

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NO. _____**

Being a by-law to amend Comprehensive Zoning By-law 023/18, as amended,
with respect to 4395 Victoria Road South,

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Township of Puslinch considers it desirable to pass a zoning by-law to permit an Open Storage Area at 0.6ha of area at 4395 Victoria Road South,

NOW THEREFORE the Council of The Corporation of the Township of Puslinch enacts that By-law 023/18, as amended, shall be and is hereby amended as follows:

1. That the lands shown on Schedule A attached are rezoned to permit an Open Storage Area in the area to be rezoned.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 20XX.

Mayor

Clerk

4539 Victoria Road South Puslinch

Planning Justification Report

October 2025



1.0 Introduction

Riepma Consultants Inc. was retained to provide this report with respect a rezoning at 4539 Victoria Road South in the Township of Puslinch.

2.0 Background

A pre-consultation meeting with respect to the application was held on June 20, 2024.

3.0 Location

The subject property is located on the east side of Victoria Road south approximately 1000 meters north of Wellington Road 34. See location Plan Appendix 1.

4.0 Site Description

The subject property is rectangular and has an area of 49.7 hectares (98 acres) with a frontage on Victoria Road South of 349.6 meters (1,150 ft.). The property is approximately 1,130 metres (3,700 ft.) deep. The front portion of the property contains a residence and is currently used for agricultural purposes. The southern and rear portion of the property contains a forested area. A portion of the open area of the property is subject to a fill permit. Fill is being imported to the site to create additional land for agricultural use. The topography of the site is flat to gently rolling. A produce stand is located near the road in the area where the outdoor storage area is proposed. See Appendix 2 for the site survey.

5.0 Surrounding Land Uses

The lands to the north are used for agricultural purposes. The lands to the south are generally tree covered with interspersed residential uses. An estate residential subdivision is located on the west side of Victoria Road South. Agricultural lands are located directly across from the site. See also Appendix 3.

6.0 Proposal

The application being made seeks a rezoning to recognize the outside storage that has occurred in a small area (0.6 ha) of the property along the southern border of the land. The site is to be used for the storage of recreational vehicles, portable sheds and similar items and has been used for this purpose for several years. No grading, tree removal or any site disturbance is required and no buildings are to be constructed. See the survey plan in Appendix 2.

7.0 Planning Considerations

7.1 Provincial Policy Statement 2024

The PPS is a broad policy statement regarding matters of provincial importance. The PPS defines Rural Lands as:

Rural lands: means lands which are located outside settlement areas and which are outside prime agricultural areas.

The subject lands are Rural Lands as defined in the PPS.

Policy 2.5.3 Rural Areas in Municipalities states:

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

Further in Policy 2.6 the PPS states:

1. *On rural lands located in municipalities, permitted uses are:*

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses.*

2. *Development that can be sustained by rural service levels should be promoted.*

3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

While the PPS directs most development to areas within settlement boundaries, the policy anticipates that other rural land uses can be accommodated in the rural area subject to appropriate servicing requirements. Municipalities are to support a diversified rural economy by directing uses not related to agriculture to locations where their impact will be minimized.

The requested rezoning is consistent with the Provincial Policy Statement as the use does not impact the continued agricultural productivity of the property and does not impact the nature woodland on the site.

7.2 Greenbelt Plan

The subject property is not within the Greenbelt Plan.

7.3 County of Wellington Official Plan

The subject property is designated Secondary Agricultural with the wooded areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan. See Appendix 4.

Section 6.5.2 of the Official plan lists the following permitted uses:

- *All uses permitted in prime agricultural areas*
- *Small Scale commercial, industrial and institutional uses*
- *Public service facilities*

Section 6.5.5 outlines the criteria applicable to commercial uses in the secondary agricultural area:

Small scale commercial uses may be permitted provided that:

- o Appropriate sewage and water systems can be established;*
- o The proposed use is compatible with surrounding uses;*
- o The use **requires a non-urban location** due to:*
 - *Market requirements;*
 - *Land requirements;*
 - *Compatibility issues.*
- o The use will not hinder or preclude the potential for agriculture or mineral aggregate operations.*
- o The use will be **small scale** and take place on one lot.*

7.4 Township of Puslinch Zoning Bylaw

The subject property is zoned Agricultural, Natural Environment and Rural Environmental Protection in the Township's zoning bylaw. See appendix 5. The

area where the outside storage zoning is requested is within the Agricultural A zone. The Agricultural zoning permits a variety of agricultural, agricultural related and on-farm diversified uses. It does not specifically permit outdoor storage uses. As a result this rezoning is required.

7.6 Grand River Conservation Authority

While part of the farm property is included in the regulation limit of the GRCA, the area where the proposed storage is located is not within the regulated area. See Appendix 6.

8.0 Planning Analysis

The County Official Plan is consistent with the Provincial Policy Statement, as it permits the introduction of small scale industrial uses within the rural area. Section 6.5.5 of the Wellington Official Plan addresses new commercial uses in the rural area:

- As the site is to be used only as an outdoor storage area there will be no need for any water or sanitary servicing
- The adjacent lands are largely forested or are in a relatively low state of agricultural production. The storage area is also not visible from Victoria Road South. As a result, there will be no negative impact of this proposal on the adjoining properties.
- The use is well suited to a Rural area as there will be no construction of buildings and no regrading or tree removal.
- The proposed use will not interfere with the continued agricultural use of the property.
- The use is small in scale and limited to 0.6ha. of the entire site.
- The site is not within the regulated area of the GRCA. As a result no impact on the natural environment will occur.

In summary, the application fulfills the requirements of the County of Wellington Official Plan and is in conformity with its policies.

While permitted in the Official Plan, the Township of Puslinch zoning bylaw does not permit a small scale commercial use in the Rural area. As a result, the approval of this application is required. The proposal meets all of the lot and setback requirements set out in the Agricultural A zone.

8.0 Conclusions

The application for a rezoning should be approved because:

- The proposed small scale use is consistent with the Provincial Policy Statement.
- The proposal is in conformity with the County of Wellington Official Plan.
- The proposal will have no negative impact on the existing agricultural uses in the vicinity.
- The proposal is Not included within the regulated area of the GRCA and no negative environmental impacts are expected.

Respectfully submitted

Riepma Consultants Inc.

Clare Riepma P.Eng., R.P.P., MES

President

Appendices

Appendix 1 Location Plan

Appendix 2 Existing survey

Appendix 3 Surrounding area

Appendix 4 County of Wellington Official Plan Land Use Schedule

Appendix 5 Township of Puslinch Zoning bylaw

Appendix 6 GRCA Regulated Area Map

Appendix 1



4995 Wellington 125

Google Earth

Image © 2025 Airbus

Hwy 25

Halton-Errin Rd

Hwy 7

3-Line

4-Line

25

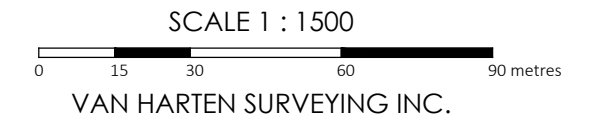
7



2 km

Appendix 2

**PLAN OF SURVEY OF
PART OF LOT 18
CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500

LEGEND:

- SURVEY MONUMENT FOUND
- IB .015 x .015 x 0.60 IRON BAR
- SIB .025 X .025 X 1.20 STANDARD IRON BAR
- SSIB .025 X .025 X 0.60 SHORT STANDARD IRON BAR
- N, E, S, W NORTH, EAST, SOUTH, WEST
- VH VAN HARTEN SURVEYING INC.
- P1 DEPOSITED PLAN 61R-22818
- P2 DEPOSITED PLAN 61R-22261
- P3 DEPOSITED PLAN 61R-21901

BEARING & DISTANCE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999612

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.
FOR THE PURPOSE OF DIRECTIONAL TIES, NORTH IS CONSIDERED TOP OF THE SHEET.

METRIC:

DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 2025.

DATE: SEPTEMBER 29, 2025

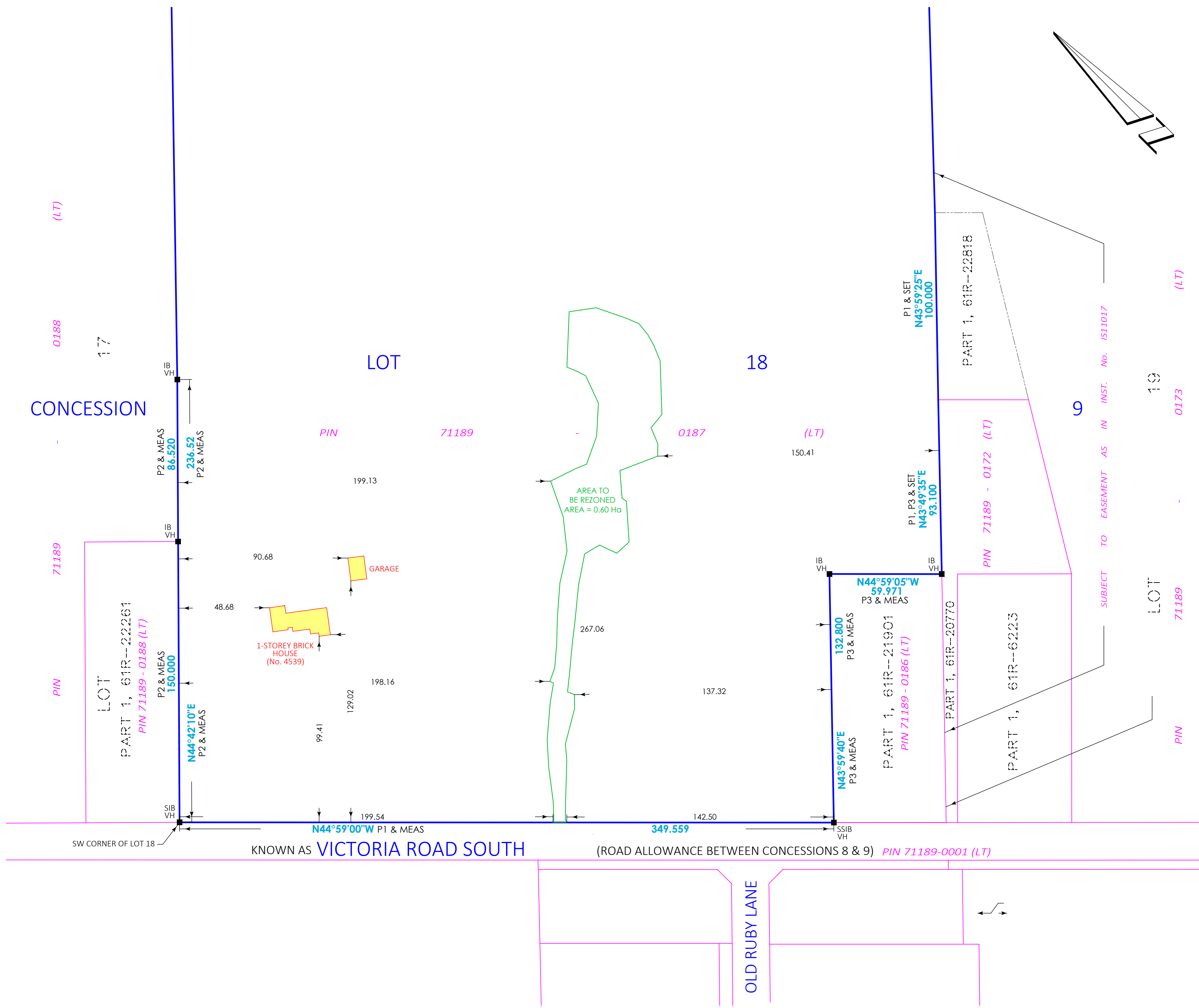
COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-112163



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: PJ	CHECKED BY: CJV	PROJECT No. 33589-24
Sep 29, 2025-12:03:31 PM		
G:\PUSLINCH\CON9\LOT 18\ACAD\Pos LT18 CON9 (33589-24) (UTM2010).dwg		

© 2025 VAN HARTEN SURVEYING INC. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.



Appendix 3

Google Earth

Image © 2025 Airbus

4995 Wellington 125

25

300 m



Appendix 4





County Growth Structure PUSLINCH

- Rural System**
- Secondary Urban Centre
 - Employment Area
 - Hamlet
 - Rural Employment Area
 - Regionally Significant Economic Development Study Area
- Other**
- Greenbelt Area
 - Greenbelt Town/Village
 - Waterbody/Watercourse



Produced by: County of Wellington Planning & Development Department
 This is not survey data. All rights reserved.
 May not be reproduced without permission.
 Sources:
 County of Wellington 2025
 Ministry of Natural Resources and Forestry.
 © King's Printer for Ontario, 2025.


 Last Revised: May 2025


Document Path: F:\ISB\Projects\Official Plan\Official Plan Schedules and Mapping\Schedule A7_Puslinch_Growth Structure.mxd

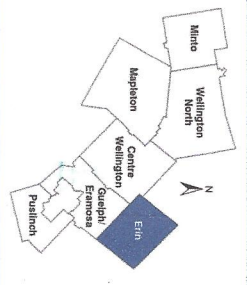
Appendix 5

County Growth Structure

ERIN

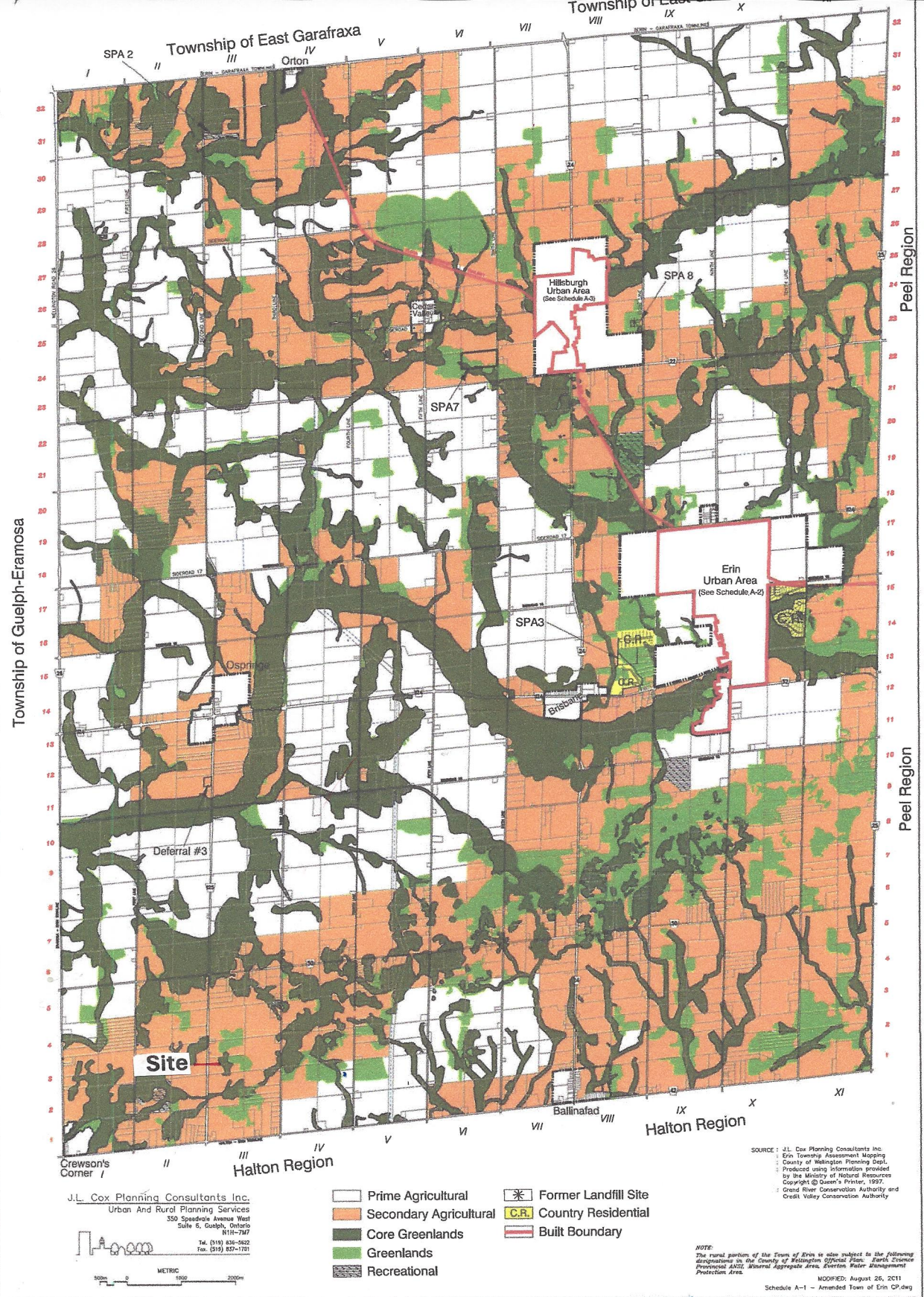


- Urban System**
 - Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
 - Hamlet
- Other**
 - Greenbelt Area
 - T Greenbelt Town/Village
 - H Greenbelt Hamlet
 - Waterbody/Watercourse



Produced by: County of Wellington Planning & Development Department
 This is not survey data. All rights reserved.
 May not be reproduced without permission.
 Sources:
 County of Wellington 2025
 Ministry of Natural Resources and Forestry
 © King's Printer for Ontario, 2025
 Last Revised: May 2025

Appendix 6

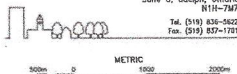


Township of Guelph-Eramosa

Peel Region

Peel Region

J.L. Cox Planning Consultants Inc.
 Urban And Rural Planning Services
 350 Speedvale Avenue West
 Suite 5, Guelph, Ontario
 N1H-7M7
 Tel. (519) 838-5822
 Fax. (519) 832-1721



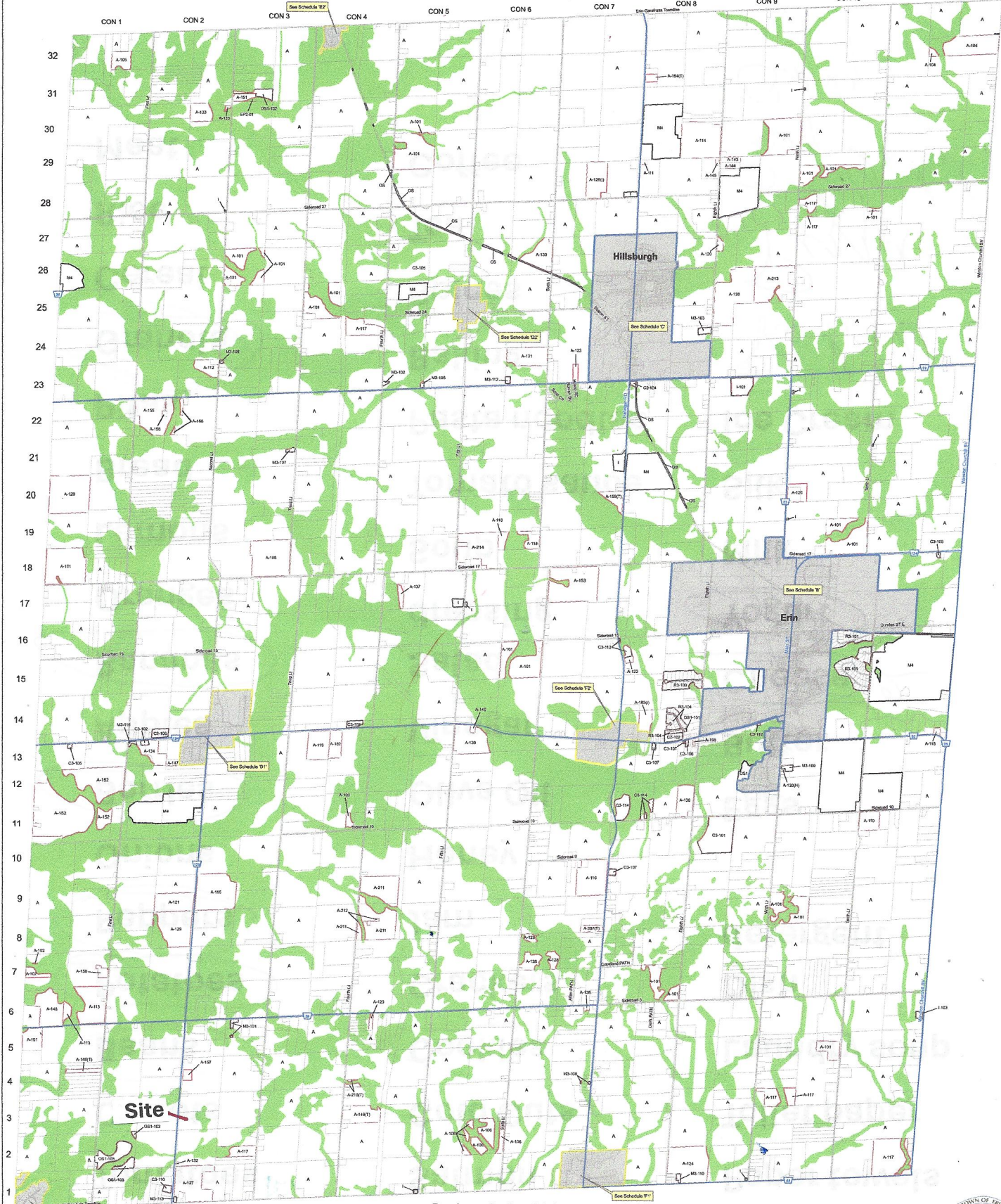
- Prime Agricultural
- Secondary Agricultural
- Core Greenlands
- Greenlands
- Recreational
- * Former Landfill Site
- C.R. Country Residential
- Built Boundary

SOURCE: J.L. Cox Planning Consultants Inc.
 Erin Township Assessment Mapping
 County of Wellington Planning Dept.
 Produced using information provided
 by the Ministry of Natural Resources
 Copyright © Queen's Printer, 1997.
 Credit Valley Conservation Authority and
 Credit Valley Conservation Authority

NOTE:
 The rural portion of the Town of Erin is also subject to the following
 designations in the County of Wellington Official Plan: Earth Science
 Provincial AND Mineral Aggregate Area, Erietta Water Management
 Protection Area.
 MODIFIED: August 26, 2011
 Schedule A-1 - Amended Town of Erin CP/07

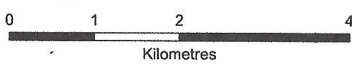
Appendix 7

Town of Erin



- Legend**
- A Agricultural zone unless otherwise specified
 - Site Specific Zoning Provision
 - EP2

Schedule 'A' By-law No. 07-67



Updated: June 2023
 Created By: County of Wellington Planning and Development Department
 File: F:\LIS\Projects\Zoning\Municipal Zoning By-law Schedule A - Erin\ZBL MAPS\Schedule A - Town of Erin.mxd
 This is not survey data. All rights reserved.
 May not be reproduced without permission.
 Sources:
 County of Wellington Planning and Development Department 2023.
 File: F:\LIS\Projects\Zoning\Municipal Zoning By-law Schedule A - Erin\ZBL MAPS\Schedule A - Town of Erin.mxd



4.2.2 Prime Agricultural Areas

Prime Agricultural Areas consist of primarily Class 1 to Class 3 soils under the Canada Land Inventory for Agriculture system.

The use of lands in the Prime Agricultural Area designation shall be guided by the policies of Section 6.4 of the County of Wellington Official Plan. The creation of new lots will be guided by Section 10.3 of the County Official Plan.

4.2.3 Secondary Agricultural Areas

Secondary Agricultural Areas consist of lands within the rural area which are determined to be non-prime farmland, generally consisting of Class 4 to 7 and Organic Canada Land Inventory for Agriculture ranked soils, but which can sustain certain agricultural activities.

It is intended that agriculture will continue to be the dominant use in areas designated Secondary Agricultural, Minimum Distance Separation (MDS) requirements will continue to apply. Where a development application is made an adjacent landowner may request that an MDS II calculation be made to consider his potential for expansion and to be considered as part of the review of the application.

The use of lands in the Secondary Agricultural Area designation shall be guided by the policies of Section 6.5 of the County of Wellington Official Plan. The creation of new lots will be guided by Section 10.4 of the County Official Plan.

4.3 Greenlands

4.3.1 Overview

The Core Greenlands designation as illustrated on Schedule A-1, A-2 and A-3 of the Plan apply to a variety of natural heritage resource features found in the Town. These features have varying levels of significance or sensitivity. The Greenland designation includes a Core Greenlands component where no development is permitted and a Greenlands portion where some development may occur subject to the preparation of an Environmental Impact Assessment satisfactory to the Town, the applicable Conservation Authority and other applicable agencies.

General policies applying to the natural heritage resources are found in Section 3.1 of this Plan. Greenlands policies will not limit the ability of agricultural uses to continue.

4.3.2 Core Greenlands Designation

a) Definition

SECTION 5 - REQUIREMENTS FOR AGRICULTURAL ZONES

No person shall use land or erect or use a building or structure in an Agricultural Zone in the Town of Erin except in accordance with the provisions contained herein.

5.1 Agricultural (A) Zone

Amended by
By-law 18-34
& 21-53

.1 Permitted Uses

- agricultural uses
- single detached dwelling
- additional residential dwelling unit in accordance with Section 4.1.1 and Section 4.1.2
- B & B (Class 1 & 2) in accordance with Section 4.3
- home industry in accordance with Section 4.17
- home occupation in accordance with Section 4.18
- commercial nursery
- portable asphalt plant
- wayside pit or quarry
- uses accessory to any permitted use
- agriculture-related uses in accordance with Section 5.1.3
- on-farm diversified uses in accordance with Section 5.1.4

.2 Lot Regulations

TABLE 4 - LOT REGULATIONS FOR THE A ZONE

LOT REQUIREMENTS	LOT AREA 10 HA. OR MORE	LOT AREA LESS THAN 10 HA.
Minimum Lot Area (1)	10.0 ha	0.4 ha
Minimum Lot Frontage (1)	120.0 m	30.0 m
Minimum Front Yard (2)	10.5 m	10.5 m
Minimum Rear Yard (2)	7.5 m	7.5 m
Minimum Interior Side Yard	3.0 m	3.0 m
Minimum Exterior Side Yard (2)	7.5 m	7.5 m
Maximum Lot Coverage	30%	30%
Maximum Height Main Building	11.0 m	11.0 m

clock towers, water tanks, elevator enclosures, flagpoles, radio, television or telecommunications transmitting or receiving antennae, ventilators, skylights, silos, wind turbines, windmills or chimneys.

4.16 Holding Provisions ("H" Suffix)

Where a zoning symbol shown on Schedules "A" through "E" has the suffix (H), this indicates that holding provisions have been applied in accordance with the provisions of the applicable Official Plan. Until such time as the suffix (H) has been removed from the zone symbol by a by-law passed under the authority of the Planning Act, and in accordance with the provisions of the Official Plan, only the following uses shall be permitted:

- i) those uses which legally existed as of the date of passing of this By-law;
- ii) uses, buildings or structures accessory to the foregoing

4.17 Home Industries

Where permitted, home industries are subject to the following regulations:

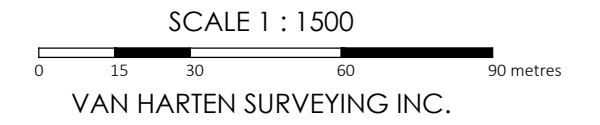
- .1 It is clearly secondary to the *main use* on the *lot*.
- .2 The *lot* shall have a minimum area of 2.5 ha.
- .3 There is no *outdoor storage* of materials, *shipping containers*, or finished products.
- .4 The total *floor area* of all *buildings* or *structures* or parts of *buildings* or *structures* used for a *home industry* shall not exceed 186.0 m². For the purposes of this section, total *floor area* shall mean all *storeys* including cellars.
- .5 No *building* or *structure* used for a *home industry* shall be located within 22.0 m of a *lot line* or 60.0 m of a residence on a separate *lot*.
- .6 A *home industry* may include such uses as a carpentry shop, a welding shop, a machine shop, a tool and equipment repair shop and a small engine shop but does not include automotive body repair shop, or *automotive sales establishment*, or *automotive service station* or a wrecking yard.
- .7 At no time may any *home industry* employ more than two *persons* who do not reside on the *lot* on which such *home industry* is conducted.
- .8 Any *home industry* shall provide a minimum of three off-street *parking spaces*.
- .9 The activity is in compliance with all other relevant regulations of this Zoning By-law.

4.18 Home Occupations

Where permitted, a *home occupation* may be conducted only in a *dwelling* unit provided

Amended by
By-law 18-34

**PLAN OF SURVEY OF
PART OF LOT 18
CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500

LEGEND:

- SURVEY MONUMENT FOUND
- IB .015 x .015 x 0.60 IRON BAR
- SIB .025 X .025 X 1.20 STANDARD IRON BAR
- SSIB .025 X .025 X 0.60 SHORT STANDARD IRON BAR
- N, E, S, W NORTH, EAST, SOUTH, WEST
- VH VAN HARTEN SURVEYING INC.
- P1 DEPOSITED PLAN 61R-22818
- P2 DEPOSITED PLAN 61R-22261
- P3 DEPOSITED PLAN 61R-21901

BEARING & DISTANCE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999612

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.
FOR THE PURPOSE OF DIRECTIONAL TIES, NORTH IS CONSIDERED TOP OF THE SHEET.

METRIC:

DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 2025.

DATE: SEPTEMBER 29, 2025

COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-112163



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: PJ	CHECKED BY: CJV	PROJECT No. 33589-24
Sep 29, 2025-12:03:31 PM		
G:\PUSLINCH\CON9\LOT 18\ACAD\Pos LT18 CON9 (33589-24) (UTM2010).dwg		

© 2025 VAN HARTEN SURVEYING INC. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.

