

Cloudpermit application number  
CA-3523001-P-2026-21

**Applicant**

Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

**Agent**

Last name Miller	First name Brianna	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email brianna.miller@vanharten.com	

**Property owner, Payer**

Last name Bender	First name Justin	Corporation or partnership Collaborative Structures Limited
Street address 6683 Ellis Road	Unit number	Lot / Con.
Municipality Cambridge	Province Ontario	Postal code N3C 2V4
Other phone	Mobile phone [REDACTED]	
Fax	Email jbender@collaborativestructures.com	

**Subject Land Information****Address****Legal description****Roll number**

6683 ELLIS RD (Primary)

PUSLINCH CON 2 PT LOT 8 RP;61R11142 PART 2

2301000002007020000

**Companion Applications**Are you submitting a companion Official  
Plan Amendment application? Yes  NoAre you submitting a companion Plan of  
Subdivision/Condominium application? Yes  NoAre you submitting a companion Site  
Plan Control application? Yes  No

**Subject Land Information**

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

2020-10-29

Frontage

67.6 m

Depth

147.9 m

Area

13000.0 m<sup>2</sup>

Official Plan Designation

Secondary Agricultural

Current Zoning

Agricultural (A-77) and Agricultural

Existing Uses

Existing agricultural - commercial contractors yard business / office known as Collaborative Structures Limited.

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

Purchased property in 2020

Previous uses

Unknown

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

Mortgage as in INST WC772774 with the Bank of Montreal

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

 Yes  No**Has the subject land ever been subject of**

An application for a plan of subdivision / condominium or consent

 Yes  No  Not known

An application for a zoning by-law amendment or a minor variance

 Yes  No  Not known

Application number

Unknown

An application for approval of a site plan

 Yes  No  Not known

SPC application number

Unknown

A Minister's Zoning Order (Ontario regulation)

 Yes  No  Not known

Description of Amendment	
Amendment to Zoning By-law from Amendment to Zoning By-law from Agricultural (A-77) and Agricultural	Amendment to Zoning By-law to Amendment to Zoning By-law to a new Site Specific Agricultural (A-XX) with provisions
Proposed uses of subject land No Change in use - the existing business and buildings will remain, the parcel is expanding with the conditionally approved lot line adjustment (B61-24) and the rezoning is required as a condition, so that the entire merged parcel has the same zone and to update and acknowledge the existing and proposed buildings and features on site.	
Describe the nature and extent of the amendment(s) being requested The existing site specific use ("a building contractor's office which may include administration offices, workshop and storage buildings, buildings, structures and uses accessory to the above uses, including outdoor storage area") from A-77 is not changing; we are simply requesting a new site specific Agricultural (A-XX) to apply to the entire merged parcel and update the provisions slightly to address the existing / proposed site conditions which generally conform with the previous A-77. Please see the Planning Brief and Draft By-law for more information.	
Why is this amendment or these amendments being requested? Lot Line Adjustment Severance Application B61-24 has been approved, subject to conditions with the County Land Division Committee. The application is taking a portion of rear yard from #6681 Ellis Road and merging it with the abutting subject property at #6683 Ellis Road for additional yard / storage area. A rezoning and site plan amendment are required to satisfy Conditions 8 and 9 so that the parcel does not have a split zone as it will all be merged and to update the existing site-specific zone and regulations to acknowledge the existing / proposed buildings and features. Please see the Site Plan and Planning Brief for more details. A Site Plan Amendment Application is being submitted simultaneously.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The parcel is on Rural / Secondary Agricultural Land. The business has existed for a number of years and the land is slightly increasing in size to include an area that was already used for storage and the use is not changing and therefore conforms to the PPS.	
Explain how the application conforms to the City's Official Plan The subject property has an Official Plan designation of Secondary Agricultural which accommodates a range of uses including agriculture, rural residential, and limited rural-based commercial and industrial uses, provided they are compatible with the surrounding landscape and do not undermine the long-term agricultural function of the area. The proposal follows the requirements set out in Section 6.5.5 of the OP. The existing business has existed for years and conforms with the OP. The parcel is slightly increasing in size and the rezoning is necessary to ensure the entire parcel is zoned accordingly.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter N/A	
<input type="checkbox"/> See Official Plan Amendment	

Existing Buildings / Structures on Subject Land
Are there any buildings or structures on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area. Main Building Various Seacans Various Sheds / Accessory Buildings Cell Tower Please see the Site Plan for details.
<input checked="" type="checkbox"/> See attached Existing Plan or Sketch of Subject Land

**Proposed Buildings / Structures on Subject Land**

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

Yes  No

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

A storage building is proposed, however there are no immediate plans to build at this time. It is shown on the site plan for future building. A new cell tower compound is proposed. Please see the Site Plan for details.

See attached Site Plan Conceptual

**Sign off**

By click this button I have read and understand the below

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

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

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

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

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

City of Guelph

04/03/2026

Place an imprint of your stamp below

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 21, 2027.


**Applicant**

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

**Notice with respect to collection of personal information**

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

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

 Digitally signed on 2026-03-04, 11:41:53 a.m. EST by Hailey Keast.

**Companion Applications**

Are you submitting a companion Official Plan Amendment application?

Yes  No

Are you submitting a companion Plan of Subdivision/Condominium application?

Yes  No

Are you submitting a companion Site Plan Control application?

Yes  No

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If known, the date the subject land was acquired by the current owner  
2020-10-29

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67.6 m

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 Amendment to Zoning By-law from Agricultural (A-77) and  
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Amendment to Zoning By-law to  
 Amendment to Zoning By-law to a new Site Specific  
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## Proposed uses of subject land

No Change in use - the existing business and buildings will remain, the parcel is expanding with the conditionally approved lot line adjustment (B61-24) and the rezoning is required as a condition, so that the entire merged parcel has the same zone and to update and acknowledge the existing and proposed buildings and features on site.

## Describe the nature and extent of the amendment(s) being requested

The existing site specific use ("a building contractor's office which may include administration offices, workshop and storage buildings, buildings, structures and uses accessory to the above uses, including outdoor storage area") from A-77 is not changing; we are simply requesting a new site specific Agricultural (A-XX) to apply to the entire merged parcel and update the provisions slightly to address the existing / proposed site conditions which generally conform with the previous A-77. Please see the Planning Brief and Draft By-law for more information.

## Why is this amendment or these amendments being requested?

Lot Line Adjustment Severance Application B61-24 has been approved, subject to conditions with the County Land Division Committee. The application is taking a portion of rear yard from #6681 Ellis Road and merging it with the abutting subject property at #6683 Ellis Road for additional yard / storage area. A rezoning and site plan amendment are required to satisfy Conditions 8 and 9 so that the parcel does not have a split zone as it will all be merged and to update the existing site-specific zone and regulations to acknowledge the existing / proposed buildings and features. Please see the Site Plan and Planning Brief for more details. A Site Plan Amendment Application is being submitted simultaneously.

## Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014

The parcel is on Rural / Secondary Agricultural Land. The business has existed for a number of years and the land is slightly increasing in size to include an area that was already used for storage and the use is not changing and therefore conforms to the PPS.

## Explain how the application conforms to the City's Official Plan

The subject property has an Official Plan designation of Secondary Agricultural which accommodates a range of uses including agriculture, rural residential, and limited rural-based commercial and industrial uses, provided they are compatible with the surrounding landscape and do not undermine the long-term agricultural function of the area. The proposal follows the requirements set out in Section 6.5.5 of the OP. The existing business has existed for years and conforms with the OP. The parcel is slightly increasing in size and the rezoning is necessary to ensure the entire parcel is zoned accordingly.

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter

N/A

See Official Plan Amendment

**Existing Buildings / Structures on Subject Land**

Are there any buildings or structures on the subject land?

Yes  No

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

Main Building Various Seacans Various Sheds / Accessory Buildings Cell Tower Please see the Site Plan for details.

See attached Existing Plan or Sketch of Subject Land

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**Sign off**

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## **PLANNING JUSTIFICATION BRIEF**

### **ZONING BY-LAW AMENDMENT APPLICATION**

#### **SUBJECT PROPERTY**

6683 & 6681 Ellis Road

Part Lot 8, Concession 2, Township of Puslinch

PIN 71208-0149

PIN 71208-0150

**Submitted: March 4, 2026**

**Van Harten Surveying Inc.  
File 33381-24**

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## 1.0 Scope of Work

This Planning Justification Brief has been prepared in support of a conditionally approved Consent application (lot line adjustment B61-24) and the associated Zoning By-law Amendment (ZBA) application for the lands municipally known as 6683 and the rear portion of 6681 Ellis Road in the Township of Puslinch.

The purpose of this report is to evaluate the proposed Zoning By-law Amendment within the context of the applicable planning policy framework and regulatory environment. This includes a review of relevant provincial policy, municipal planning documents, site characteristics, and surrounding land uses.

The approved Consent application facilitated a lot line adjustment whereby approximately 3,370 m<sup>2</sup> of land was severed from the rear of 6681 Ellis Road and merged with 6683 Ellis Road. As a result, the reconfigured parcel (hereafter referred to as the “subject property”) now has a total lot area of approximately 1.38 hectares. The lot line adjustment was undertaken to regularize an existing site condition, as a portion of the business operations associated with 6683 Ellis Road had historically extended onto the adjacent parcel. The adjustment aligns the legal lot boundaries with the established and long-standing on-site operational footprint (refer to Figure 1).

Collaborative Structures Ltd. (CLS), an established contracting business, operates from the subject property. The lands contain existing buildings, accessory structures, outdoor storage areas, and shipping containers used in conjunction with the business.

A future storage building is proposed to be constructed on the subject property which will allow for additional storage and the removal of most of the shipping containers, and an additional cell tower compound is also proposed on the subject property.

The additional lands resulting from the lot line adjustment contains shipping containers, a cell tower compound, and accessory buildings that will continue to function as part of the existing operation, with no expansion in use beyond what currently exists on the ground.

The severed lands is zoned Agricultural (A), while 6683 Ellis Road is subject to a site-specific Agricultural – 77 (A-77) zoning. The proposed Zoning By-law Amendment seeks to:

1. Administratively implement the zone change required on the site pursuant to a condition of the lot line adjustment approval
2. Apply consistent zoning across the entirety of the reconfigured parcel; and
3. Update and refine certain performance standards within the existing A-77 zoning to better reflect the established site conditions and operational requirements.

The remainder of 6681 Ellis Road will continue to be zoned Agricultural where the existing dwelling and shed will remain and where the Reduced Agricultural Lot Requirements of Section 11.4 of the zoning by-law apply and are met.

This report provides a professional planning opinion as to whether the proposed Zoning By-law Amendment represents good land use planning and is in the public interest.

## 2.0 Subject Property

**Municipal Address:** 6683 Ellis Road

**Legal Description:** Part of Lot 8, Concession 2, Part 2, 61R-11142

**PIN:** 71208-0149 (LT)

The subject property comprises approximately 1.38 hectares in area (pending finalization of the consent) and has approximately 67 metres of frontage along Ellis Road.

The property is currently developed with an established contracting business, known as Collaborative Structures Ltd. Existing site features include:

- Commercial-Industrial-style building, accessory buildings and structures;
- Outdoor storage areas;
- Shipping containers used for accessory storage purposes;
- Internal access areas and servicing; and
- Associated parking and circulation areas.

The lot line adjustment does not introduce new land uses but rather consolidates existing operational areas into a single legal parcel. The subject lands are serviced in a manner appropriate for the existing rural employment-type use.



Figure 1: Subject Property & Surrounding Lands

### 3.0 Surrounding Lands

The subject property is located within a semi-rural countryside setting in the Township of Puslinch. The broader area is characterized by agricultural lands and rural residential uses. The notable exception to this pattern is the Cambridge 401 ONroute service centre located directly to the south, at the rear of the subject property (refer to Figure 1), representing a significant commercial/highway-oriented use in proximity to the site.

Surrounding land uses are as follows:

- **North:** Ellis Road and agricultural lands
- **South:** Highway 401 corridor and Cambridge 401 ONroute service centre
- **East:** Rural residential dwellings and forested areas
- **West:** Agricultural lands

The proximity of Highway 401 and the ONroute facility establishes a surrounding context characterized by significant transportation infrastructure and commercial activity. The existing business use on the subject lands is compatible with the broader character of the area.

### 4.0 Township of Puslinch Zoning By-law

The subject property is currently split-zoned, see Figure 2:

- **Agricultural (A)** – applying to the severed lands; and
- **Agricultural – Site-Specific 77 (A-77)** – applying to the original 6683 Ellis Road parcel.



The proposed site-specific provisions are summarized below:

**Table 1: Proposed Zoning Regulations**

<b>Regulation</b>	<b>Current (A-77)</b>	<b>Proposed</b>
Minimum Lot Area	1.0 ha	1.3 ha
Minimum Lot Frontage	65.0 m	65.0 m
Minimum Rear Yard	As existing	5.0 m
Maximum Lot Coverage	10%	15%
Minimum Landscaped Open Space	25%	20%
Minimum Side Yard	Each side yard equal to ½ the building height, but not less than 4.5 m	Each side yard equal to ½ the building height, but not less than 4.5 m
Minimum Landscape Buffer	3.0m wide shall be provided in the following locations: i) abutting the western limit of this zone commencing at a point of max 25 m setback from the street line for a min. length of 110 m ii) abutting the eastern limit of this zone commencing at a point max of 50 m setback from the street line	3.0 m wide along lot lines shared with residential or agricultural uses
Outdoor Storage Setback	Minimum 100 m from a street line	Minimum 100 m from a street line
Outdoor Storage Screening	Shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip	Must not be visible from any street line or adjacent lot; screening to be achieved by planting strip and/or fences
<b>4.24 Shipping Containers</b>		
Shipping Containers	A maximum of one shipping container shall be permitted per 0.4 ha of lot area to a maximum floor area of 255m <sup>2</sup> of all shipping containers on one lot	Maximum of ten (10) shipping containers accessory to permitted uses up to a maximum of 200 m <sup>2</sup> of all shipping containers on one lot.

The proposed performance standards ensure that the site continues to operate in a manner that is compatible with adjacent agricultural and rural residential uses. In particular:

- Outdoor storage is already significantly setback from Ellis Road;
- Screening requirements minimize visual impact, and are already in place;
- Landscape buffering provides mitigation along shared lot lines; and
- Lot coverage and landscaped open space requirements maintain a low-intensity rural character.

The shipping containers are important structures required on site for business viability - they are used to keep stored materials safe and dry. A total of 8 shipping containers are proposed to be removed from the site as part of this application and the request is to maintain a maximum of 10 shipping containers on the subject property. The shipping

containers are located within the rear yard, in the outdoor storage area where existing landscaped buffers are provided.

The ZBA does not seek to introduce new or expanded land use permissions beyond those already established through the existing A-77 zoning; rather, it rationalizes the zoning across the reconfigured parcel and refines standards to ensure clarity and appropriate site organization/development.

Zoning By-laws are intended to regulate land use, ensure compatibility between uses, and establish performance standards that protect adjacent properties and the broader public interest. The Agricultural (A) Zone and the site-specific Agricultural – 77 (A-77) Zone are designed to:

- Address and implement a ‘condition of approval’ of the Land Division Committee (proposed zoning must be in place prior to final approval of the associated lot line adjustment).
- Preserve the long-term viability of agricultural lands;
- Regulate non-agricultural uses to ensure compatibility with rural and farming operations;
- Control site development through setbacks, lot coverage limits, landscaping, and buffering requirements; and
- Minimize land use conflicts within the rural countryside.

The proposed Zoning By-law Amendment maintains and reinforces these core objectives.

First, the amendment does not introduce a new use to the lands. The contracting business operated by Collaborative Structures Ltd. is an established, legally recognized use under the existing A-77 zoning. The amendment simply extends appropriate zoning to the ‘additional lands’ corresponding to decision of the Land Division Committee. The revised zoning will apply to the entirety of the reconfigured parcel and reflect the functional reality of the property as a single operational unit.

Second, the proposed performance standards continue to implement the intent of the By-law by:

- Increasing the maximum lot coverage to 15%, thereby preserving the open and rural character of the lands;
- Requiring a minimum landscaped open space of 20%, ensuring that built form does not dominate the site;
- Requiring side yard setbacks tied to building height, thereby maintaining appropriate separation from adjacent properties;
- Establishing a 3-metre landscape buffer along lot lines abutting agricultural or residential lands where one isn’t already present, providing visual mitigation and transition; and
- Requiring that outdoor storage areas be setback a minimum of 100 metres from street lines and fully screened from the street view and adjacent lots.

- Regulating the number of shipping containers to facilitate a well-maintained and orderly site, where key materials can be safely stored.
- A berm is in place on the 401 ON-Route property acting as a buffer and a post and wire fence along the rear property line.

These provisions build upon existing zoning which is in effect on the subject property – existing zoning has been extending, with some additional controls added to capture the ‘merged’ lands approved by the Land Division Committee and enable long term viability of the existing use. Generally, the updated zoning will enable an existing site-specific use to increase/improve its business operation, allow this site-specific non-agricultural use in a manner that minimizes visual impact, mitigate potential land use conflicts, and preserve the rural character of the Township.

The amendment can be characterized as a technical and rationalizing exercise that brings the entire parcel under a unified zoning category while maintaining appropriate safeguards. It does not undermine the purpose of the Agricultural zone, nor does it erode the long-term protection of surrounding agricultural lands.

In this regard, the application is consistent with both the letter and the spirit of the Township of Puslinch Zoning By-law.

## **5.0 Conformity with the Wellington County Official Plan**

The subject property is designated as Secondary Agricultural by the Wellington County Official Plan, see Figure 3. Per Section 6.5, lands within the Secondary Agricultural are intended to accommodate a range of uses including agriculture, rural residential, and limited rural-based commercial and industrial uses, provided they are compatible with the surrounding landscape and do not undermine the long-term agricultural function of the area.

The proposal conforms with the following requirements set out for Commercial uses on Secondary Agricultural lands in Section 6.5.5 of the County Official Plan:

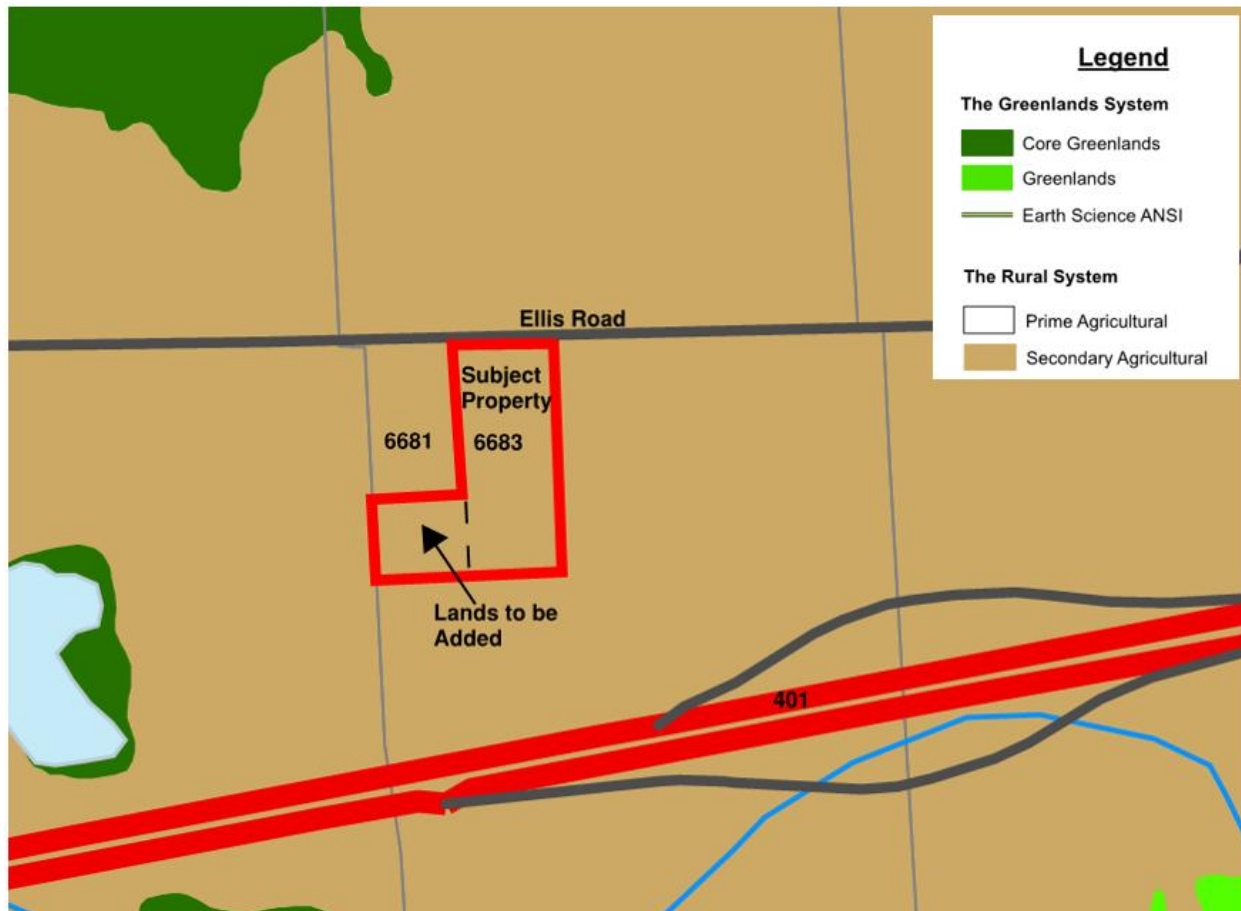


Figure 3: Schedule A7 Puslinch - Wellington County Official Plan

Table 2: Proposal conformity with Section 6.5.5 of the Wellington County Official Plan

	Official Plan Requirement	Comment
a	appropriate sewage and water systems can be established;	Private septic and well already exist
b	the proposed use is compatible with surrounding uses;	The use is already established, and the zoning is being updated to reflect the existing conditions and conditionally approved severance
c	the use requires a non-urban location due to: <ul style="list-style-type: none"> <li>market requirements;</li> <li>land requirements;</li> <li>compatibility issues.</li> </ul>	The business has operated on the property for many years. The proposed ZBA is intended to formalize and reflect the existing conditions currently in place.
d	the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;	The proposal is not introducing a new sensitive use that will impact surrounding agricultural operations. Nor will the proposal hinder aggregate operations.
e	the use will be small scale and take place on one lot and large scale proposals or proposals	The use is small in scale, with a maximum lot coverage of only 15%—half of what is

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involving more than one lot will require an official plan amendment.

permitted on a reduced rural lot—on a modestly sized 1.3-hectare parcel.

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Further to the above comments, the proposed Zoning By-law Amendment conforms to the policies of the Official Plan for the following reasons:

**1. No Expansion of Land Use Function**

The proposal does not introduce a new use nor materially expand the existing business operations. The lot line adjustment consolidates lands that have already been used as part of the established business (storage area), and are not, nor have been part of a farming operation. The ZBA formalizes and regulates that condition rather than intensifying it.

**2. Protection of Agricultural Lands**

The amendment does not fragment additional agricultural land beyond the approved minor lot line adjustment. The overall lot area remains modest in scale (1.3 ha), and the balance of surrounding lands remain in agricultural production. The proposal does not create additional residential lots nor does it introduce sensitive uses that could constrain normal farm practices.

**3. Compatibility with Surrounding Uses**

The subject lands are located adjacent to Highway 401 and the Cambridge 401 ONroute facility, a significant transportation-oriented commercial use. In this context, the established contracting business is compatible with the broader character of the area. Furthermore, setbacks, landscaping, and screening requirements mitigate potential visual or land use impacts on adjacent rural residential and agricultural properties.

**4. Appropriate Rural Scale and Character**

With a maximum lot coverage of 15% and minimum landscaped open space of 20%, the development maintains a low-intensity rural form. The proposed regulations ensure that the site continues to reflect the open countryside character contemplated by the Official Plan.

Overall, the proposal represents a logical and minor refinement to an existing rural employment use. It does not undermine the agricultural land base, hinder aggregate operations, does not create land use conflicts, and does not compromise the long-term planning objectives of the County.

Accordingly, the proposed Zoning By-law Amendment conforms to the policies of the Wellington County Official Plan.

## **6.0 Conclusion**

This Planning Justification Brief has reviewed the conditionally approved lot line adjustment and associated Zoning By-law Amendment in the context of the subject property, surrounding land uses, and applicable zoning framework.

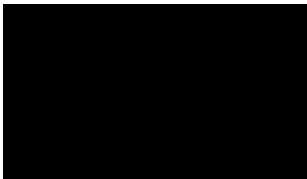
The lot line adjustment regularizes an existing condition and consolidates lands that have functioned as a single operational unit. The Zoning By-law Amendment ensures that the entire parcel is governed by consistent and appropriate site-specific zoning and allows the existing, long-standing business to continue to grow and operate.

**The proposal:**

- Implements a condition of approval for the lot line adjustment by the Land Division Committee
- Aligns lot boundaries with established on-site conditions;
- Maintains compatibility with surrounding agricultural and rural residential uses;
- Incorporates appropriate setbacks, buffering, and screening to mitigate potential impacts;
- Does not introduce new or intensified land uses beyond those historically established; and
- Represents an orderly and logical planning outcome.

It is the professional planning opinion of the undersigned that the proposed Zoning By-law Amendment will not result in negative impacts on the subject property or the surrounding area. The application is consistent with sound land use planning principles, is appropriate for the context, and is in the public interest.

**Van Harten Surveying Inc.**



**Brianna Miller**, M.Sc., M.Sc. (Planning), A.Ag.(P)  
*Planner*

Appendix A- Draft Zoning By-law Amendment

# THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)\_\_\_\_\_

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects properties known municipally as 6683 Ellis Road & 6681 Ellis Road, Puslinch, and legally described as Parts of Lot 8 Con 2; Being Part 1, 61R-11142 & Being Part 2, 61R-11142 Township of Puslinch, County of Wellington.

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

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

By-law Number 023-2018, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule 'A' attached, from Agricultural Zone (A) and Special Provision Agricultural (A-77) to site specific Agricultural (A-XX), as follows.

1. Permitted Uses

a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area.

2. Regulations - Section 11 Site Specific Provisions are amended as follows

Minimum Lot Area	1.3 ha
Minimum Lot Frontage	65.0 m
Minimum Rear Yard	5.0 m
Maximum Lot Coverage	15%
Minimum Landscaped Open Space	20%
Minimum Side Yard	Each side yard equal to ½ the building height, but not less than 4.5 m
Minimum Landscape Buffer	3.0 m wide along lot lines shared with residential or agricultural uses
Outdoor Storage Setback	Minimum 100 m from a street line
Outdoor Storage Screening	Must not be visible from any street line or adjacent lot; screening to be achieved by planting strip and/or fences
Shipping Containers	Maximum of ten (10) shipping containers accessory to permitted uses up to a maximum of 200 m <sup>2</sup> of all shipping containers on one lot.

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

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

**MAYOR**

---

**CLERK**

# SCHEDULE A



By-law read a First, Second, and Third Time this \_\_\_\_ of \_\_\_\_\_, 2026

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

33381-24

County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street Guelph, Ontario N1H 3T9

September 18, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B61-24** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person 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 a 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.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

**ADDITIONAL INFORMATION** regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.  
Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

**RECIPIENTS:**

OWNER - Philip & Sheila Fletcher      APPLICANT – Collaborative Structures Capital Holding Ltd.      AGENT – Jeff Buisman

MUNICIPALITY – Puslinch Township

COUNTY PLANNING DEPARTMENT      BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY      SOURCE WATER      REGIONAL ASSESSMENT OFFICE

**COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE**  
**Wellington County Administration Centre**  
**74 Woolwich Street Guelph, Ontario N1H 3T9**

**ONTARIO PLANNING ACT, Section 53(14)**

**NOTICE of DECISION**

**File B61-24**

**APPLICANT**

Philip & Sheila Fletcher  
6683 Ellis Road  
Cambridge N3C 2V4

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 8  
Concession 2

**The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:**

In the matter of an application by Philip & Sheila Fletcher pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 8, Concession 2, Township of Puslinch to effect an addition to the abutting Collaborative Structures Capital Holding Ltd. parcel, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

**PUBLIC INPUT:** Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

**FINAL CONSENT IS DEEMED TO BE GIVEN** when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

**THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT** that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

**CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON SEPTEMBER 19, 2026**

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B61-24 as a single parcel ("the consolidation") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7 **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the owner apply for, and receive approval of a zoning by-law amendment application to rezone the severed parcel to site specific zoning (A [sp-77]), to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 9 **THAT** the owner apply for, and receive approval of a site plan agreement amendment to include the storage structure(s) on the proposed severed parcel as part of the current site plan agreement for the property located at 6683 Ellis Road, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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**End of Conditions of Approval; see next page for signatures, dates and other information.**

NOTICE OF DECISION ON APPLICATION B 61-24, continued:

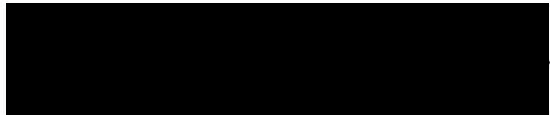
PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



Michael Dehn



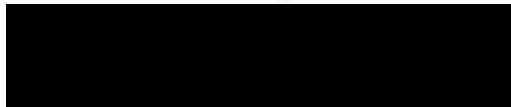
Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON SEPTEMBER 12, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

OCTOBER 8, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: SEPTEMBER 18, 2024

SIGNED: 

EXECUTORS DEED

# This Indenture

made (in duplicate) the 30th day of November 19 72.  
IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT AND OF THE  
DEVOLUTION OF ESTATES ACT

B E T W E E N

HELEN PATRICIA BENNETT, of the City of  
Galt, in the County of Waterloo,  
Married Woman, and  
WILSON AIKENS

of the Town of Val Gagne,  
in the District of Cochrane, Farmer,  
the Execut ORS of the last Will and Testament of JAMES ROBERT AIKENS  
late of the Township of Puslinch in the  
County of Wellington, Retired Farmer, deceased,  
hereinafter called the Grantors ,

and

PHILIP J. FLETCHER, of the City of  
Galt, in the County of Waterloo,  
Superintendent, and SHEILA E. FLETCHER,  
his wife, of the same place,

hereinafter called the Grantees ,

WHEREAS the said JAMES ROBERT AIKENS died on  
or about the 19th day of June 1972 , having  
duly made h is last Will and Testament, probate whereof was granted to the Grantors  
as Execut ORS thereof by the Surrogate Court of the County of Wellington  
on the 2nd day of October , 1972 ,  
and which probate was duly registered in the Registry Office for the Registry Division  
of Wellington South (No. 61) as No. M-122775. ~~ER.~~

AND WHEREAS the Consent of the Minister of Revenue for Ontario,  
Number 664848 dated the 30th day of August 1972  
was registered in the said Registry Office on the 12th day of September  
19 72 as Number M-119874. ~~XGR.~~

~~AND WHEREAS the Consent of the Transfer of Property under the Estate Tax Act  
Number dated the XXXXXX day of 19XX  
was registered in the said Registry Office on the XX day of  
19XX as Number XGR.~~

AND WHEREAS the said James Robert Aikens  
was, at the time of h is decease, seized and possessed of the lands hereinafter described.

AND WHEREAS for the purposes of administering the Estate of the said deceased it  
is necessary to sell the said lands.

Dye & Durham  
Limited  
Toronto  
Form No. 22-31

or insert  
"is hereto attached"  
as the case may be

NOW THIS INDENTURE WITNESSETH, that in pursuance of the powers vested in the Grantors , as personal representative of the said JAMES ROBERT AIKENS deceased, and

in consideration of the sum of TWENTY-SIX THOUSAND FIVE HUNDRED -----  
-----(\$26,500.00) ----- dollars of lawful money of Canada,

now paid by the Grantees to the Grantors , the receipt whereof is hereby acknowledged, the said Grantors do grant and convey unto the Grantees , in fee simple, as joint tenants

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Puslinch, in the

County of Wellington, and being composed of Part of the South half of Lot 8, in the 2nd Concession of the said Township, which said parcel may be more particularly described as follows:-

COMMENCING at an iron bar at the westerly angle of the said lot;

THENCE North 75 degrees 46 minutes 30 seconds East along the Southeasterly limit of a given road Nine Hundred and Ninety-two and thirty-eight one-hundredths feet (992.38') to the westerly angle of the lands heretofore conveyed to one Loyd Frank by registered instrument Number M.26014;

THENCE South 16 degrees 6 minutes 50 seconds East Three Hundred and Ninety-eight feet (398') more or less to the Northerly limit of the land of the Department of Highways as delineated in plan attached to instrument number M.24424, as amended by instrument number M.31732;

THENCE South 66 degrees 32 minutes West Three Hundred and Forty-five and Fifty one-hundredths feet (345.50') along the last mentioned limit to an iron bar planted;

THENCE South 66 degrees 32 minutes West Six Hundred and Fifty-one and Sixty-one one-hundredths feet (651.61') along the said last mentioned limit to an iron bar planted;

THENCE North 16 degrees 25 minutes 30 seconds West along the westerly limit of said lot Five Hundred and Fifty-eight and Fifty-five one-hundredths feet (558.55') to the point of commencement.

TO HOLD unto the Grantees their heirs and assigns to and for them and their sole and only use forever.

AND THE GRANTOR S covenant with the Grantee s that t hey ha ve done no act to incumber the said lands.

AND THE GRANTOR S release to the Grantee s all their claims upon the said lands.

**In Witness Whereof** the said parties hereto have hereunto set their hands and seals.

**Signed, Sealed and Delivered**  
IN THE PRESENCE OF

[Redacted signature area]



AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO

\*For place of residence insert appropriate County, District, Regional Municipality, etc.

COUNTY OF WATERLOO

I/WE HELEN PATRICIA BENNETT  
of the City of Galt  
in the County of Waterloo

To Wit:

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I/WE WAS of the full age of eighteen years;

If Attorney see footnote.

~~XXXXXX~~

~~who has executed the within instrument~~ ~~of the full age of eighteen years~~

~~It was legally executed to the person named therein and he/she was~~

~~XXXXXX~~

SWORN before me at the City  
of Galt  
in the County of Waterloo,  
this 18<sup>th</sup> day of December 1972.



A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for .....(State name)....., one of the parties named therein and he/she was of the full age of eighteen years."

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO

\*For place of residence insert appropriate County, District, Regional Municipality, etc.

DISTRICT OF COCHRANE

I/WE WILSON AIKENS  
of the Town of Val Gagne  
in the District of Cochrane,

To Wit:

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I/WE WAS of the full age of eighteen years;

If Attorney see footnote.

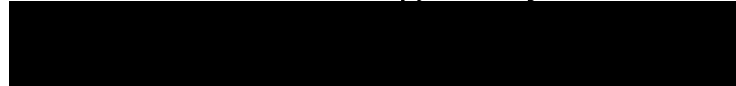
~~XXXXXX~~

~~who has executed the within instrument~~ ~~of the full age of eighteen years~~

~~It was legally executed to the person named therein and he/she was~~

~~XXXXXX~~

SWORN before me at the Town  
of Val Gagne  
in the District of Cochrane,  
this 12 day of Dec 1972.



A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for .....(State name)....., one of the parties named therein and he/she was of the full age of eighteen years."

MARIE GRUMMETT -  
PUBLIC  
OFFICE OF COCHRANE  
EXPIRY FEBRUARY 13, 1974

Affidavit of Execution of Documents

Richmond Street East, Toronto  
No. 114

DISTRICT OF  
COCHRANE

**J**,  
of the Town of Iroquois Falls  
in the District of Cochrane

To Wit: make oath and say

1. THAT I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by WILSON AIKENS

one of the parties thereto

2. That the said Instrument and Duplicate were executed by the said party at the Town of Iroquois Falls

3. That I know the said party

4. That I am a subscribing witness to the said Instrument and Duplicate

SWORN before me at the Town of Iroquois Falls in the District of Cochrane

this 12 day of December 19 72

[Redacted Signature]

A Commissioner, etc.

For place of residence insert appropriate County, District, Regional Municipality, etc.

W. J. SCHMIDT  
JUROR  
COCHRANE  
JANUARY 13, 1974

Affidavit of Execution of Documents

**J**,  
of the of  
in the

To Wit: make oath and say

1. THAT I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by

the part thereto

2. That the said Instrument and Duplicate were executed by the said party at the of

3. That I know the said part

4. That I am a subscribing witness to the said Instrument and Duplicate

SWORN before me at the of in the

this day of 19

A Commissioner, etc.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, HUGH GUTHRIE  
of the City of Guelph  
in the County of Wellington, Solicitor, make oath and say:  
I am a subscribing witness to the attached instrument and I was present and saw it executed  
at the City of Guelph by Helen Patricia Bennett.

\*See footnote

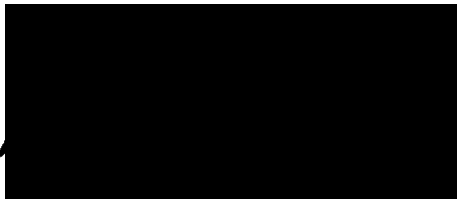
\*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the City of  
Guelph in the County  
of Wellington,  
this 25th day of January 1973.



COMMISSIONER FOR TAKING AFFIDAVITS, ETC.



\* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

For place of residence insert appropriate County, District, Regional Municipality, etc.

AFFIDAVIT OF SUBSCRIBING WITNESS

I,  
of the  
in the make oath and say:  
I am a subscribing witness to the attached instrument and I was present and saw it executed  
at by

\*See footnote

\*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the  
in the  
this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

\* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

# In The Matter of The Land Transfer Tax Act

PROVINCE OF ONTARIO

I, HUGH GUTHRIE  
of the CITY OF GUELPH  
in the COUNTY OF WELLINGTON

To Wit:

\*For place of residence insert appropriate County, District, Regional Municipality, etc.

make oath and say:

This affidavit may be made by the purchaser or vendor or by any person acting for the purchaser or the vendor under power of attorney, or by an agent accredited in writing by the purchaser, or vendor or by the solicitor of either of them or by some other person approved by the Minister of Revenue.

- I am SOLICITOR FOR THE GRANTORS named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- (1) The Total Consideration for this transaction has been allocated as follows:
 

(a) Land, buildings, fixtures and goodwill .....	\$ <u>26,500.-</u>
(b) Chattels—items of tangible personal property .....	\$ <u>-</u>
Total consideration	\$ <u>26,500.-</u>

(2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

- |   |                    |
|---|--------------------|
| (a) Monies paid in cash .....   | \$ <u>26,500.-</u> |
| (b) Property transferred in exchange (Detail Below) .....                                 | \$ <u>-</u>        |
| (c) Securities transferred to the value of (Detail Below) .....                           | \$ <u>-</u>        |
| (d) Balances of existing encumbrances with interest owing at date of transfer .....       | \$ <u>-</u>        |
| (e) Monies secured by mortgage under this transaction .....                               | \$ <u>-</u>        |
| (f) Liens, legacies, annuities and maintenance charges to which transfer is subject ..... | \$ <u>-</u>        |
| (g) Other .....   | \$ <u>-</u>        |
| Total Consideration (should agree with 3(1) (a) )   | \$ <u>26,500.-</u> |

All blanks must be filled in.

- If consideration is nominal, is the transfer for natural love and affection?
- If so, what is the relationship between Grantor and Grantee?  
(If other than husband and wife, complete 3(2) (d))
- Other remarks and explanations (if necessary)

Sworn before me at the City  
of Guelph  
County of Wellington  
this 25<sup>th</sup> day of January 1973

[Redacted Signature]

(Signature)

[Redacted Signature]

A Commissioner, etc.

Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act.

M-124476  
Puelinck

73 JAN 25 PM 4 04

Dated PRO NOVEMBER 30th 19 72

REGISTRY OFFICE

HELEN PATRICIA BENNETT and  
WILSON AIKENS, as Executors  
of the Estate of James  
Robert Aikens, deceased,

TO

PHILIP J. FLETCHER and  
SHELLA E. FLETCHER,

Address:

Galt, Ontario.

# Executors Deed

Dye & Dunham Limited - Toronto, Canada

JAN 25 1973

in the

Registry Office  
at Guelph,  
Ontario.  
1-11/75

No. M-124476  
Registry Division of Wellington South (No. 61)  
I certify that this instrument is registered as of  
P.M. 4:04

79.50  
10.00  
Sutherland & H

HUNGERFORD & GUPPHEE,  
Barristers & Solicitors,  
15 Douglas Street,  
Guelph, Ontario.

*Sutherland and Huggarty*  
22 Water St. S.E.  
Kitchener, Ont.

A Commissioner, etc.

1. THAT I was personally present and did see the within or annexed instrument and a Duplicate thereof duly signed, sealed and executed by Helen Patricia Bennett

To Wit: }  
of the City of Galt  
in the County of Waterloo,  
make oath and say:

- 2. That the said instrument and Duplicate were executed by the said party at the City of Galt.
- 3. That I know the said party.
- 4. That I am a subscribing witness to the said instrument and Duplicate.

SWORN before me at the City

of Galt,  
in the County  
of Waterloo,  
this  
day of

1972



**Properties**

PIN 71208 - 0136 LT Interest/Estate Fee Simple  Split  
 Description PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH  
 Address PUSLINCH

**Consideration**

Consideration \$230,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name FLETCHER, PHILIP J.  
 Address for Service 6687 Ellis Road  
 R.R. #22, Stn Preston  
 Cambridge, Ontario  
 N3C 2V4

I am at least 18 years of age.

SHEILA E. FLETCHER and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name FLETCHER, SHEILA E.  
 Address for Service 6687 Ellis Road  
 R.R. #22, Stn Preston  
 Cambridge, Ontario  
 N3C 2V4

I am at least 18 years of age.

PHILIP J. FLETCHER and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

**Transferee(s)****Capacity****Share**

Name COLLINGWOOD CAMBRIDGE HOLDINGS INC.  
 Address for Service 135 Thompson Drive, Unit 5  
 Cambridge, Ontario  
 N1T 2E4

**Statements**

The Planning and Land Division Committee of the Corporation of the County of Wellington has consented to the severance herein. See Schedules

**Signed By**

Robert Bruce Sutherland 300-255 King St. N. acting for Signed 2009 10 26  
 Waterloo Transferor(s)  
 N2J 4V2

Tel 5197252500

Fax 5197252525

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Robert Bruce Sutherland 300-255 King St. N. acting for Signed 2009 10 26  
 Waterloo Transferee(s)  
 N2J 4V2

Tel 5197252500

Fax 5197252525

**Signed By**

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

SUTHERLAND MARK FLEMMING SNYDER PENNER 300-255 King St. N. 2009 11 03  
Waterloo  
N2J 4V2

Tel 5197252500

Fax 5197252525

**Fees/Taxes/Payment**

<i>Statutory Registration Fee</i>	\$60.00
<i>Provincial Land Transfer Tax</i>	\$2,025.00
<i>Total Paid</i>	\$2,085.00

---

**LAND TRANSFER TAX STATEMENTS**

---

In the matter of the conveyance of: 71208 - 0136 PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

BY: FLETCHER, PHILIP J.  
FLETCHER, SHEILA E.

TO: COLLINGWOOD CAMBRIDGE HOLDINGS INC.

---

**1. SHAWNA TIMLOCK**

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for COLLINGWOOD CAMBRIDGE HOLDINGS INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.

---

**3. The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	230,000.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	230,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	230,000.00

---

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
LRO 61 Registration No. WC261548 Date: 2009/11/03

B. Property(s): PIN 71208 - 0136 Address PUSLINCH Assessment -  
Roll No

C. Address for Service: 135 Thompson Drive, Unit 5  
Cambridge, Ontario  
N1T 2E4

D. (i) Last Conveyance(s): PIN 71208 - 0136 Registration No. MS124476  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Robert Bruce Sutherland  
300-255 King St. N.  
Waterloo N2J 4V2

**FORM 2**

**PLANNING ACT**

**CERTIFICATE OF OFFICIAL**

Under subsection 53(42) of the *Planning Act, R.S.O. 1990, c.P.13*, I certify that the **consent** of the Planning and Land Division Committee of the Corporation of the County of Wellington was given on **September 30, 2009** to a **conveyance** of the following land:

**Part Lot 8, Concession 2, Township of Puslinch, Being Part 2 on Reference Plan 61R-11142, Township of Puslinch, County of Wellington.**

Dated this 30<sup>th</sup> day of September, 2009



Secretary-Treasurer

Certificate Number: 03101

File Number: B60/09 (Fletcher)

**Properties**

*PIN* 71208 - 0149 LT *Interest/Estate* Fee Simple  
*Description* PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH  
*Address* PUSLINCH

**Consideration**

*Consideration* \$2,200,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* COLLINGWOOD CAMBRIDGE HOLDINGS INC.  
*Address for Service* 6683 Ellis Road  
 Cambridge, Ontario  
 N3C 2V4

I, Shawna Timlock, President, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Transferee(s)***Capacity**Share*

*Name* COLLABORATIVE STRUCTURES CAPITAL HOLDINGS  
 LIMITED  
*Address for Service* 6683 Ellis Road  
 Cambridge, Ontario  
 N3C 2V4

**Signed By**

Robert Bruce Sutherland 675 Queen Street South, Suite 100 acting for Signed 2020 10 29  
 Kitchener Transferor(s)  
 N2M 1A1

Tel 519-725-2500

Fax 519-725-2525

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Robert Bruce Sutherland 675 Queen Street South, Suite 100 acting for Signed 2020 10 29  
 Kitchener Transferee(s)  
 N2M 1A1

Tel 519-725-2500

Fax 519-725-2525

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

SUTHERLAND MARK FLEMMING SNYDER PENNER 675 Queen Street South, Suite 100 2020 10 29  
 Kitchener  
 N2M 1A1

Tel 519-725-2500

Fax 519-725-2525

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$65.05  
*Provincial Land Transfer Tax* \$40,475.00  
*Total Paid* \$40,540.05

---

**LAND TRANSFER TAX STATEMENTS**

---

In the matter of the conveyance of: 71208 - 0149 PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

BY: COLLINGWOOD CAMBRIDGE HOLDINGS INC.

TO: COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED

---

## 1. DAVID TIMLOCK

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED described in paragraph(s) (c) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.
- 

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
does not contain a single family residence or contains more than two single family residences.
- 

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	\$1,236,560.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$963,440.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,200,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,200,000.00

---

## 6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
- 

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
LRO 61 Registration No. WC614375 Date: 2020/10/29

B. Property(s): PIN 71208 - 0149 Address PUSLINCH Assessment -  
Roll No

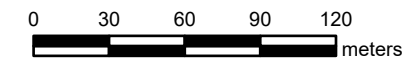
C. Address for Service: 6683 Ellis Road  
Cambridge, Ontario  
N3C 2V4

D. (i) Last Conveyance(s): PIN 71208 - 0149 Registration No. WC261548  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Robert Bruce Sutherland  
675 Queen Street South, Suite 100  
Kitchener N2M 1A1



**SCALE**



**PROPERTY INDEX MAP**  
WELLINGTON(No. 61)

**LEGEND**

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

**REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY DESCRIPTION: PART LOT 8, CON 2, PUSLINCH, PT 1 61R11142; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 71208-0136

PIN CREATION DATE:

2009/11/26

OWNERS' NAMES

FLETCHER, PHILIP J.  
FLETCHER, SHEILA E.

CAPACITY SHARE

JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
MS124476	1973/01/25	TRANSFER	\$26,500		FLETCHER, PHILIP J. FLETCHER, SHEILA E.	C
LT10510	1998/12/17	NOTICE OF LEASE		FLETCHER, PHILIP J. FLETCHER, SHEILA E.	CLEARNET PCS INC.	C
61R9299	2003/01/06	PLAN REFERENCE				C
WC102682	2005/06/17	APL CH NAME INST		CLEARNET PCS INC.	TELUS COMMUNICATIONS INC.	C
REMARKS: LT10510						
61R11142	2009/06/16	PLAN REFERENCE				C
WC260299	2009/10/22	CHARGE	\$580,000	FLETCHER, PHILIP J. FLETCHER, SHEILA E.	ROYAL BANK OF CANADA	C
WC525596	2017/12/07	NOTICE	\$2	THE CORPORATION OF THE TOWNSHIP OF PUSLINCH		C
REMARKS: SITE PLAN AGREEMENT						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

71208-0150 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WC554704	2018/11/19	NOTICE OF LEASE	\$1	FLETCHER, PHILIP J. FLETCHER, SHEILA E.	ROGERS COMMUNICATIONS INC.	C
61R22976	2025/03/26	PLAN REFERENCE				C
		REMARKS: WC754546.				

PROPERTY DESCRIPTION: PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT WC261548.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
DIVISION FROM 71208-0136

PIN CREATION DATE:  
2009/11/26

OWNERS' NAMES  
COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
61R9299	2003/01/06	PLAN REFERENCE				C
61R11142	2009/06/16	PLAN REFERENCE				C
WC614375	2020/10/29	TRANSFER	\$2,200,000	COLLINGWOOD CAMBRIDGE HOLDINGS INC.	COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	C
WC772774	2025/10/24	CHARGE	\$2,850,000	COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	BANK OF MONTREAL	C
WC772775	2025/10/24	NO ASSGN RENT GEN		COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	BANK OF MONTREAL	C
REMARKS: WC772774						



**LEGEND:**

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB .025 x .025 x 1.20 STANDARD IRON BAR
- IB .015 x .015 x 0.60 IRON BAR
- SSIB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
- CC CUT CROSS
- OU ORIGIN UNKNOWN
- WIT WITNESS
- 375 BLACK, SHOEMAKER et. al., O.L.S.'s
- 1288 DEREK G. GRAHAM LIMITED
- MTO MINISTRY OF TRANSPORTATION OF ONTARIO
- VH VAN HARTEN SURVEYING INC., O.L.S.'s
- N, E, S, W NORTH, EAST, SOUTH, WEST
- P1 DEPOSITED PLAN 61R-11142 BY (VH)
- P2 DEPOSITED PLAN 61R-9299 BY (VH)
- P3 DEPOSITED PLAN 61R-9052 BY (VH)
- P4 HIGHWAY LAND PLAN MS31732 BY (MTO), PROJECT No. P-3156-99
- EXISTING ELEVATION x 206.55
- PROPOSED ELEVATION x (206.55)
- TOP OF FOUNDATION T/F=206.33
- FINISHED FLOOR ELEVATION F/F=206.33
- UTILITY POLE UP DECIDUOUS TREE
- HYDRO POLE HP CONIFEROUS TREE
- HP WITH LIGHT HPL
- LIGHT STANDARD LS
- HYDRO METER HM
- GUY WIRE GW
- FIRE HYDRANT FH
- WATER VALVE WV
- GATE
- SIGN
- DIRECTION OF FLOW
- DITCH/SWALE
- OVERHEAD HYDRO
- OVERHEAD BELL
- UNDERGROUND BELL
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- CENTRELINE OF ROAD
- EXISTING FENCELINE
- PROPOSED FENCELINE
- TOP OF BANK
- SILT FENCE
- TREE PROTECTION FENCE
- ASPHALT
- BUILDING
- GRAVEL
- CONCRETE
- WATER
- FLOWERBED
- PAVESTONE
- DECK
- PROPOSED LANDSCAPE BUFFER

**BEARING AND COORDINATE NOTE:**

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99960244.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

**BEARING COMPARISONS:**

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3 & P4	-0°26'30"

**UNDERGROUND SERVICES:**

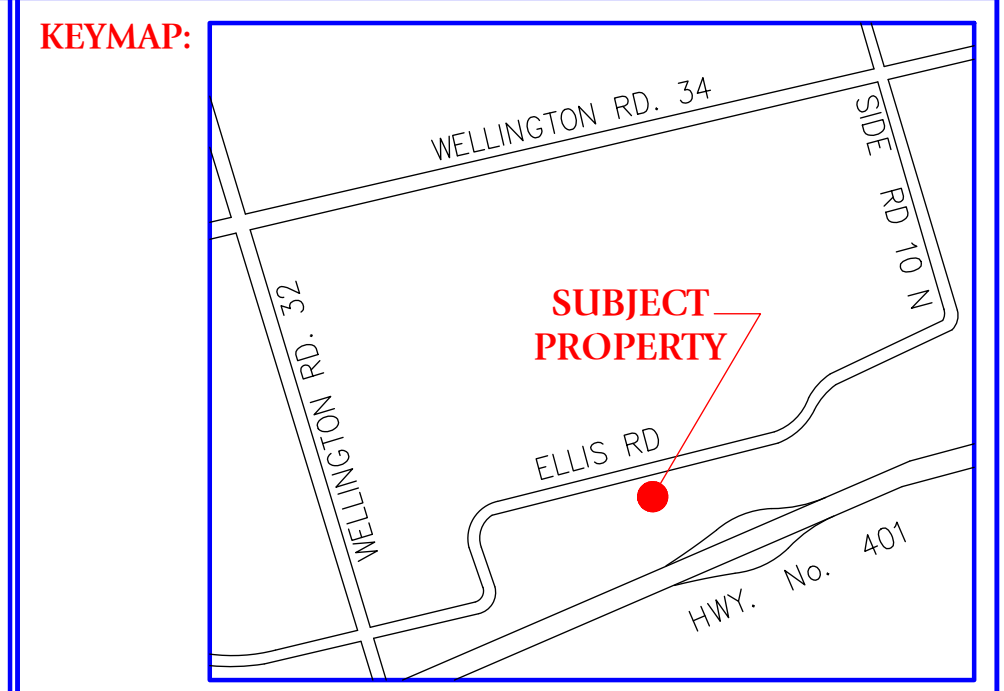
**WATER:** BASED ON LOCATION OF FIRE HYDRANTS, WATER VALVES AND SERVICE DRAWING

**STORM:** BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, AND SERVICE DRAWING

**SANITARY:** BASED ON LOCATION OF MANHOLES, AND SERVICE DRAWING

**CALL BEFORE YOU DIG**

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



**PROPERTY DESCRIPTION:**

- PIN 71208-0149 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 2, 61R-11142
- TOWNSHIP OF PUSLINCH
- PART OF PIN 71208-0150 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 1, 61R-11142
- TOWNSHIP OF PUSLINCH

**PROPOSED ZONING: AGRICULTURAL - XX (A-XX) ZONE**

	REQUIRED	PROPOSED
MINIMUM Lot Area	1.3ha	1.3ha
MINIMUM Lot Frontage	65.0m	67.6m
MINIMUM Side Yard - Each equal to 1/2 building height but not less than 4.5m	4.5m	11.6m/16.6m
MINIMUM Rear Yard	5.0m	5.0m
MAXIMUM Lot Coverage	15%	11%
MINIMUM Landscaped Open Space	20%	40%
MINIMUM Landscape Buffer - 3 m wide along lots lines shared with residential or agricultural uses.		COMPLIES
ALL Outdoor storage areas are setback a MINIMUM of 100m from street lines		COMPLIES
ALL Outdoor storage areas must be screened so they are not visible from any street line or adjacent lot by means of a planting strip		COMPLIES
A MAXIMUM of ten (10) shipping containers may be permitted for the purpose of outdoor storage, accessory to the permitted uses on the subject lands.		COMPLIES

**PARKING REQUIREMENTS (PER SECTION 5 OF THE ZONING BY-LAW)**

	REQUIRED	PROVIDED
CONTRACTOR'S YARD 1 SPACE PER 50m <sup>2</sup>	25	25
BARRIER FREE	1	1

**SURVEY INFORMATION:**

**BENCHMARK REFERENCE:**  
ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**SITE BENCHMARK:**  
1. CONCRETE NAIL NORTH OF SOUTHWEST CORNER OF PIN 71208-0150 (LT) HAVING AN ELEVATION OF 312.42 METRES.

**TOPOGRAPHIC SURVEY DATE:**  
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2025.

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

**CAUTION:** - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.  
- THIS SKETCH IS PROTECTED BY COPYRIGHT, © 2025

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SITE PLAN FOR:**  
**PART OF LOT 8, CONCESSION 2**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**  
**DRAWING REVISION SCHEDULE**

NO.	REVISION	DATE
2	ZONE CHANGE & SITE PLAN AMENDMENT SUBMISSION	MARCH 4, 2026
1	ADDITIONAL TOPOGRAPHIC INFORMATION	AUGUST 11, 2025

**PREPARED FOR: COLLABORATIVE STRUCTURES LIMITED**

**PROJECT No. 33381-24**

**DRAWING SCALE 1 : 400**

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

**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.A.P. DESIGNED BY: W.V. CHECKED BY: P.C.  
Mar 04, 2026 - 10:26am  
G:\PUSLINCH\Con2\Acad\SITE\_PT LOT 8 (CSL 33381-24) UTM-2010 R3.dwg

**D14-COL – 6683 Ellis Rd – 1<sup>st</sup> Submission – Comment Summary**

**April 13, 2026**

<b>Consultant</b>	<b>Comments</b>
NPG Planning – Township Planner	See attached letter
GEI – Township Engineer	See attached letter
Azimuth – Township Ecologist	See attached letter
Wellington Hydrogeology – Township Hydrogeologist	See attached letter
Source Water	See attached letter
GRCA	No comments
Township Bylaw Department	No comments
Township Roads Department	No comments
Township Fire Department	No comments
Township Building Department	A separate building permit will be required for the "future storage building" prior to proceeding with construction.
County of Wellington Planning	County Planning staff have no objection to the application being deemed complete.
MTO	See attached letter
County of Wellington Roads	No comments



---

April 10<sup>th</sup>, 2026

Monika Farncombe  
7404 Wellington Road 34,  
Puslinch, Ontario

Dear Monika Farncombe,

**RE: NPG Comments  
6681 Ellis Road & 6683 Ellis Road  
RE: Site Plan Amendment Application and Zoning By-law Amendment Application  
(D14-COL) – Determination if Required Information and Materials Have Been  
Provided**

---

NPG Planning Solutions Inc. (NPG) has been retained to comment on whether required information and materials have been provided regarding a Site Plan Amendment Application and a Zoning By-law Amendment Application (D14-COL) for 6681 Ellis Road and 6683 Ellis Road. These applications are required to fulfill the conditions of consent application (B61-24) that was provisionally approved for 6681 Ellis Road on December 9, 2024. The applicant is also now proposing to construct a 465 m<sup>2</sup> storage building and a new cell tower compound on 6683 Ellis Road.



A pre-consultation meeting was held for a telecommunication proposal at the southeastern corner of 6683 Ellis Road. We have advised the proponent of that proposal that, if municipal concurrence is recommended, the property owner would need to update the Site Plan Agreement to reflect this facility in the approved Site Plan. For clarity, our review of the current Site Plan Amendment Application applies only to the proposed storage building and to facilitate the consent application (B61-24) and not for the telecommunication facility. Nevertheless, the Site Plan submitted for the Zoning By-law Amendment and the Site Plan Amendment applications should continue to illustrate the proposed telecommunication facility, along with any related site plan changes arising from the facility, to ensure there are no conflicts.

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

For the Site Plan Amendment Application:



**NPG Planning Solutions**  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
[npgsolutions.ca](http://npgsolutions.ca)

 (905) 321 6743  
 [info@npgsolutions.ca](mailto:info@npgsolutions.ca)

- Notice of Decision for Consent B16-24, dated September 18, 2024; and
- Site Plan prepared by Van Harten Surveying Inc., dated March 4, 2026.

For the Zoning By-law Amendment Application:

- Notice of Decision for Consent B16-24, dated September 18, 2024;
- Document outlining Future Planning Application Requirements;
- Executors Deed dated November 30<sup>th</sup>, 1972;
- Instrument WC261548 dated November 3, 2009;
- Instrument WC614375 dated October 29, 2020;
- Property Index Map and Parcel Registers;
- Planning Justification Brief prepared by Van Harten Surveying Inc., dated March 4, 2026;
- Severance Sketch prepared by Van Harten Surveying Inc., dated July 2, 2024; and
- Site Plan prepared by Van Harten Surveying Inc., dated March 4, 2026.

## **Comments**

### **1. Determination of Completeness:**

- a) For the Zoning By-law Application, we have no issues with the Township deeming the application complete, provided that there is no objection from other commenting parties.
- b) For the Site Plan Amendment Application, the application should be deemed incomplete until the required plans/studies outlined in section 2 of this letter have been provided.

### **2. Additional Requirements:**

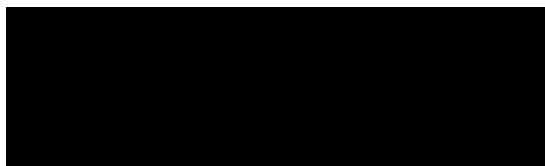
The following plans/studies are required to deem the Site Plan Amendment application complete:

- a) A Landscape Plan;
- b) A Photometric Plan (if applicable);
- c) Elevation drawings of the proposed storage building; and
- d) Cost estimates for all proposed onsite and off-site works.

### 3. Technical Comments:

- a) As previously noted, please confirm if any new exterior lighting is proposed. If so, a Photometric Plan would be required accordingly.
- b) As previously noted, a Landscape Plan is required and should illustrate the following at minimum:
  - ii. Existing vegetation, fences and other landscaping materials;
  - iii. Proposed vegetation including a list of all species using Canadian Landscape Standards, with information such as common and scientific names, the size at time of planting, quantity by species and any other relevant specifications;
  - iv. Typical tree planting details;
  - v. Proposed material, height, location and typical diagram of proposed fences;
  - vi. Different types of fencing (board fence, stone fence, post & wire fence, chain link fence) should be differently illustrated;
  - vii. The applicant should consult the Puslinch Design Guidelines and the Municipal Development Standards to follow the list of recommended trees, shrubs, and groundcovers and their corresponding recommended sizes.
- c) More fulsome technical comments will be provided once the applications are deemed complete and circulated for a technical review.
- d) The following information is available to assist with a submission:
  - ii. Site Plan and Drawing Requirements - [https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing\\_Guidelines.pdf](https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf)
  - iii. Municipal Development Standards - [https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards\\_FINAL-September-2019.pdf](https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf)
  - iv. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



---

**Jeremy Tran, MCIP, RPP**  
Manager, Urban Design & Development Planning  
**NPG Planning Solutions Inc.**  
[jtran@npgsolutions.ca](mailto:jtran@npgsolutions.ca)

March 27, 2026  
GEI Project No. 2501655/125006-008

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

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

**Re: ZBA First Submission  
6683 Ellis Road  
Puslinch, ON**

Dear Ms. Farncombe:

GEI Consultants Canada Ltd. (GEI) have reviewed first submission documents for a Zoning By-Law Amendment application received on March 17, 2026, in support of an existing contracting business operation on the subject lands located at 6683 Ellis Road in the Township of Puslinch.

A Site Plan Agreement Amendment and Zoning By-Law Amendment are required to satisfy the conditions of consent application B61-24, which involves severing the rear portion of 6681 Ellis Road and merging it with 6683 Ellis Road to reflect existing site conditions. It is our understanding that a new storage building is also proposed on the property.

A pre-consultation meeting was held on July 17, 2025. GEI provided pre-consultation comments dated July 3, 2025.

## **1. Documents Received**

All plans and studies required from an engineering perspective have been submitted.

The following documents were received as part of this submission and will be reviewed by GEI at a later date:

- Site Plan, prepared by Van Harten, dated March 4, 2026.
- Severance Sketch, prepared by Van Harten, dated July 2, 2024.

The following documents were received as part of this submission and will be reviewed by Township staff and other consultants at a later date:

- Planning Justification Brief, prepared by Van Harten, dated March 4, 2026.
- Parcel Registers and Land Transfer Documents

## **2. Additional Documents Required**

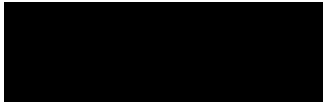
All plans and studies required from an engineering perspective to support the zoning bylaw amendment application have been submitted and additional documents are not required. We are in support of this application being deemed complete at this time.

Technical review of the submitted documents will be completed at a later date.

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

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.  
Project Engineer



Environmental Assessments & Approvals

March 27, 2026

AEC 21-130

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

Attention: Monika Farncombe, Planning and Corporate Services Coordinator

Re: **Natural Heritage Review for a Site Plan Amendment Application and Zoning By-law  
Amendment Application – 6683 Ellis Road, Township of Puslinch**

Monika Farncombe:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide the below natural heritage review for the Township of Puslinch (Township) pertaining to a proposed Site Plan Amendment (SPA) and Zoning By-law Amendment (ZBA) for 6683 Ellis Road. The proposal accounts for the conditionally approved lot line adjustment (B61-24) and associated requirement for re-zoning of the entire merged parcel for additional yard/storage area. The proposed Site Plan accompanying the application (Van Harten Land Surveyors – Engineers; “Van Harten”) illustrates existing buildings (main building, various sea cans, sheds, and other accessory structures). The proposed Site Plan also shows a location of a proposed cell tower compound, and future storage building location. The Planning Justification Brief for the ZBA prepared by Van Harten was also considered as a component of the below review.

The scope of this natural heritage review is to determine whether the above application would require an EIA in accordance with municipal planning policy. This natural heritage review did not involve a site visit and is therefore prepared with regard for background resources and air photo interpretation.

### **Background Information**

The property is located at 6683 Ellis Road and includes lands mapped as Secondary Agricultural, according to Schedule B7 Land Use of the County of Wellington Official Plan (“Wellington OP”, 2025). The Wellington OP does not illustrate any lands designated as Core Greenlands, Greenlands, or Earth Science Area of Natural and Scientific Interest (ANSI) proximal to the subject properties. There are no



areas mapped as Waterbody or Watercourse proximal to the subject properties, per Schedule B7 of the Wellington OP.

Provincial mapping resources available from the Natural Heritage Information Centre (NHIC; Ministry of Natural Resources) does not illustrate Woodlands, Unevaluated Wetlands, Evaluated Wetlands, or Significant Wetlands on or immediately adjacent to the property. An Earth Science ANSI (Puslinch Tract (Paris Moraine)) is mapped approximately 225m south of the site, on the opposite side of Highway 401. Based on NHIC background resources regarding provincially-designated Species at Risk (SAR) listed under Ontario's *Endangered Species Act, 2007* (ESA) and provincially-rare species (S1-S3), records occur for the following tracked species within 1km of the property:

- Blanding's Turtle (Threatened)
- Bobolink (Threatened)
- Eastern Meadowlark (Threatened)
- Eastern Wood-pewee (Special Concern)
- Golden-winged Warbler (Special Concern)
- Wood Thrush (Special Concern)
- Eastern Ribbonsnake (Special Concern)
- Snapping Turtle (Special Concern)
- Double-striped Bluet (*Enallagma basidens*; S3)
- Slender Bluet (*Enallagma taviatum*; S2S3)

#### **Pre-Consultation Comments and Recommendations**

Based on a review of available background information, the proposed development is not located within or within 30m of Greenlands or Core Greenlands designations defined by the Wellington OP. The proposed development is not located within 120m of mapped PSW or Unevaluated Wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, fish habitat, significant wildlife habitat, significant valleylands, or significant woodlands. The proposed development is not located within 50m of a provincially significant Earth Science ANSI, noting the Puslinch Tract (Paris Moraine) Earth Science ANSI is regionally-significant and located approximately 225m south of the proposed development. As such, the development would not be anticipated to occur within or adjacent to the County's Natural Heritage System, as defined by Section 5.6.2 and Section 5.6.3 of the Wellington OP.

Azimuth advises that all development proposals are subject to some provincial and federal environmental legislation concerning natural heritage, most notably the *Endangered Species Act*,




2007 (ESA), *Species at Risk Act* (SARA), *Fisheries Act* (FA), *Migratory Birds Convention Act* (MBCA), and *Fish and Wildlife Conservation Act, 1997* (FWCA). Based on a review of the proposed Site Plan in combination with available background information, the Proposed New Cell Tower Compound is situated in the southeast corner of the property entirely within an existing gravel parking area. An adjacent fenceline with intermittent tree/shrub cover exists along the eastern property boundary, however it appears that no trees stems or root zones (not already beneath existing gravel pad) are currently located with the Proposed Fencing area encapsulating the Proposed New Cell Tower Compound boundaries. It is noted that a 3-metre landscape buffer is proposed along lot lines abutting agricultural or residential lands where one is not already present, which in Azimuth's opinion is likely to represent and improvement upon the existing condition from a natural features perspective. Based on the above, **the proposed development does not require submission of an Environmental Impact Assessment (EIA) report**, and likely presents a **very low risk** for contraventions related provincial and federal natural heritage legislation including the ESA, SARA, FA, MBCA, and FWCA. It is ultimately the proponent's responsibility to demonstrate conformity with the above legislation, therefore if potential negative impacts to habitat for Endangered/Threatened species, fish habitat, migratory birds/nests or other wildlife is anticipated, the proponent should seek necessary permissions and approvals prior to implementation of site works.

This recommendation does not pertain to future physical development or site alteration related to construction the Future Storage Building illustrated on the proposed Site Plan, which would require consideration under separate cover. Despite the anthropogenic character of the property, there may be potential for natural features to occur requiring onsite review by a qualified professional ecologist, particularly with regard for SAR afforded protection under the provincial ESA such as Butternut trees (Endangered) or SAR bat species (Endangered). Future proposed tree removals to accommodate the storage building may require review for presence/absence of SAR.

### **Closure**

We trust that this peer review is helpful regarding the proposed ZBA and SPA applications for the proposed undertaking. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

  
Dan Stuart, M.Env.Sc.  
Ecology Lead/Partner

Project: 2501.06 (Township File: D14-COL – 2301000002007020000 - 6683 Ellis Rd – Deeming Complete)

March 31, 2026

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

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

**RE:** Hydrogeological Comments for Zoning By-Law Amendment Application  
6681 & 6683 Ellis Road, Puslinch, Ontario

Wellington Hydrogeology Ltd. (WHL) is pleased to provide hydrogeological comments on the above-noted submission for 6681 & 6683 Ellis Road, Puslinch, Ontario.

Based on the applicant's submission, we understand that:

- The submission supports a conditionally approved Consent application for a lot line adjustment where 3,370 m<sup>2</sup> of land was severed from the rear of 6681 Ellis Road and merged with 6683 Ellis Road, for a new total lot area of approximately 1.38 ha (the Site).
- The Site is bound by agricultural and rural residential lands to the east and west, agricultural lands (former gravel pit) to the north, and commercial land (Cambridge ONroute) to the south.
- Municipal servicing is not available in the Township of Puslinch. As such, the rural residential properties in the area are serviced by private water supply wells and septic systems. The urban residential properties on the west side of Townline Road are part of the City of Cambridge and receive municipal water and sewer servicing.
- A future storage building is proposed, which will allow removal of most of the shipping containers (8 shipping containers proposed for removal; maximum 10 shipping containers to remain). An additional cell tower compound is also proposed.

## Documents Reviewed

WHL reviewed the following documents in preparation of these hydrogeological comments:

1. Van Harten Surveying Inc. 2026. Site Plan for: Part of Lot 8, Concession 2, Township of Puslinch, County of Wellington. Project No. 33381-24, dated March 4, 2026.
2. Van Harten Surveying Inc. 2026. Planning Justification Brief, Zoning By-Law Amendment Application, 6683 & 6681 Ellis Road, Part Lot 8, Concession 2, Township of Puslinch. File 33381-24, dated March 4, 2026.

## Application Complete / Incomplete

From a hydrogeological perspective the current Zoning By-Law Amendment application is complete and we have no objection to the proposed Zoning By-Law Amendment.

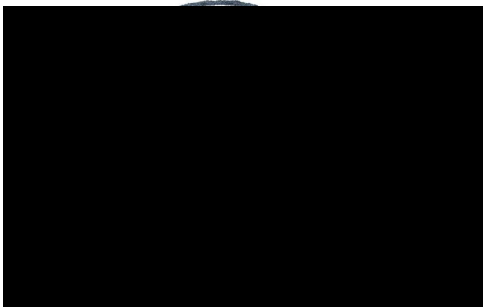
Hydrogeological comments related to the concurrent Site Plan Amendment Application will be provided separately.

## Closure

The hydrogeological technical comments provided herein should be considered preliminary and may be updated as additional supporting materials are provided in subsequent submissions.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

## WELLINGTON HYDROGEOLOGY LTD.



Angela Mason, M.Sc., P.Geo., QP<sub>ESA</sub>

Senior Hydrogeologist and CEO

Cell: 519-831-9696

Email: [amason@wellingtonhydrogeology.com](mailto:amason@wellingtonhydrogeology.com)



## Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

**Issued under Section 59 (2)(a) of the Clean Water Act, 2006.**

**Notice Number:** PUS-S59-26-001

**Description and Date of Application/Supporting Documents:** Zoning By-Law Amendment  
March 17, 2026 / Drawings, Application, WHPA Maps

**Applicant:** Hailey Keast

**Email:** hailey.keast@vanharten.com

**Roll Number:** 230100000200702 **WHPA:** WHPA-D, ICA

**Vulnerability Score:** 6, Chloride **Threats:** Application Of Road Salt, Storage Of Road Salt, Storage Of Snow

**Property Address:** 6683 Ellis Rd **Town:** Puslinch

**Municipality:** Township of Puslinch **Province:** Ontario

**Postal Code:** N3C 2V4

**Source Protection Plan:** Grand River **Drinking Water System:** Cambridge

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### Property Owner Information

**Name:** Collaborative Structures Limited c/o Justin Bender

**Mailing Address:** 6683 Ellis Rd

**Town:** Puslinch

**Province:** Ontario **Postal Code:** N3C 2V4

**Phone:** 519-504-8381

**Email:** jbender@collaborativestructures.com

This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description/Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the Clean Water Act and the application is either for a provision of the Planning Act prescribed under Section 62, Ontario Regulation 287/07 of the Clean Water Act or for a building permit under the Ontario Building Code.



The Application was reviewed in accordance with the Clean Water Act and the Grand River Source Protection Plan, as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Clean Water Act do not apply, at this time, to the activities outlined in the Application for the above referenced property.

**Rationale:** This Notice pertains to a Zoning By-Law Amendment 6683 Ellis Rd, Puslinch. A Section 59 2 (a) Notice to proceed is being provided to deem the applications complete. As noted during the pre-consultation form on June 24, 2025, a Risk Management Plan for winter maintenance is required for this property. This will be drafted by our office, sent to the owner to review and is required to be issued prior to the Site Plan Approval. Further comments will be provided during the Site Plan process. Please refer to the attached pre-consultation form for additional information.

This Notice is only effective as it relates to the above referenced Application

- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the Planning Act or building permits under the Ontario Building Code for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the Clean Water Act, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 62/15. This Notice has been issued in accordance with the Clean Water Act, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.



If you require further information, please contact the undersigned.



31/03/2026

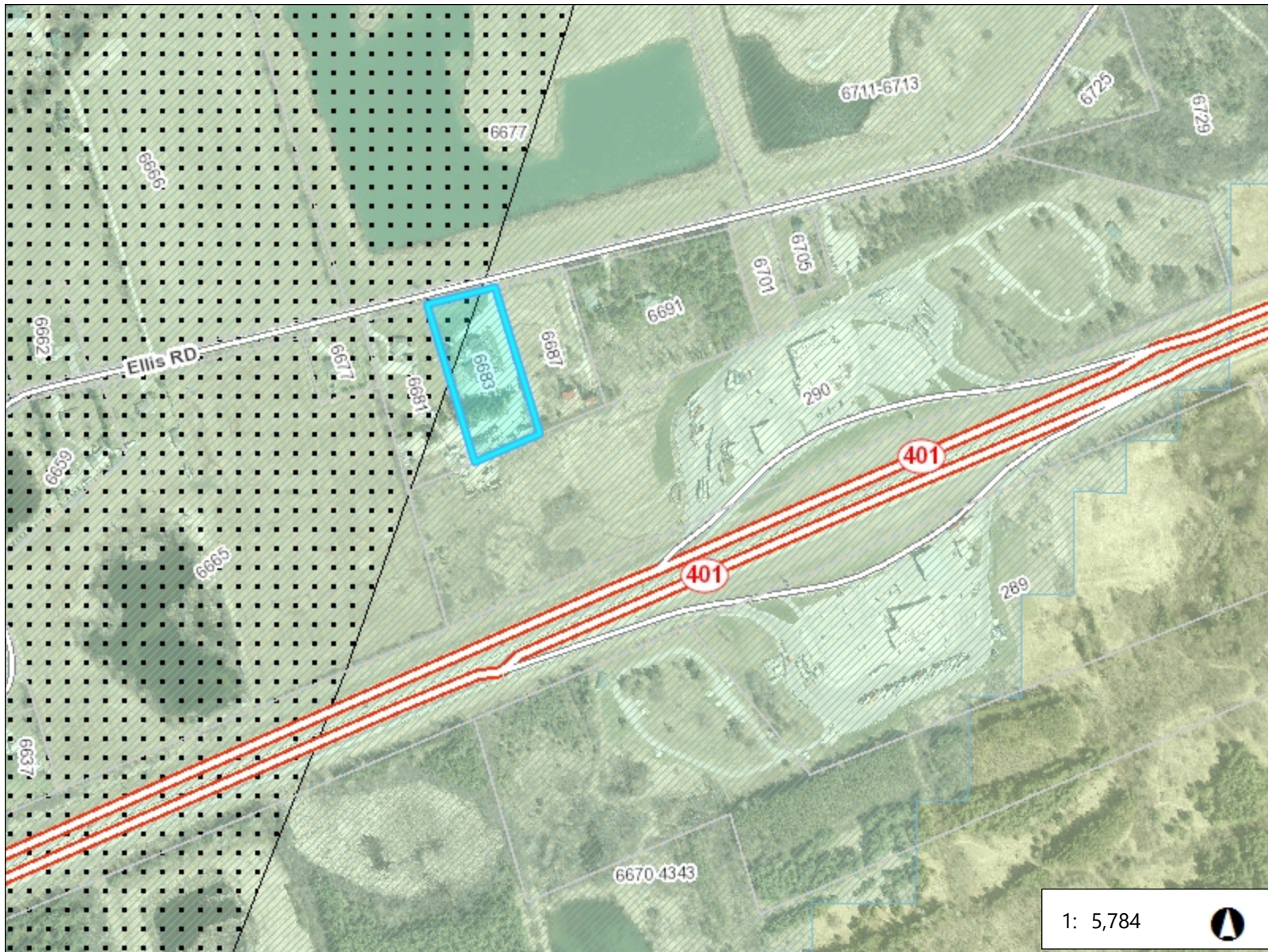
Kyle Davis, Risk Management Official

519-846-9691 ext 362

[kdavis@centrewellington.ca](mailto:kdavis@centrewellington.ca)

**Attachment(s):** WHPA Maps  
Pre-consultation Form - June 24, 2025

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



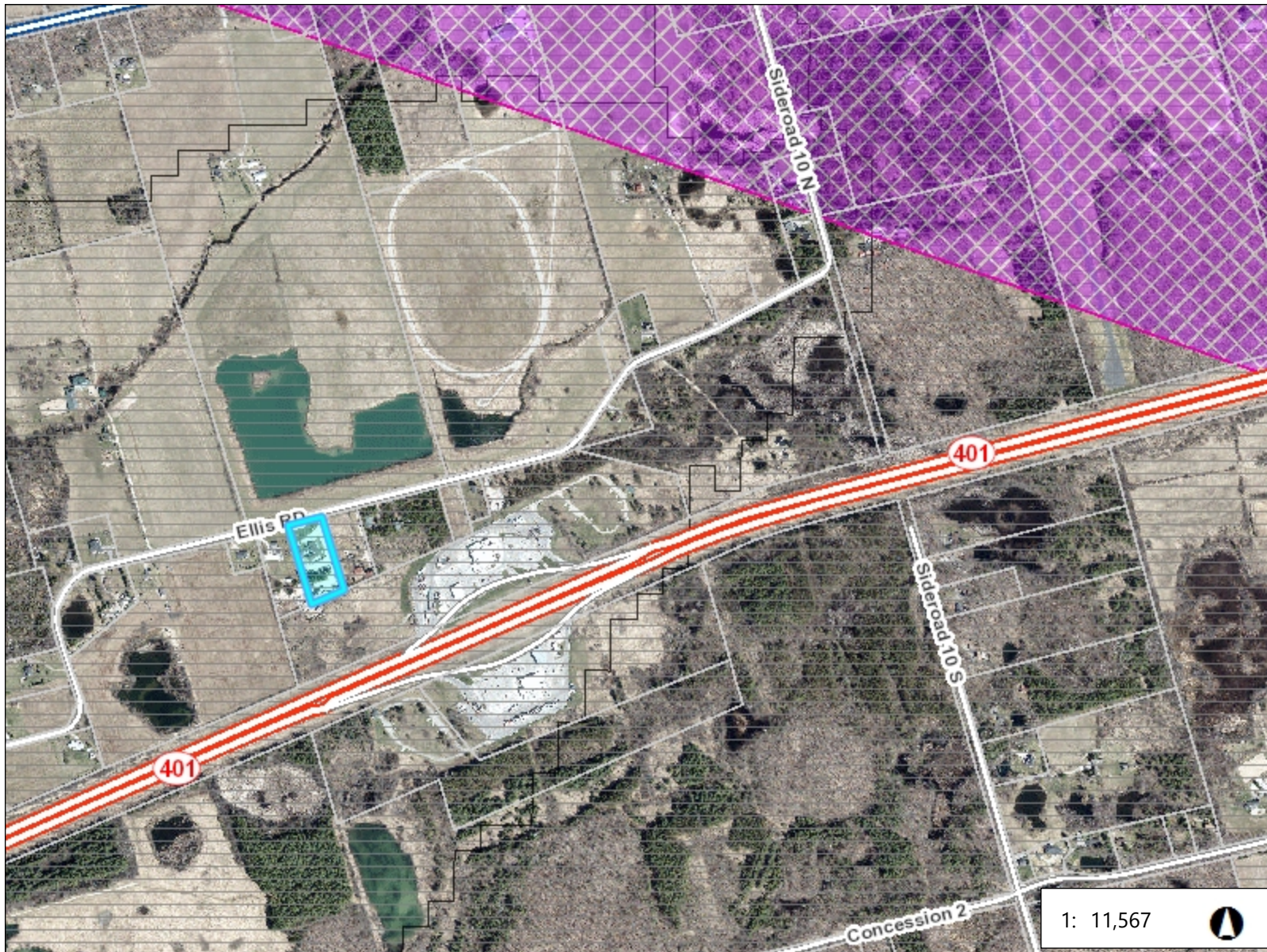
### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- RoadsLookup
- Issue Contributing Area
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Well Head Protection Area
  - A
  - B
  - C
  - D
- WHPA / Vulnerability Score
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C); 2, B
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture

0.3 0 0.15 0.3 Kilometers

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Notes



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- RoadsLookup**
  - WHPA Q1/Q2 Boundary
  - WHPA Q1/Q2
    - Approved
    - Draft
  - SGRA
    - Prime Agriculture

0.6 0 0.29 0.6 Kilometers



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

Notes

## Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

### Section 1: Property and Application Information

Property Address: 6683 Ellis Road

Application Type:

- Official Plan Amendment  
 Zoning By-law Amendment  
 Site Plan

- Plan of Subdivision  
 Plan of Condominium  
 Type: \_\_\_\_\_

### Section 2: Documentation to be provided by the Risk Management Office

	ZBA Application	Site Plan Application	Not Required
Section 59 Notice	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Risk Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Section 3: Documentation required to be provided by the owner or their agents

	ZBA Application	Site Plan Application	Not Required
Appendix A: Contact & Proposal Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drinking Water Threats Disclosure Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liquid Fuel Handling/Storage Spill Response Plan (>250L)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Winter Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical/ Waste Management Storage Spill Response Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydrogeological Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Balance Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recharge Infiltration Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Functional Service Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase 1 and/or Phase 2 Environmental Assessments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**NOTES:** Please see [Appendix B](#) for required documentation descriptions. A Risk Management Plan (RMP) for winter maintenance is required for this property. This will be drafted by our office, sent to the owner to review and is required to be issued prior to Site Plan Approval. Please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca) to provide additional details required for drafting the RMP.

#### Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA  A  B  C  D  Q      Score  2  4  6  8  10

IPZ  Q

Issue Contributing Area (ICA):  None  Chloride  Trichloroethylene  Nitrate  Sodium

Significant Groundwater Recharge Area:  Yes  No

Highly Vulnerable Aquifer:  Yes  No

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

June 24, 2025

Kim Funk, Risk Management Inspector  
519-846-9691 ext. 283  
[kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca)

Attachment: WHPA Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)  
[Appendix B: Source Water Protection required document descriptions](#)  
[Appendix C: Guidance documents](#)  
[Appendix D: Water Balance Terms of Reference](#)

*Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as "not required", based on the information provided at the time of application.*



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## LAND DEVELOPMENT REVIEW CORRESPONDENCE

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### Correspondence: Final Comments Zoning Bylaw Amendment - 6681&6683 Ellis Rd

**Desmond Grant (Regional CMO)**

Thursday April 2, 2026 2:10 p.m.

To: Monika Farncombe <planning@puslinch.ca>  
Cc: Cambridge Planning <planning@cambridge.ca>  
Attachments: Final Comments Zoning Bylaw Amendment -6681&6683 Ellis  
Rd.msg

The Ministry of Transportation (MTO) has completed a review of the proposal for the Site Plan Amendment and Zone Change Amendment for 6683 and 6681 Ellis Road, Cambridge. The submission has been considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related MTO guidelines and policies. The following outlines our comments:

Highway 401 along the subject property is a Class 1A - Freeway with a posted speed of 100 km/hr. and is designated as a Controlled Access Highway (CAH). As such, all requirements, guidelines, and best practices in accordance with this classification and designation shall apply.

MTO has no objections to Site Plan Amendment and the Zone By-law Amendment.

Thank you,

Desmond Grant  
Corridor Management Planner  
Highway Corridor Management  
Ministry of Transportation of Ontario