road | |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road | |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access | |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other | |

Type of water supply - Existing [X] Proposed [] (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other

Type of sewage disposal - Existing [X] Proposed [] (check appropriate space)

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): Individual
 Pit Privy
 Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

- 8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]
- 9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
- 10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO [X]
- 11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]
- 12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]
- 13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]
- 14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]
- 15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]
- 16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []

Name of Rail Line Company: Active – Guelph Junction Railway

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are no areas of natural features on the subject property or surrounding area.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Prime Agricultural and within Special Policy Area (PA7-4) which allows the parcel to follow the Secondary Agricultural Guidelines in the Official Plan. The criteria outlined in Section 10.4.4 of the Official Plan are met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

A minor variance will be submitted pending severance approval

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

- Mortgage as in INST WC589779 with Home Equity Mortgage Corporation
- Mortgage as in INST WC611608 with Pervin Doshi

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: None
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

March 3, 2026

35217-26

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application & Sketch
111 Carter Road
Part of Lot 6, Plan 131, East of Blind Line
PIN 71185-0102
Township of Puslinch

RECEIVED

MAR 03 2026

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, MDS Farm Data Sheets, a cheque to the GRCA for **\$465.00** and a cheque to the Wellington County for **\$6,000.00**.

Proposal:

The proposal is to create a new parcel for residential parcel along Carter Road. The subject property is known as #111 Carter Road (PIN 71185-0102) where an existing dwelling will remain.

The Severed Parcel is flag shaped and will have a frontage of 13±m, and widens to 64±m to the rear, depth of 252±m, for an area of 1.2±ha where a single-detached dwelling, well and septic are proposed. The existing shed located within the parcel will be removed and a new entrance is proposed to access the property.

There are many "flag-shaped" lots in the Township of Puslinch where there is a narrow strip leading to a larger "square" for the residential area. We have seen many of these types of parcels being approved over the last few years. The proposed configuration makes good use of a vacant area of land, that consists of grass / scrub land and where a building envelope is proposed.

The Retained Parcel (#111) will have a frontage of 50±m, depth of 80±m, for an area of 0.40±ha where the existing dwelling, septic and well will remain. The existing driveway will continue to provide safe access to the dwelling.

Minimum Distance Separation (MDSI):

There are two properties in the surrounding area that we have evaluated for MDS as part of this severance application. The first barn is located to the east at #83 Carter Road. Based on the MDS Form, using Type B calculation, the required distance is 162m and the actual distance to the severed parcel is 166±m, therefore, MDS is met.

The second property evaluated is located at #540 Arkell Road. Based on the MDS Form, using Type B calculation, the required distance is 302m and the actual distance to the severed parcel is 415±m, therefore, MDS is met.

There is an old bank barn and accessory buildings at #86 Farnham Road, however the property was re-zoned in 2024 (File D14/JEF) to a Specialized Agricultural (Asp-113) to prohibit the housing of livestock in the existing buildings. Therefore, MDS is not applicable to this severance application.

Planning Policies:

The subject property is zoned Agricultural and the Zoning requirements are met for the Retained Parcel in terms of lot frontage, area and setbacks outlined in Section 11.4 for the Reduced Agricultural Lot Requirements of the Zoning By-law.

The Zoning requirements are met for the Severed Parcel in terms of lot area and setbacks outlined in Section 11.4 for the Reduced Agricultural Lot Requirement, however a minor variance is required for the reduced lot frontage to be 13.0m vs. 25m required. The 13±m frontage has been evaluated and safe access is possible and it provides enough width for a driveway and drainage, leading to a large open area where a dwelling is proposed. There are numerous lots with a similar configuration within Puslinch and we consider this request to be minor and a variance application will be applied for to address this.

The subject property has an underlying County of Wellington Official Plan designation of Prime Agriculture which normally does not support severances for residential uses. However, the subject lands are part of Special Policy Area (PA7-4) designation. This section states that *“if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan.”* There are no livestock operations on the subject property and MDS is met to surrounding barns.

Therefore, the subject lands can be treated as if they are designated Secondary Agricultural – which allows for a severance, provided that certain criteria of the Official Plan (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.

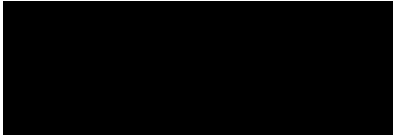


- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met for the Severed Parcel. A minor variance will be applied for to address the frontage.
- MDS requirements are met.

In summary, this severance is very practical and follows the relevant criteria for a severance. The proposed severance is a natural fit given the large lot size and it provides a great opportunity for modest development for a single detached dwelling.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Mark McDonald

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Mark McDonald the Registered Owners/Purchasers of Part of Lot 6, East of Blind Line, Plan 131, as in RO723271 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

Signed by:

X

[Redacted Signature]

BDC2C88B8CCE4A...

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/Region of Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 6, East of Blind Line, Plan 131, as in RO723271 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of

Guelph In the

County/Region of Wellington

This 2 day of March 20 26

[Redacted Signature]

Commissioner of Oaths

[Redacted Signature]

(Owner/Purchaser or Applicant)



(Owner/Purchaser or Applicant)
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner/Purchaser/Applicant/Agent(s)

Date

March 2, 2026

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170



ATTN - JEFF BUISMAN
FROM - JEFFERSON FARMS

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility

Denna M Benn

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 83 Cedar Municipality Puslinch

Lot 6 Concession 9 Division _____

Lot Size (where livestock facility is located) _____ hectares 15.9 acres

Signature of Livestock Facility Owner [REDACTED] Date Dec 14/23

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

| Animal Type of Material | Description | Housing Capacity (maximum) | Manure Storage Type (select from list) |
|---|--|----------------------------|--|
| Beef Cattle | Cows, including calves to weaning (all breeds) | | |
| | Feeders (7 – 16 months) | | |
| | Backgrounders (7 – 12.5 months) | | |
| | Shortkeepers (12.5 – 17.5 months) | | |
| Dairy Cattle | Milking-age cows (dry or milking) | | |
| | Large-framed; 545 – 658 kg (e.g. Holsteins) | | |
| | Medium-framed; 455 – 545 kg (e.g. Guernseys) | | |
| | Small-framed; 364 – 455 kg (e.g. Jerseys) | | |
| | Hiefers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| Medium-framed; 39 – 148 kg (e.g. Guernseys) | | | |
| Small-framed; 30 – 125 kg (e.g. Jerseys) | | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | V3 |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | 4 | V3 |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | | |

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

County of Wellington

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

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility Lilliana De Stefano

Contact Information

Email [REDACTED] Phone [REDACTED]
 Civic Address 540 Arkell Road Municipality Township of Puslinch
 Lot 4 & 5 Concession Plan 131, EOBL Division _____
 Lot Size (where livestock facility is located) 58 ha hectares _____ acres

Signature of Livestock Facility Owner [REDACTED] Date April 3, 2024

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ 432 ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

| Animal Type of Material | Description | Housing Capacity (maximum) | Manure Storage Type (select from list) |
|---|--|----------------------------|--|
| Beef Cattle | Cows, including calves to weaning (all breeds) | 20 | V3 |
| | Feeders (7 – 16 months) | | |
| | Backgrounders (7 – 12.5 months) | | |
| | Shortkeepers (12.5 – 17.5 months) | | |
| Dairy Cattle | Milking-age cows (dry or milking) | | |
| | Large-framed; 545 – 658 kg (e.g. Holsteins) | | |
| | Medium-framed; 455 – 545 kg (e.g. Guernseys) | | |
| | Small-framed; 364 – 455 kg (e.g. Jerseys) | | |
| | Hiefers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| Medium-framed; 39 – 148 kg (e.g. Guernseys) | | | |
| Small-framed; 30 – 125 kg (e.g. Jerseys) | | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | | |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | | |

currently no manure being stored on site
 currently only three cows in barn.

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

County of Wellington

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

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, March 4, 2026 1:18 PM
To: Jana Poechman
Cc: Source Water; wellington+317116@lswims.ca
Subject: RE: B6-26 - Screening Form
Attachments: WHPA_Map_111_Carter.pdf; WHPA_Map_111_Carter_Q.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

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

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

Please feel free to contact me if you have any further questions regarding this application.

Best regards,
Keira



a partnership of Wellington County municipalities **Keira Martinson (she/her)**
Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x283 Toll free: 1-844-383-9800
E: kmartinson@centrewellington.ca
www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: March 4, 2026 9:38 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B6-26 - Screening Form

CAUTION: EXTERNAL EMAIL - This email comes from an external organization. DO NOT give your username and/or password, reply to the email, click links (embedded links) or open attachment(s) unless you recognize the sender email address

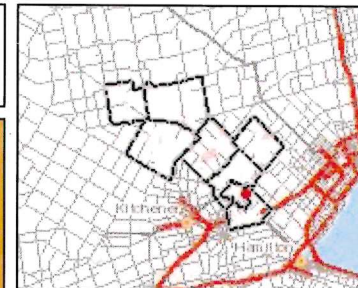
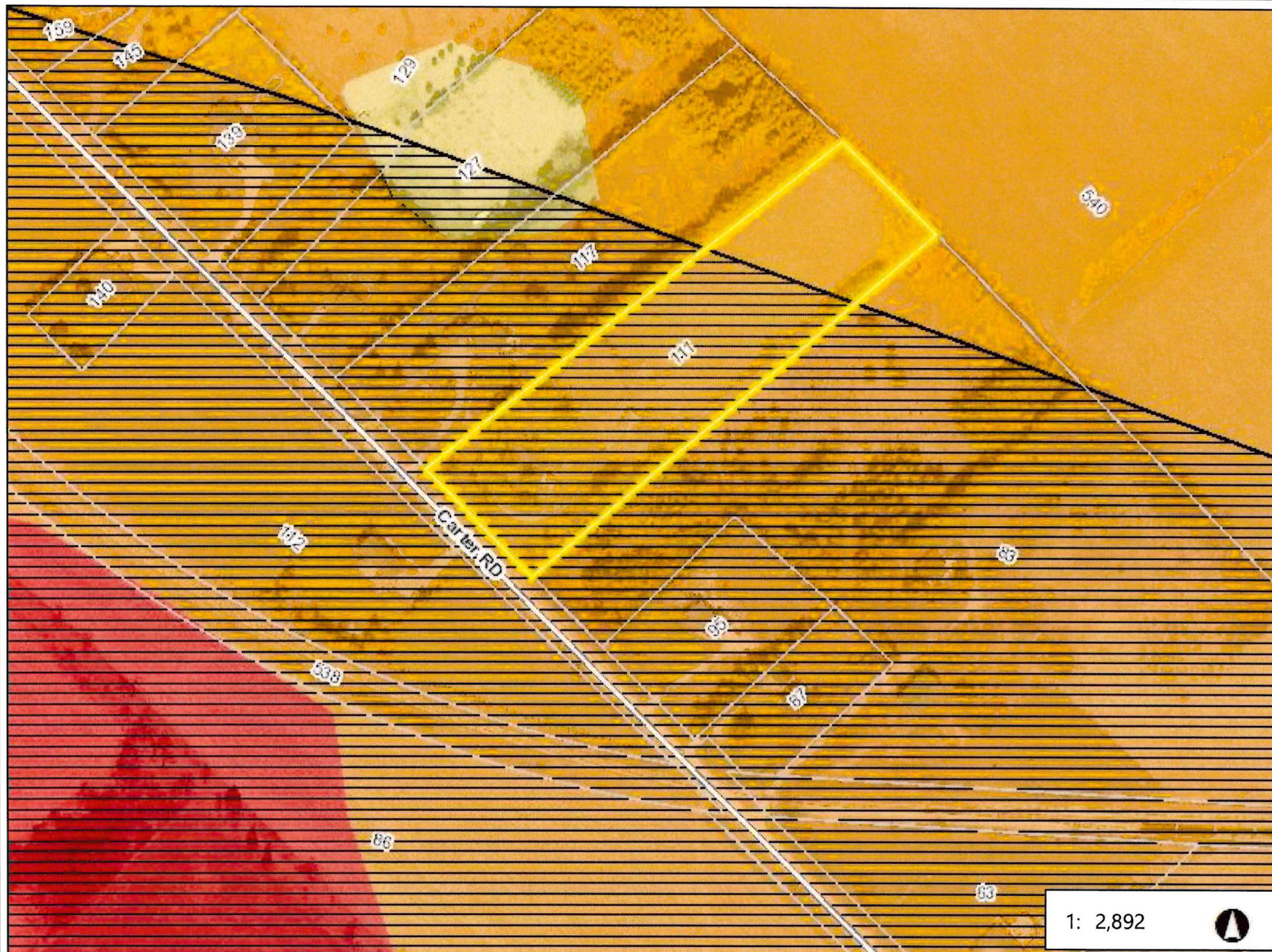
Good Morning.

Please see the attached screening form for your review.

We plan to circulate March 12th.

Thanks!
Jana

Jana Poechman
Development and Administration Coordinator



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 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,

1: 2,892

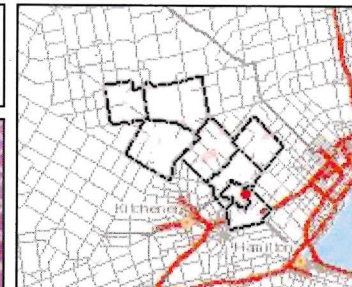
0.1 0 0.07 0.1 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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

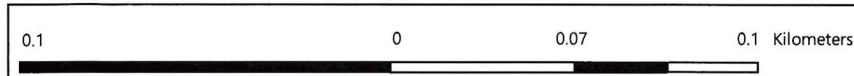
Notes



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup**
- WHPA Q1/Q2 Boundary
- WHPA Q1/Q2**
 - Approved
 - Draft
- SGRA
- Intake Protection Zone Q
- Prime Agriculture

1: 2,892



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

Notes

O.P. : PRIME AGRICULTURAL
 ZONING: AGRICULTURAL

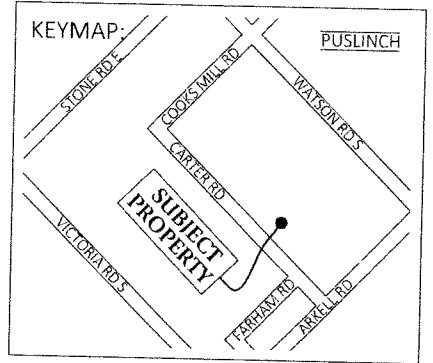
LOT 5, EAST OF BLIND LINE
 REGISTERED PLAN 131

PART 1, 61R-823
 PIN 71185-0114 (LT)

SEVERANCE SKETCH
 PART OF LOT 6
 EAST OF BLIND LINE
 REGISTERED PLAN 131
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE 1 : 1000
 0 10 20 40 60 metres

VAN HARTEN SURVEYING INC.



LOT 6, EAST OF BLIND LINE

'FIELD'

LANDS TO BE SEVERED
 AREA=±1.21ha

POLICY AREA (PA7-4)

REGISTERED PLAN 131

PIN 71185-0102 (LT)



AGRICULTURAL

DWELLING No. 83

162m REQUIRED ±166m (N.T.S.)

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF POLICY AREA (PA7-4) AND PRIME AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. N.T.S. DENOTES NOT TO SCALE.
7. T.B.R. DENOTES TO BE REMOVED.

DWELLING No. 117

LANDS TO BE RETAINED
 AREA=±0.40ha

PIN 71185-0103 (LT)

PIN 71185-0099 (LT)

PIN 71185-0101 (LT)
 No. 95

ROAD ALLOWANCE BETWEEN NORTHEAST 1/2 & SOUTHWEST 1/2 OF CONCESSION 9
CARTER ROAD (BY REGISTERED PLAN 131) (20.117m WIDE)

PIN 71185-0142 (LT)

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 2nd DAY OF MARCH 2026

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

PIN 71185-0232 (LT)

DWELLING No. 112

LOT 5, WEST OF BLIND LINE

O.P. : POLICY AREA (PA7-4)

GUELPH JUNCTION RAILWAY



Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo
 Ph: 519-742-8371

Guelph
 Ph: 519-821-2763

Orangeville
 Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: S.J.

CHECKED BY: J.B.

PROJECT No. 35217-26

Mar 2, 2026-2:32:00 PM

G:\PUSLINCH\131\ACAD\SEV LOT 6 (35217-26) UTM-2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

26.26

Staff Comments B6-26

Building:

1. Show the distance from the existing septic system to the proposed property line (minimum 3m required).
2. Provide a pre-development plan for the proposed severed lot.
3. Will access be limited across the property line for the existing driveway, or will the existing driveway be modified?

By-law:

No comments or concerns with the proposed severance at this time.

If Site Alteration work, involving the relocation, importation or removal of fill, is occurring on the existing or proposed driveways, a Site Alteration Permit may be required. Please submit a Site Alteration Permit Application Assessment at the following link:

<https://puslinch.ca/site-alteration-application-assessment/>.

Fire:

No concerns with the initial application for the severance but consideration needs to be given when considering access to the new parcel of land. If a home is to be built on the new parcel of land adequate clearance and access will be required to allow fire trucks to safely access the property and maneuver around once they travel down the laneway.

Source Water:

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

Township Roads & GRCA: No concerns



REPORT PDAC-2026-006

TO: Planning and Development Advisory Chair and Members of Committee

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: April 14, 2026

SUBJECT: Zoning By-law Amendment Application
6947 Concession 2
Request for Committee Review and Comments
File: D14/CBM

RECOMMENDATION

That Report PDAC-2026-006 entitled Zoning By-law Amendment Application D14/CBM Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site-Specific Zoning By-law Amendment for the property described as Part Lot 18-20, Concession 1; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, (Zoning By-law) to rezone the lands from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).
2. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for May 27, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law to rezone the lands from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

The application required one submission in order to determine that all required documents and studies to support the application had been received and Council, subject to staff's direction, deemed the application to be complete at the January 21, 2026 Council Meeting.

Following Council deeming the application complete on January 21, 2026. Township staff and consultants have begun a fulsome review of the application based on the merits of the application.

Consultation

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on August 24, 2021 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies. Subsequent submissions were received on June 15, 2023 and November 30, 2023.

The following reports and plans have been submitted with the pre-consultation application and re-submissions :

- Conceptual Site Plan – August 2021
- Context Plan – June 2023
- Terms of Reference for Natural Environment and Water Resources Technical Studies June 2023
- Overview of Proposal – June 2023
- Aggregate Resource Evaluation – November 2023
- Agricultural Considerations – November 2023
- Copy of Application to Amend the County Official Plan – November 2023
- Existing Features Plan – November 2023
- Operational Plan – November 2023
- Rehabilitation Plan – November 2023
- Cross Sections Plan– November 2023
- Best Management Practices Plan for the Control of Fugitive Dust – November 2023
- Cover Letter – November 2023

- Maximum Predicted Water Table Report – November 2023
- Natural Environment Report – November 2023
- Noise Impact Assessment – November 2023
- Planning Report & Aggregate Resources Act Summary Statement – November 2023
- Public Consultation Strategy – November 2023
- Source Water Protection Application – November 2023
- Stage 1 and 2 Archaeological Assessment – November 2023
- Stage 3 Archaeological Assessment Location – November 2023
- Transportation Impact Study – November 2023
- Water Report Level 1 & 2 – November 2023

2. Review of Application and Public Engagement

The Zoning By-law Amendment Application was submitted to the Township on December 10, 2025, and the prescribed fee was paid prior to receiving the formal application on October 16, 2025. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – December 10, 2025:

- Conceptual Site Plan – August 2021
- Context Plan – June 2023
- Terms of Reference for Natural Environment and Water Resources Technical Studies – June 2023
- Overview of Proposal – June 2023
- Aggregate Resource Evaluation – November 2023
- Agricultural Considerations – November 2023
- Copy of Application to Amend the County Official Plan – November 2023
- Existing Features Plan – November 2023
- Operational Plan – November 2023
- Rehabilitation Plan – November 2023
- Cross Sections Plan – November 2023
- Best Management Practices Plan for the Control of Fugitive Dust – November 2023
- Cover Letter – November 2023
- Maximum Predicted Water Table Report – November 2023
- Natural Environment Report – November 2023
- Noise Impact Assessment – November 2023
- Planning Report & Aggregate Resources Act Summary Statement – November 2023

- Public Consultation Strategy – November 2023
- Source Water Protection Application – November 2023
- Stage 1 and 2 Archaeological Assessment – November 2023
- Stage 3 Archaeological Assessment Location – November 2023
- Transportation Impact Study – November 2023
- Water Report Level 1 & 2 – November 2023
- Transportation Responses to the Township – TYLin – February 2025
- MHBC Responses to Comments on Site Plan and Planning Report – November 2025
- Visual Impact Assessment – MHBC – March 2024
- Response to Valcoustics Canada Peer Review of Noise Study – WSP Canada – October 2025.

Council, subject to staff's recommendation, deemed the application to be complete on January 21, 2026, and the timelines in the *Planning Act* stipulate 120 days to process the application as the Zoning By-law Amendment Application also requires an amendment to the County of Wellington Official Plan. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (April 14, 2026);
- Schedule and conduct at least one public meeting (Tentatively May 27, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule “A” – Key Map

Schedule “B” – Preconsultation & 1st Submission– due to website file size limitations this information can be viewed at puslinch.ca/activezoning

Respectfully submitted,

Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

