



March 26, 2026

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

Attention: Monica Farncombe

**Re: 6759 Laird Road West
RV Storage Use Re-Zoning (D14-BAR)**

The following is submitted as a follow up to the PJR dated December 9, 2025 regarding the proposed re-zoning of property municipally addressed as 6759 Laird Road to permit the on-going use of part of this property for recreational vehicle storage.

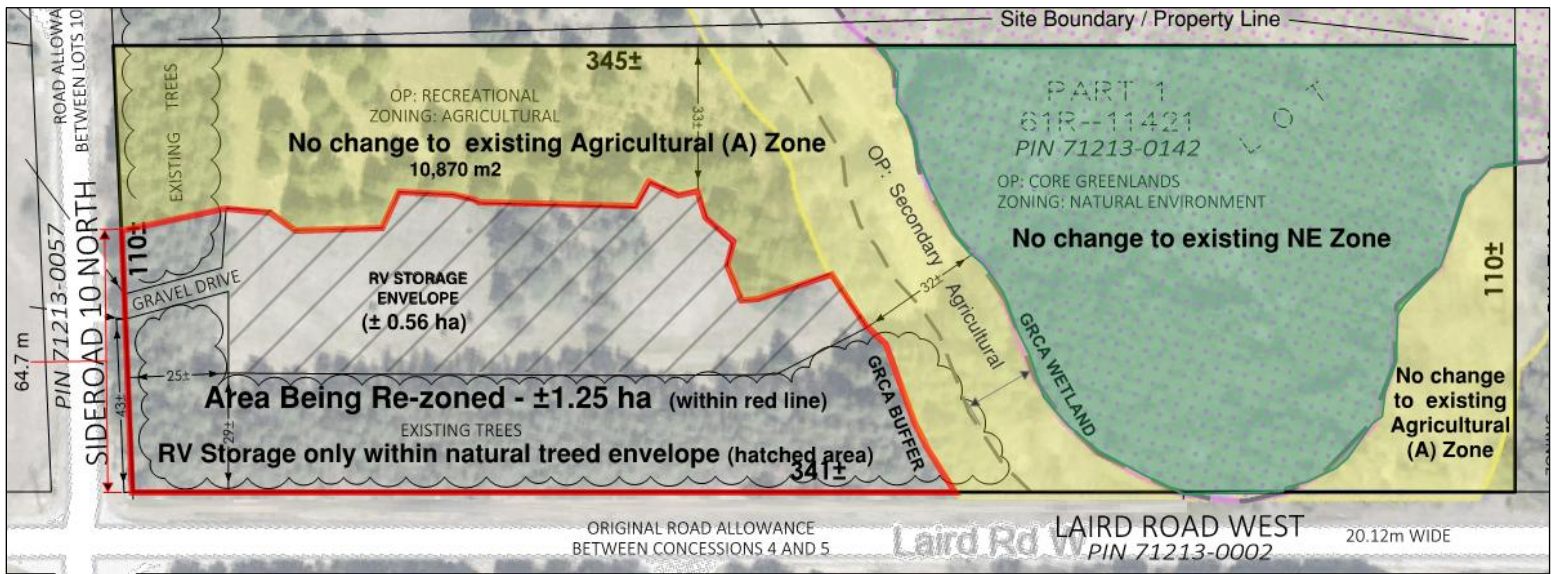
Based on discussion and input from the Township's planning consultant (NPG), discussions with the Planning Advisory Committee, as well as written comments provided by both NPG and the County of Wellington planning department the proposal has been revised to maintain the existing Agricultural zoning on the north-westerly part of the site, and correspondingly reduce the area to be re-zoned to permit RV storage on the south-westerly part of the site. The area to be re-zoned for RV storage has been further reduced to exclude the GRCA regulated area (generally ± 30 from the edge of the wetland on the easterly portion of the site).

These modifications address 'quirks' associated with the historic zoning and official plan land use designations resulting from the 2010 severance and zoning approvals which created the 3.77 ha parcel, and changed the zoning from C4-11 to Agricultural (the key effect being to permit a single detached dwelling to be constructed on the parcel).

Historical approvals are peculiar in that the 2010 rezoning from C4-11 to Agricultural was approved without a concurrent official plan amendment to re-designate the property from Recreational to Prime Agricultural (or Secondary Agriculture) being processed/approved. Accordingly, agricultural uses that were approved by the zoning bylaw amendment passed on this property in 2010, were **not** in conformity with uses permitted pursuant to the Recreational land use policies of the Wellington County Official Plan (WCOP).

It is noted that the Planning Act contains a provision to address these types of situations. Section 24(4) states that if a bylaw is passed by a Council and comes into effect (is not appealed) it shall be conclusively deemed to be in conformity with the official plan.

Consistent with the foregoing, the owner wishes to retain the right to construct a single detached dwelling on the north-westerly part of the property, and to enable the RV storage area on the south-westerly part of the property. The modified approach to facilitate this as based on input from NPG is to apply a split zoning to part of the property (shown below).



As shown:

- No changes are proposed to the existing Agricultural Zone (as was approved in 2010)
- No changes are proposed to the existing Environmental Protection Zone
- The only lands being rezoned are those west of the Agricultural and EP Zones
- The lands being rezoned are wholly within the Recreational designation of the WCOP
- Within the re-zoned lands, RV storage can only occur within the smaller hatched area

No physical changes are proposed or required to enable the continuance of the RV storage Use. Natural site conditions establish an envelope within the on-site trees in which RVs are stored, and the on-site mature trees along both Laird Road and SR10 provide visual screening into the site. The proposed zoning bylaw amendment contains setbacks to ensure RV storage only occurs within the natural treed envelope (hatched area).

With the revised approach to the proposed re-zoning, WCOP compliance is maintained and the aforementioned quirks are resolved:

- The area being rezoned is designated Recreational in the WCOP, and the proposed use is permitted by and conforms with the Recreational land use policies.
- The 2010 Agricultural zoning on the balance of the site is not being changed – a single detached dwelling will continue to be permitted pursuant to Section 24(4) of the Planning Act.
- The land remaining in the Agricultural Zone is large enough (±1.1 ha) to comply with standards of the bylaw applicable to smaller agricultural parcel sizes (Section 11.3 of the bylaw).
- The construction of a house is not currently contemplated, nor is it part of this application.

The following zoning matrix illustrates the regulations to be applied to the land being re-zoned for RV Storage Use. The various setbacks function to restrict RV Storage to that part of the site that is within the natural treed envelope.

Proposed RV Storage Use Zoning Regulations		
SPECIAL REGULATIONS For C4-xxx Zone	SUBJECT PROPERTY	COMPLIES
Minimum Parcel Area - 1 ha	1.25 ha	Yes
Minimum Frontage (along SR10) - 60 m	65 m	Yes
Minimum Front Yard Setback (from SR10) - 25 m	25 m	Yes
Minimum Setback from Adjacent Agricultural Zone - 0 m	0 m	Yes
Minimum Setback from Laird Road - 25 m	25 m	Yes
No RV Storage within 30 m of any Natural Environment Zone	32 m	Yes
Maximum parking / storage area - 5,600 m ²	0.56 ha	Yes
Minimum width of a visual buffer along Laird Rd comprised of natural or planted vegetation between street or road - 25 m	29 m	Yes
Minimum width of a visual buffer along SR10 comprised of natural or planted vegetation between street or road - 25 m	25 m	Yes

As has been noted, a residential dwelling is not being proposed at this time on the remaining Agricultural parcel, nor is a building permit request part of this application. In the event a building permit is submitted at some point in the future, the remaining area zoned Agricultural west of the wetland is more than large enough to accommodate a new dwelling in compliance with the applicable zoning regulations of Section 11.3 of the bylaw (shown below).

Table 11.3 Reduced Lot Agricultural Zone Standards		
STANDARD	SUBJECT PROPERTY	COMPLIES
Minimum Required Lot Area - 0.4 ha	1.2 ha	Yes
Minimum Required Lot Frontage - 25 metres	45 m	Yes
Minimum Required Front Yard - 7.5 metres	The construction of a single detached dwelling is not proposed at this time, nor does it form part of this application, however ample room exists on site to ensure that minimum setback requirements can/will be met, as will be reviewed and confirmed at the time a building permit may be submitted in the future.	Yes
Minimum Required Interior Side Yard - 3 metres		Yes
Minimum Required Exterior Side Yard - 7.5 metres		Yes
Minimum Required Rear Yard - 7.5 metres		Yes
Maximum Permitted Lot Coverage - 30%		Yes

Based on the revised approach to the proposed re-zoning approach discussed above, matters of official plan conformity (with the WCOP) are resolved.

In addition to comments regarding WCOP conformity, additional comments regarding this application were provided, as are summarized with responses/commentary where necessary.

NPG Comments

1. Clarify compliance of a residential use within a Recreational land use designation.

Addressed by revised split zoning approach. A future residential use (single detached dwelling) is permitted by the existing Agricultural zoning – this zoning is not changing pursuant to the revised approach.

2. Requirement for formal site plan approval.

Comments from the Township’s Engineering, Environmental, Hydrogeologist, and Source Water Protection consultants, as well as the comments of the GRCA all indicated support / no objection to the application.

None advised that further detail (formal site plan) was required. Further, no physical development is proposed or required to enable the continuance of the RV Storage Use.

The plan that has been submitted is a scalable drawing and has been used to identify setbacks, and for the purpose of this application is a suitable tool for the Township to maintain on record as part of the approval of the application. Given the information regarding the site that is already available and as the Township’s technical consultants have advised they have no issue with approval of the zone change application and none have indicated a requirement for site plan approval, in our opinion it is impractical to require formal site plan approval. It is noted that the fee for a formal site plan submission is over \$20,000.

3. Front yard setback for the RV Storage Use.

The front yard setback in this case is along the SR10 frontage and has been set to coincide with the extent of the existing natural buffer, and the end of the driveway access to the site.

4. Clarify regarding overnight accommodation as part of the RV Storage Use

Overnight accommodation is not proposed and the definition for an RV Storage Use has been amended to ensure that overnight accommodation is not permitted.

5. Zone sketch should be revised to include a matrix indicating how the proposed RV Storage Use complies with the Township zoning bylaw.

A matrix is contained in this letter, and a copy of the revised proposed zoning bylaw is also attached to the letter. The proposed zoning bylaw amendment includes a notwithstanding clause that exempts this site from the general provisions of the zoning bylaw – only the provisions of the site specific bylaw will apply to the RV Storage Use.

6. Payment of park dedication / development charges

Not applicable – no new lot being created

County of Wellington Planning Department

1. The County notes the site is designated Recreational Area, Secondary Agricultural, Greenlands System.

We agree that a thin strip of land adjacent to the wetland is designated Secondary Agricultural. The rezoning approach outlined in the original submission (PJR) did not permit any RV Storage to occur within the Secondary Agricultural area, nor does the revised re-zoning approach discussed in this letter. The Secondary Agricultural policies have no bearing on the application as now proposed as no re-zoning will occur on Secondary Agricultural lands. The revised approach to the re-zoning outlined in this letter addresses all matters of compliance with the WCOP.

2. The County advises that section 6.7.2 of the WCOP permits “commercial activities related to and serving recreational activities” (see below).

6.7.2 Permitted Uses

Permitted uses and activities in Recreational Areas may include:

- a) seasonal recreational uses;
- b) active and passive recreational activities including golf courses;
- c) commercial activities related to and serving recreational activities;
- d) publicly-accessible built and natural settings for recreation, including parklands, open space areas, trails and, where practical and appropriate, water-based resources.

We agree - - Section 6.7.2 specifically permits/enables the proposed RV Storage Use. We also note that there are no policies in Section 6.7 of the WCOP (Recreational Areas) that suggest the proposed RV Storage Use must serve residents of the immediate area, however the owner of the site advises that the majority of customers using the facility are from the local area.

3. The County flagged a number environmental policies for consideration.

The County flagged policies 5.4.1 (Wetlands), 5.5.4 (Woodlands), and 5.6 (Development Control).

Neither the GRCA, or the Township environmental or hydrogeologic consultants identified any concerns with the proposed development.

The area to be rezoned does not include the wetland, or the adjacent 30 metre buffer/regulated area of the GRCA – wetland policies are a non-issue.

The area to be rezoned does not include any identified woodlands, and the owner carries out on-going maintenance and tree planting efforts on-site – woodlands policies are a non-issue.

Section 5.6 of the WCOP deals with development control within and adjacent to Core Greenlands. The area to be rezoned is not within, nor adjacent to the Core Greenlands area – ie non-issue.

4. The County noted that “there appears to be a barn located at 6795-6803 Laird Road.”

In practical terms, minimal human activity is associated with the use of the site for RV Storage. With regard to the referenced address, this property does contain an older homestead approximately 350 south of Laird Road on SR 10, but it does not appear to contain a barn – MDS is a non-issue.



5. The County flagged Wellhead Protection as consideration, noting that the Township’s consultant would be commenting on this.

The Township’s consultant had no concern with the approval of the application – non-issue.

6. The County flagged the fact the Mineral Aggregate Areas mapping includes the subject property.

The mapping identifies ‘potential’ for having mineral aggregates, not areas where mineral aggregates will be extracted. Both the WCOP and the PPS contain policies that ‘preclude or hinder’ potential future aggregate extraction. The proposed use of the site does neither – non-issue.

Technical Consultant Comments

GEI Consultants (Township Engineering Consultant)

“We do not have any comments or concerns from an engineering perspective. We are in support of the zoning bylaw amendment at this time.”

GRCA

“GRCA staff have no concerns with the proposed zoning by-law amendment”

Wellington Hydrogeology

No concerns identified in the comments. “No additional information/materials are required at this time.”

NRSI (Township Environmental Consultant)

“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 [**no longer the case per revised approach**] 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.”

Conclusion

As summarized above, the key concerns with respect to the application relate to maintaining zoning compliance with the underlying WCOP land use designations that exist on the site.

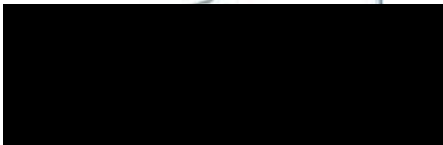
The split zoning approach as suggested by the Township planning consultant and as outlined in this letter addresses planning / OP compliance issues.

The only area being rezoned by the revised approach is a portion of the site designated Recreational – the RV Storage Use is permitted within this designation. The area being rezoned is outside the adjacent wetland and outside the 30 metre buffer therefrom. Aside from the area being re-zoned to permit the RV Storage Use, the existing Agricultural zoning as was approved in 2010 will remain in place.

The area where the RV Storage Use will occur is nestled within an open area on the property, visually buffered from surrounding areas by existing mature vegetation that is being augmented through maintenance and additional planting by the owner. No physical changes to the site are proposed or required to the site to enable the continuance of the use. The RV Storage Use has an optimal access point from the dead-end section of SR10. The use neither impacts nor is impacted by surrounding land use, the nearest being an aggregate extraction operation and a cemetery.

Based on the approach outlined in this letter, the proposed re-zoning fully complies with applicable land use policy, represents good land use planning, is in the public interest, and should be approved.

Respectfully submitted,
Van Harten Surveying Inc.



c/o Chris Corosky, MCIP RPP

c.c. Scott Bardwell