

D14-BAR – 6759 Laird Rd W – 2nd submission Comment Summary

April 17, 2026

Consultant	Comments
NPG Planning – Township Planner	See attached letter
County of Wellington Planning	See attached letter
NRSI – Township Ecologist	See attached letter



April 9, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
Lands located at the northeast corner of Laird Road West and Side Road 10 North
(2301000001056800000)
RE: Application for Zoning By-law Amendment D14-BAR – 2nd Technical Review

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

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

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

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

- Revised Zoning By-law Amendment dated March 23, 2026;
- Planning Justification Report Addendum Letter prepared by VanHarten Surveying Inc., dated March 26, 2026; and
- Illustrative Sketch for Zone Change prepared by VanHarten Surveying Inc., dated March 24, 2026.

1. Application Support:

- a. At the moment, we are not prepared to recommend support for the application.

2. Additional Requirements:

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

3. Technical Comments:

- a. As previously requested, please submit spatial information either as a dwg file or shapefile that shows the Subject Lands boundaries, the extent of the proposed zone change area, the extent of the NE Zone and its 30 m buffer and the extent of the outdoor storage area. This is required to prepare the draft schedule of the Zoning By-law Amendment if the application is recommended for approval.
- b. The Planning and Development Advisory Committee (PDAC) provided draft comments for the application on March 10, 2026. With respect to PDAC comments, we have the following comments:
 - i. As previously mentioned, if the application is recommended for approval, we anticipate recommending that a holding provision is included in the Zoning By-law to require Site Plan Approval before the proposed outdoor storage use is permitted on the Subject Lands.
 - ii. Please advise the maximum number of recreational vehicles, boats and recreational trailers to be stored in the outdoor storage area.
 - iii. We note that minimum visual buffers consisting of natural and planted vegetation are proposed along both Laird Road and Sideroad 10 for the RC(spXX) Zone. See comment related to the buffers in 3.c.ii below. Further details of the vegetation are expected to be addressed through the Site Plan Control process.
 - iv. We will consider adding a site-specific regulation for minimum lot area for any parcel containing the RC(spXX) Zone to be the full extent of the existing Subject Lands.

- c. With respect to the Draft Zoning By-law, we offer the following comments:
- i. We note that some of the proposed regulations differ from the measurements shown on the Illustrative Sketch for Zone Change. For example, the applicant proposes a minimum lot frontage of 60 metres, whereas the width of the RC(spXX) Zone along Sideroad 10 is 64.7 metres. Please confirm if there are specific reasons why different dimensions are requested. Otherwise, if recommended for approval, the Zoning By-law would reflect the actual surveyed dimensions as illustrated on the sketch, with minimal adjustments to account for minor surveying discrepancies.
 - ii. Similarly, the applicant proposes a minimum setback for the outdoor storage use to be 25 metres from Laird Road West and a minimum landscape buffer width of 26 metres along Laird Road West while the existing setback and landscape buffer is shown as 29 metres on the sketch. Please confirm if there are specific reasons why different dimensions are requested and ensure the minimum setback and minimum landscape buffer width along this frontage is consistent.
 - iii. Please provide the minimum setback from the outdoor storage area to the easterly lot line on the Illustrative Sketch for Zone Change.
 - iv. Please provide the width of the existing gravel driveway providing access to the outdoor storage area.
 - v. Please confirm the existing surface of the outdoor storage area. Section 4.22.a.viii requires outdoor storage areas to be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained. If relief is needed, please modify the draft Zoning By-law and provide justification for the amendment.
- d. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
- e. The following information is available to assist with a submission:

- i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
- ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
- iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



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



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
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April 13th, 2026

BY E-MAIL

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

Dear Ms. Farncombe:

**Re: Proposed Zoning By-law Amendment – D14/BAR – 2nd Submission
6759 Laird Rd W
Township of Puslinch**

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. We have reviewed the 2nd Submission for this application and provide the following comments for the Township's consideration:

The subject property is designated as Recreational Area, Secondary Agricultural Area, and Greenlands System within the County of Wellington Official Plan and is located within the mineral aggregate resource overlay. Greenlands System features include significant woodlands, provincially significant wetlands, and wetlands regulated by the Grand River Conservation Authority (GRCA).

It is acknowledged that the 2nd submission includes an addendum to the Planning Justification Report (PJR), a revised Draft By-law, and an updated Illustrative Sketch of the zone change. It is understood from the revised draft by-law submitted the applicant is proposing to re-zone a portion of the site from an Agricultural (A) Zone to a site specific Recreational Commercial Zone (RC XXXX) to permit parking/storage use for recreational vehicles, recreational trailers, and boats. The applicant is proposing a portion of the site remains with the Agricultural (A) Zone. It is acknowledged that through revisions in the 2nd submission the area proposed to be re-zoned has been reduced, and that permissions for a single detached dwelling within the proposed RC Zone have been removed.

The County of Wellington Official Plan provides permitted uses and policies for Recreational Areas. Section 6.7.2 of the Official Plan establishes permitted uses, which may include: seasonal recreational uses, active and passive recreational activities including golf courses, commercial activities related to and serving recreational activities, and publicly-accessible built and natural settings for recreation, including parklands, open space areas, trails and, where practical and appropriate, water-based resources. Section 6.7.9 Recreational Commercial Uses provides further direction regarding commercial facilities which serve recreational areas. The Township will need to be satisfied that the proposed storage use for recreational vehicles, trailers, and boats conforms with the Official Plan Recreational designation and that the proposed storage use is serving the immediate area or supporting recreational areas within the County of Wellington.



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A portion of the subject lands are designated Secondary Agricultural Area. It is understood that the applicant has revised their proposal to exclude the portion of the site within the Secondary Agricultural Area from the portion of the site proposed to be rezoned and that this will be reflected in the amending by-law and sketch.

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

Minimum Distance Separation Guideline #10 states that an MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in rural lands. It is noted that as part of the updated PJR, the applicant has provided photos of the property located at 6795-6803 Laird Rd. The Township will need to be satisfied that MDS I is addressed.

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

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

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

Yours truly,


Joanna Henderson, RPP MCIP
Senior Planner


Allie Gorman, MSc
Junior Planner

April 2, 2026

3462

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

Attention: Monika Farncombe
Planning and Corporate Services Coordinator

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

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

Background

The subject property is located north of Laird Road West, west of Pioneer Trail, east of Wellington Road 32, and south of Niska Road in the Township of Puslinch, ON. It is understood that the applicant wishes to continue the storage of RVs within the southwestern portion of their property, as described in the Planning Justification Report Addendum. The requested zone change has been submitted to remedy a zoning by-law non-compliance infraction that was issued. NRSI staff previously provided peer review comments (November 7, 2024) on a Pre-Consultation Request for the proposed continued RV storage use on the subject property, as well as a permit application for the future development of a single detached residence. NRSI staff then provided two peer review letters for the respective submissions, dated January 19, 2026 and February 24, 2026, the latter of which included technical comments on the ZBA Application. It is our understanding that the proposed rezoning application has been revised to ensure conformance with the County of Wellington Official Plan (last updated December 2025).

Reviewed Materials

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

- Planning Justification Report Addendum, RV Storage Use Re-Zoning (D14-BAR) (March 2026). Prepared by Van Harten Surveying Inc.;
- "Make a Map: Natural Heritage Areas", Ministry of Natural Resources (2026);
- County of Wellington Official Plan (last updated December 2025);
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated April 2025); and,


- Grand River Conservation Authority (GRCA) Regulation Mapping, Grand River Conservation Authority (2026).

Comments on Reviewed Materials


- Under Schedule B7 of the County of Wellington Official Plan (2025), the western portion of the property is designated recreational and the eastern portion is designated Greenlands and Core Greenlands.
- Available air photography shows intermittent tree cover throughout the subject property and a more densely treed area to the east of the property, which is identified as woodland by the NHIC (NHIC 2026). The western and southern boundaries of the subject property also contain treed areas that appear to be coniferous plantations, contiguous with additional woodlands on and off the property. A portion of the Speed River Provincially Significant Wetland (PSW) directly overlaps the eastern section of the subject property and abuts the subject property to the north. The Speed River PSW is also located adjacent (i.e., within 120m) to the subject property to the west.
- As stated in our previous letters (NRSI 2024, 2026), we understand the proposed storage area is not being expanded, with no vegetation/tree removal and no new impacts to natural heritage features are anticipated. While the lands to be rezoned include areas adjacent (i.e., within 120m) to Core Greenlands/PSW and portions of the property are within GRCA's regulated area, it is acknowledged that the existing storage footprint remains outside the 30m adjacent lands to the wetland/regulated area, consistent with prior correspondence from the GRCA.
- On that basis, we are supportive of the application as proposed, provided the storage area remains limited to the existing disturbed footprint. Any future expansion toward natural areas and/or tree/vegetation removal would represent a change in scope and would require an appropriate ecological impact assessment and, where applicable, GRCA permitting.

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

Sincerely,
Natural Resource Solutions Inc.



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



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist