

**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,

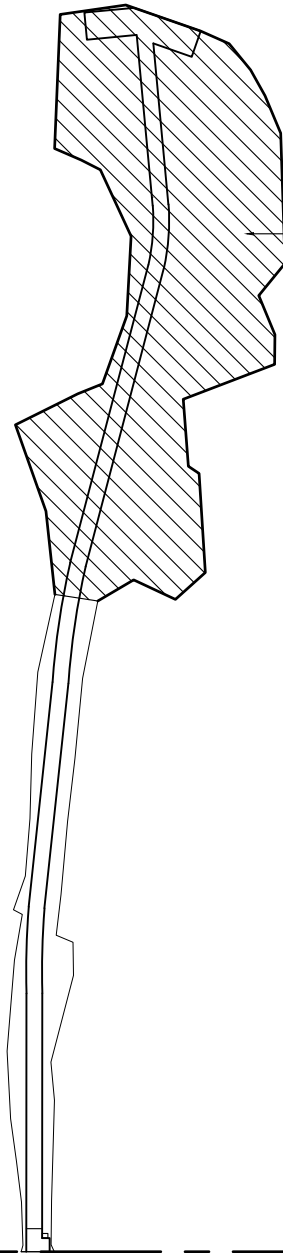
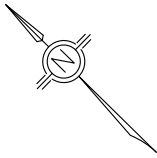
NOW THEREFORE the Council of The Corporation of the Township of Puslinch enacts that By-law 023/18, as amended, shall be and is hereby amended as follows:

1. That the lands shown on Schedule A attached are rezoned to Agriculture Special Section (AspXX) to permit an Outdoor Storage Area only in the area to be rezoned.
2. The provision in Section 4.22iii does not apply.

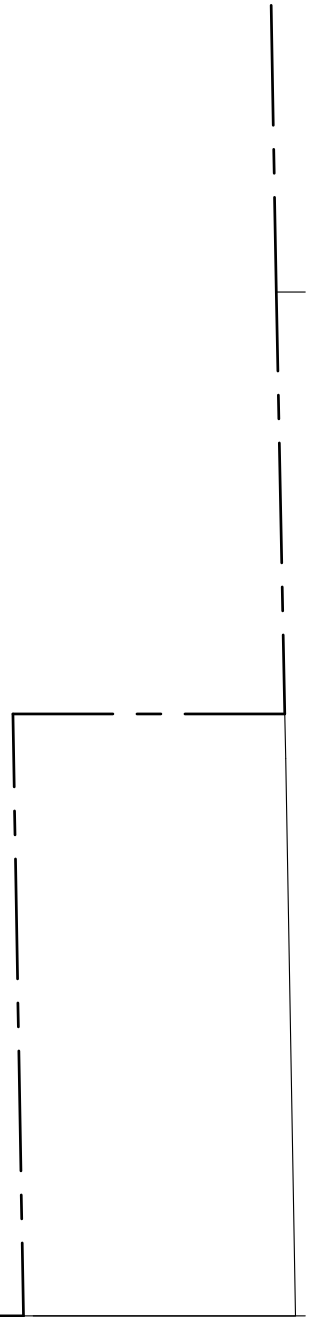
Read three times and finally
passed in open Council on the
XX day of XXXXXX, 20XX.

Mayor

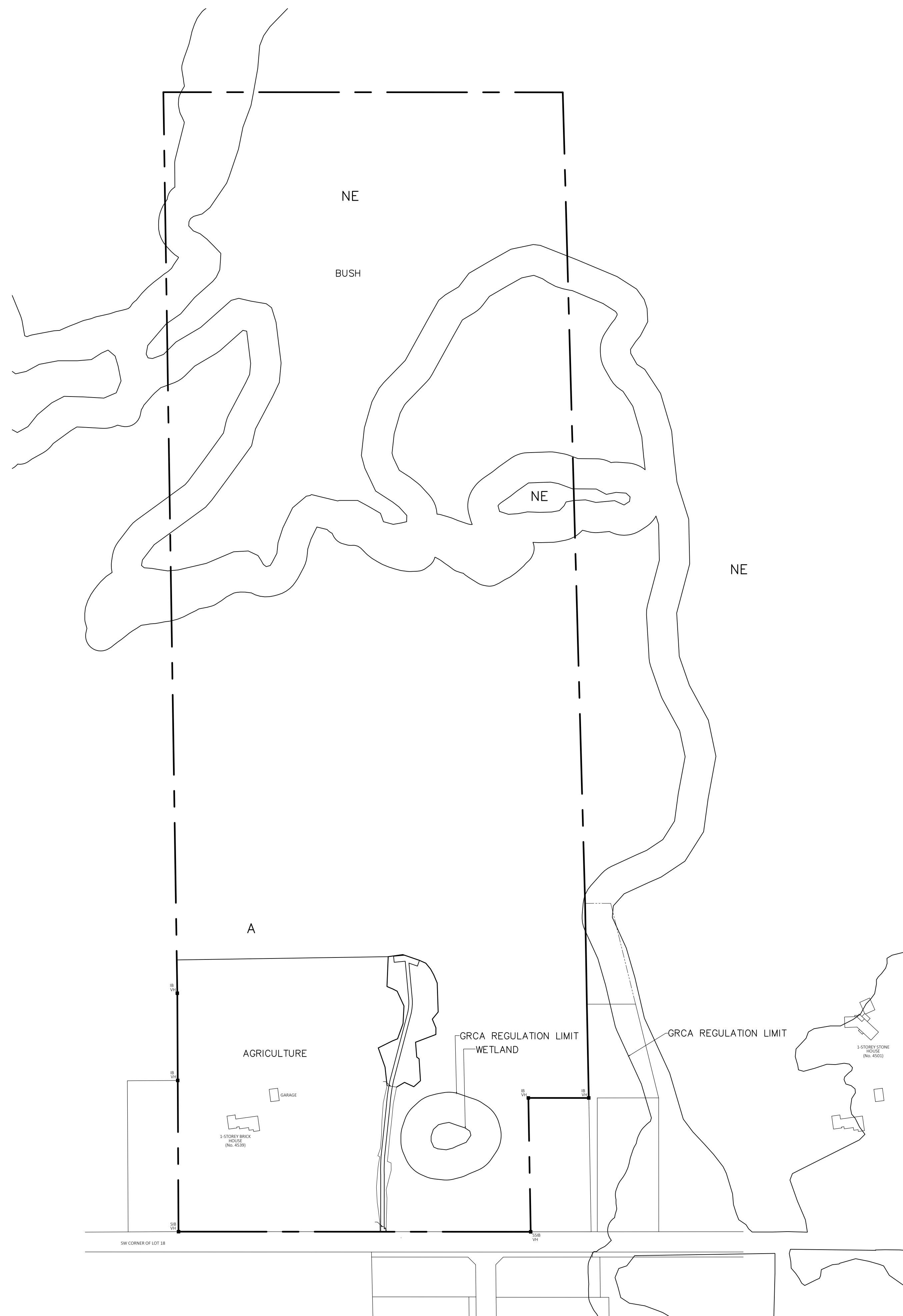
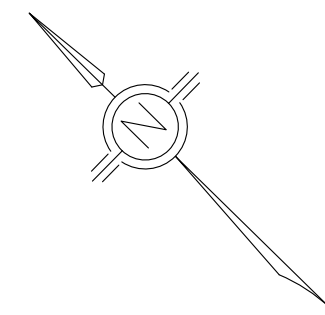
Clerk



LANDS TO BE
REZONED TO A(SPXX)



SCHEDULE A
TO BY-LAW NO. -202-
4539 VICTORIA ROAD SOUTH
TOWNSHIP OF PUSLINCH



KEY PLAN

LEGAL DESCRIPTION

PART OF LOT 18
 CONCESSION 9
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

DATE	DESCRIPTION	CHECKED BY
DEC. 2025	ISSUED FOR REVIEW	

REVISIONS



220 Kempenfelt Drive
 Barrie, Ontario
 L4M 1C4

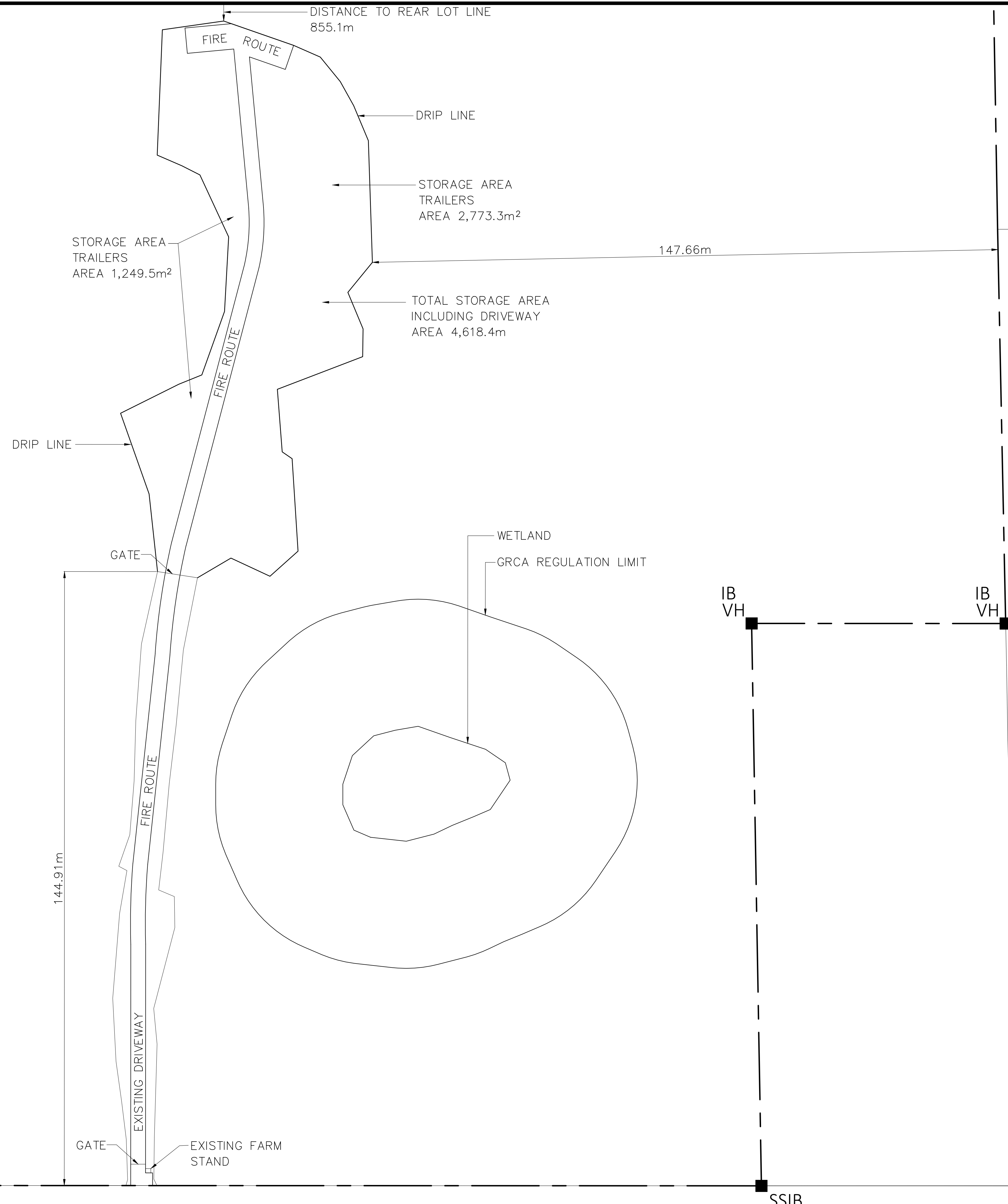
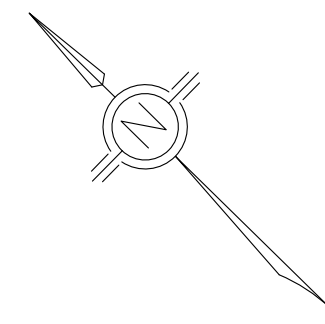
416-346-8258
 www.riepma.ca
 riepma@riepma.ca

Project Title
OUTDOOR STORAGE
 4539 Victoria South
 Puslinch, Ontario

Drawing
SITE PLAN

DATE	ISSUED
November 2025	
JOB NUMBER	DRAWN BY
	D.N.
SCALE	CHECKED BY
1:2500	C.R.
SHEET NUMBER	

SP.1



KEY PLAN

LEGAL DESCRIPTION
 PART OF LOT 18
 CONCESSION 9
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

DEC. 2025 ISSUED FOR REVIEW

DATE	DESCRIPTION	CHECKED BY

REVISIONS



220 Kempenfelt Drive
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Project Title
OUTDOOR STORAGE
 4539 Victoria South
 Puslinch, Ontario

Drawing
SITE PLAN

DATE
 November 2025
 ISSUED

JOB NUMBER
 DRAWN BY
 D.N.

SCALE
 1:750
 CHECKED BY
 C.R.

SHEET NUMBER
 SP.1

SSIB

4539 Victoria Road South Puslinch

Planning Justification Report

October 2025

Updated January 2026



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 in the southern portion of the property. 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, does not impact the nature woodland on the site and does not require any services.

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.*

The application conforms to the policies of the County Official Plan as:

1. The use is small in scale only using 0.6 ha of a 49.7 ha property.
2. No sewage or water systems are required or proposed.
3. The use is compatible with the surrounding area. The driveway and entrance already exist, it is entirely surrounded by vegetation and is not visible from any surrounding use. It is some 140 meters from the nearest lot line and does not generate any noise, dust or light that might affect neighbours. No change of grade is required.
4. Many outside storage areas of this type are located in non-urban locations. Other outdoor storage areas in the vicinity are 1873 Townline Road, 4397 Victoria Road S, and 4458 Victoria Rd S. The proposed site is much smaller than the other outside storage areas in the vicinity.
5. The proposed use has existed for a number of years and has had no negative impact on the nearby agricultural use nor will it preclude or hinder the expansion of agricultural operations in the future. The front portion of the farm is actively used for agricultural purposes. The large treed areas of the property continue in their natural state. The open heavily rolling area in the central portion of the property is being filled to increase the arable land on the site and increase agricultural activity on the lot. The proposed storage area will have no impact on agricultural operations.
6. The use occurs on part of the existing farm lot and the proposed bylaw ensures it will remain at a small scale.

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, MCIP

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

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
 - T Greenbelt Town/Village
 - Waterbody/Watercourse



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 Sources:
 County of Wellington 2025
 Ministry of Natural Resources and Forestry.
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Last Revised: May 2025
 0 1 2 4 km

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

Appendix 5

Township of Puslinch

Zoning By-Law No. 023-18

Schedule 'A'



Legend

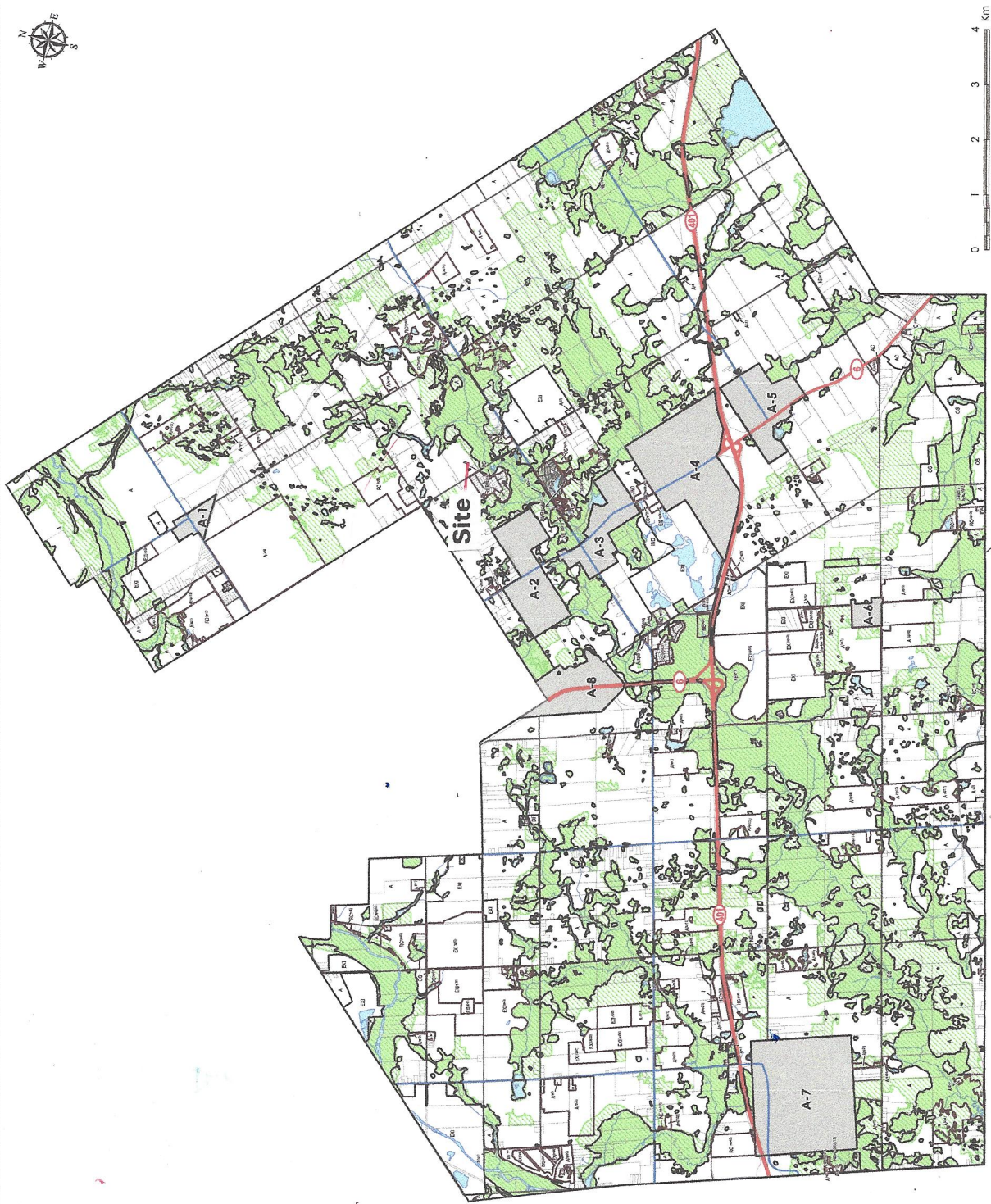
- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

Zone Descriptions

- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Rural Residential
- RUR Rural Residential
- UR Urban Residential
- f- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone

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 Parcels - Wellington County 2025.
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 Updated: April 14, 2025.
 Date printed: April 17, 2025

Sources: Wellington Planning Department, Ministry of Natural Resources
 Grand River Conservation Authority, Hamilton Region Conservation
 Authority, and Conservation Halton.



11.0 AGRICULTURAL ZONE

11.1 LIST OF APPLICABLE ZONES

Agricultural Zone A

11.2 PERMITTED USES

Uses permitted in an Agricultural **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 11.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 11.1.

Table 11.1 Agricultural **Zone** Permitted Uses

USE	A
Additional Residential Unit (Attached and Detached)	✓
Agricultural use	✓
Agriculture-related uses	✓ (2)
Animal clinic, agricultural	✓
Bed and breakfast	✓
Community garden	✓
Conservation use	✓
Daycare centre	✓
Dwelling, single detached	✓
Group home	✓
Farm related business	✓ (3)
Farm greenhouse	✓
Farm products sales outlet	✓

USE	A
Farmer's market	✓
Home business	✓
Home industry	✓
Institutional use (1)	✓
Private home day care	✓

Use-Specific Special Provisions:

- (1) Permitted only where the use legally existed on the effective date of this By-law.
- (2) **Agriculture-related uses** shall be subject to the Commercial **Zone** Standards established for the AC **Zone**, provided in Section 8.3 of this By-law.
- (3) **Farm related businesses** shall be subject to the use-specific special provisions in Section 11.5 of this By-law.

11.3 ZONE REQUIREMENTS

No person shall, within any Agricultural **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 11.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 11.2.

Table 11.2 Agricultural **Zone** Standards

STANDARD	A
Minimum Required Lot Area	4.0 ha
Minimum Required Lot Frontage	120 m
Minimum Required Front Yard	10 m
Minimum Required Interior Side Yard	3 m
Minimum Required Exterior Side Yard	6 m
Minimum Required Rear Yard	7.5 m
Maximum Permitted Lot Coverage	30%

Appendix 6



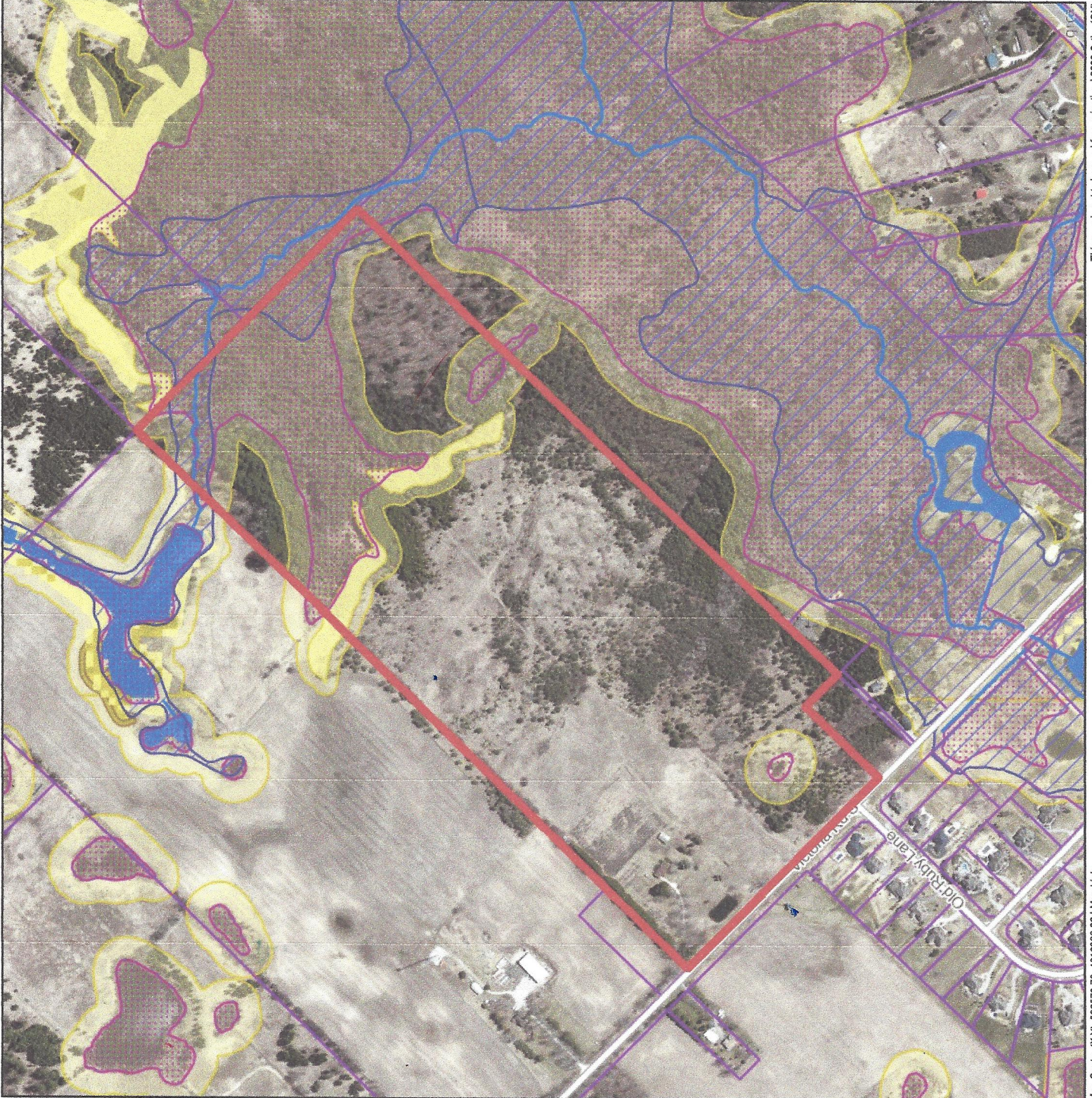
Grand River Conservation Authority

Date: May 21, 2024
Author: VW

4539 Victoria Road South, Puslinch

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNR)
- PREGS Violation (GRCA)
- Conservation Area Boundary (GRCA)



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 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
 The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:7,267

NAD83 UTM zone 17 (EPSG:26917)



This map is not to be used for navigation | 2020 Ortho (ON)

Map Centre (X,Y): 569573.78, 4816368.06 | Map Link

Zoning Matrix 4539 Victoria Road South Outdoor Storage Area

Zoned A

Section	Requirement	Requested	Conformity
4.22 i	Permitted in interior side yard Minimum 20m from street line	Proposed in interior side yard 144m m from street line	yes
4.22ii	Minimum 2m from any lot line	144 m from nearest lot line	yes
4.22iii	Maximum storage area lesser of 25% of lot or ground floor area of principle building	Storage area is 4620 sq. m.	no
4.22 iv	Screened storage area	Not visible from street	yes
4.22v	Maximum height of materials 6m	4m	yes
4.22vi	Derelict vehicles etc. prohibited	Trailers, sheds and a storage container. No derelict vehicles etc. proposed	yes
4.22vii	Not permitted adjacent to a residential zone	No adjacent residential zone	yes
4.22viii	Surface must be graded and stable	The existing surface is graded and stable	yes
4.22ix	Not landscaped open space	Not landscaped open space	yes
Table 1.1	Outdoor Storage Area not permitted	Outdoor Storage Area	no
Table 11.2	Minimum lot area 4.0 ha	49.7 ha	Yes
	Minimum lot frontage 120m	349.6 m	Yes
	Minimum front yard 10m	144 m	Yes
	Minimum interior side yard 3m	147 m	Yes
	Minimum exterior side yard 6m	Not applicable	N/A
	Minimum rear yard 7.5m	855 m	
	Maximum lot coverage 30%	Not applicable	N/A

		Comment	Response
County Planning			
1	1	It is recommended that additional details be added to the Site Plan for the next submission, specifically the extent of the Greenlands System on the subject property and the associated setbacks between the proposed use and the Greenlands System.	The Greenlands system and setbacks are been shown on the plan. Attached also are maps taken from the Wellington website showing the extent of NE zoning on the site and the conservation authority regulated area. This confirms that the proposed rezoning is outside of these areas.
2	2	It is noted that within the submitted Planning Justification Report, reference is made to a property in the Town of Erin. It is recommended that these references be removed from the report.	The appendices have been corrected
Ecology – NRS!			
3	1	The subject property contains a portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) within the northeastern and southeast. A small (<0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (<0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property	Agreed The GRCA regulated areas are shown on the plan
4	2	Available air photography shows intermittent tree cover throughout the subject property and a more densely treed area within the north and northeast sections of the property. Based on this, it is anticipated that the property contains woodland that may be considered Significant under the County of Wellington Official Plan (last updated May 2025).	Agreed. The storage area is not located within any treed areas
5	3	As stated in our previous letter (NRSI 2024), available air photography appears to show recent disturbance (i.e., between 2021-2022 and 2022-2024) within the subject property, including what appears to be the development of a constructed access to	The access and driveway has always been there. It was upgraded to accommodate the trucks coming in and out for the site

		the proposed RV storage area. It is unclear if this activity has been completed in compliance with the relevant municipal regulations. Clarification should be provided on this.	alteration. The forest clearing permit is attached
6	4	Within the Pre-Consultation Request response (NRSI 2024), NRSI staff recommended a concept plan be prepared. It is recommended that an ecologist or similar qualified biologist be retained to confirm the presence or absence of woodland within the property, or other natural heritage features adjacent to the storage area. If woodland presence is confirmed, it is recommended that the dripline be delineated where it exists on the subject property and the concept plan identify natural heritage features/constraints in relation to the proposed storage area.	The limit of the area to be rezoned is also the drip line
7	5	Should the area proposed for RV storage exist within or directly adjacent (as per County of Wellington Official Plan standards) to regulated natural heritage features or the GRCA's regulation area, the completion of an Environmental Impact Study (EIS) may be required to assess potential impacts that the proposed storage activity may have on the existing natural heritage features on and adjacent to the subject property.	There is no evidence that the activity that has occurred on the site for the past number of years has had any negative impact on the surrounding trees.
Wellington Source Water Protection			
8	1	The submission of a fuel spill plan, which outlines what actions would be taken to contain and mitigate fuel if it were to spill from any of the vehicles stored on site.	There will be no fuel stored on the site
GRCA			
9	1	GRCA staff recommend that the site plan is updated to include the wetland features and the extent of the GRCA's regulated area. All development should be located outside of the regulated area.	The GRCA regulated areas are on the plan. All development is well outside the GRCA regulated area.
GEI			
10	1	While the Plan of Survey provided as part of this submission does show some of required details of a Site Plan, additional information should be added to the plan for the next submission, including: <ul style="list-style-type: none"> • GRCA regulation limits. The GRCA's pre-consultation letter (dated May 28, 2024) notes that access/egress to the storage area shall be located outside the regulated areas. • Well and septic system for the existing residence. • All driveways, walkways and parking areas. 	The entire storage area is outside of the regulated area The well and septic system for the house are located near the house and have no effect on the subject application. There are

		<ul style="list-style-type: none"> • Any fencing, lighting or signs. • Outdoor storage areas and suitable fire route. 	no walkways, lighting or signs proposed. A fire route is shown on the plan
NPG			
11	1	<p>From a planning perspective, the following materials are required in the subsequent submission for our comprehensive review of the application:</p> <ul style="list-style-type: none"> i. An updated Site Plan including the information outlined below; ii. Legal Description including Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments); and iii. An updated Planning Justification Report (PJR) with the matters outlined below addressed. 	<p>Updated plans are provided</p> <p>The PJR has been updated</p>
12	2	<p>We note that the Applicant submitted a plan of survey, prepared by Van Harten Surveying Inc., in lieu of a conceptual site plan. This plan should be updated to include the following information:</p> <ul style="list-style-type: none"> i. The entire extent of the Subject Lands and existing land uses of adjacent properties; ii. The extent of the NE zone and the minimum setback between the proposed outdoor storage area and the NE zone. Subject to the setback, we may provide further comments; iii. The surface of the outdoor storage area; iv. The extent of the current agricultural operations on the lands; v. All existing and proposed driveways; vi. The location and size of the farm stand; vii. A zoning matrix to demonstrate the proposal's compliance with the Puslinch Zoning By-law's applicable regulations, including regulations of the parent zone and General Provisions. In particular, Section 4.22, including requirements for outdoor storage areas, needs to be addressed in the zoning matrix. <p>b) It appears that the 0.6 hectares of lands identified as outdoor storage area include an access off Victoria Road South. If the access is only to connect the outdoor storage area and Victoria Road South, it may not have to be included in the calculation of the outdoor storage area. Please update the Site Plan to show the</p>	<p>We are providing two plans; one is the overall property and the other a more detailed plan showing the subject area. The complete property is shown on the plan.</p> <p>The NE area is shown on the plan</p> <p>The surface of the storage area is gravel</p> <p>The agricultural area is shown on the plan</p> <p>The existing driveway is shown and unchanged</p> <p>The farm stand is shown</p> <p>A zoning matrix is provided</p> <p>The areas have been revised to exclude the access driveway</p>

		<p>extent of lands proposed for the outdoor storage use which should include areas dedicated to store the proposed items as well as maneuvering aisles and driveways needed for the circulation within the outdoor storage area. Please also identify the minimum setbacks from the outdoor storage use to all property lines.</p>	
13	3	<p>With respect to the Planning Justification Report, we offer the following commentary:</p> <ul style="list-style-type: none"> i. We note that Appendices 5-7 seem to reference to a different property in the Town of Erin instead of the Subject Lands. Section 7.4 of the report identifies the Subject Lands' zoning as Agricultural, Natural Environment and Rural Environmental Protection. The Subject Lands are zoned Agricultural (A) and Natural Environment (NE) with an Environmental Protection Overlay under the Puslinch Zoning By-law. Please revise this report, particularly if any of the planning opinions change as a result. ii. This report mentions a portion of the open area of the property is subject to a fill permit to create additional land for agricultural use. Please confirm if a Site Alteration permit has been obtained or is intended to be applied. Please confirm if this means there is additional land identified for agricultural operations in the future. If so, please identify them on the Site Plan. iii. Should the zoning matrix identify any non-compliances with the Puslinch Zoning By-law, this report should provide justifications for any site-specific zoning amendment required to facilitate the proposed use. iv. As mentioned, the proposed use is on adjacent lands as per Policy 5.6.3 of the County Official Plan. We defer to the Township's ecologist and the GRCA to determine whether an Environmental Impact Statement is required and whether the relevant environmental policies under the County Official Plan have been met. v. As mentioned, the proposed use needs to demonstrate conformity with the County of Wellington Official Plan, specifically section 6.5.5. Although this report includes discussion of this section, more analysis is required to justify the proposed use in the Secondary Agricultural Areas. Specifically, please discuss the following in the revised report: <ul style="list-style-type: none"> ▪ Please elaborate on the need for the proposed use to be in a non-urban 	<p>The appendices have been updated</p> <p>A site alteration permit has been issued for the fill operation. The site alteration permit creates more land area to be used for agriculture.</p> <p>There are no non-compliances. The draft bylaw is submitted here with</p> <p>An EIS is not required as the location of the outdoor storage area is well removed from any sensitive areas.</p> <p>See PJR</p> <p>See PJR</p>





		<p>location, specifically from a market requirements, land requirements and compatibility issues' perspectives;</p> <ul style="list-style-type: none"> • In lieu of an Agricultural Impact Assessment, please elaborate on the nature of the current agricultural operation on the property and discuss how the proposed use does not hinder or preclude the potential for agriculture on the Subject Lands and in the immediate surrounding areas; and • Furthermore, the applicant should provide comparable examples of other outdoor storage areas in comparable municipalities to justify the scale of the outdoor storage area in accordance with Policy 6.5.5 e) of the County of Wellington Official Plan. 	<p>See PJR</p> <p>Other outdoor storage areas in the vicinity are 1873 Townline Road, 4397 Victoria Road S, 4458 Victoria Rd S. 1873 Townline has hundreds of RVs</p>
14	4	<p>As we do not have all the necessary information, we are not able to conduct a comprehensive review of the proposal against the Puslinch Zoning By-law. However, we want to highlight the following:</p> <ol style="list-style-type: none"> It is mentioned that the outdoor storage area will be used to store recreational vehicles, portable sheds and similar items. Please provide a list of all the items that are proposed to be stored in this area. Section 4.22 of the Puslinch Zoning By-law prohibits the storage of certain items in outdoor storage areas. If shipping containers are proposed to be stored within this area, Section 4.24 of the Puslinch Zoning By-law will apply. Please provide the maximum number of recreational vehicles, portable sheds and other items that are proposed to be stored in the outdoor storage area. Please confirm if any recreational vehicles will be sold from the Subject Lands; Please confirm if the outdoor storage area will be seasonal or year-round storage; Please confirm how many people will be employed by the use; Please confirm if the farm stand fits the definition of “farm products sale outlet”, a permitted use under the Agricultural Zone (A) and whether the farm stand is permanently attached or fixed to the ground or other structures. Section 4.22 iii. of the Puslinch Zoning By-law requires the outdoor storage area to not exceed the lesser of 25% of the total lot area and the total ground floor area of the principal building on the lot. The Applicant should provide the 	<p>There will only be 1 or 2 shipping containers to store the owner’s equipment.</p> <p>40 RV’s, 24 Sheds</p> <p>No sales from the property It will be year round</p> <p>No people will work on the site Yes it conforms and is a permitted use.</p> <p>The application is well below 25% of the lot area but is larger than the floor area of the buildings</p>

		<p>total lot area and the total ground floor area of the dwelling to verify zoning compliance.</p> <p>viii. Section 4.22 iv. of the Puslinch Zoning By-law states outdoor storage areas shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township. Please identify if any of such measures are proposed. At the minimum, some form of physical demarcation of the outdoor storage area would be supported so as to encroach into the agricultural areas in the future.</p>	<p>The proposed site is not visible from the road as it is screened by existing vegetation and access is prevented by a gate.</p>
15	5	<p>We have reviewed the Draft Zoning By-law and have the following comments:</p> <p>i. Please provide Schedule A to the draft Zoning By-law;</p> <p>ii. Please identify what the lands are proposed to be rezoned into, for example an Agricultural Site-Specific Zone (A(spXX)); and</p> <p>iii. The draft Zoning By-law should also include any site-specific provisions required to address non-compliances from the Puslinch Zoning By-law.</p>	<p>An amended draft bylaw is provided</p>
16	6	<p>If the Zoning By-law Amendment application is recommended for approval, we anticipate a holding provision would be proposed, requiring the outdoor storage use to receive Site Plan Approval and a Site Plan Agreement is registered on title.</p>	<p>Agreed</p>
17	7	<p>Please confirm if there is any existing or proposed exterior lighting in the outdoor storage area. Section 4.15 of the Township Zoning By-law provides regulations related to exterior lighting. If outdoor lighting is proposed as part of the proposed development, a Photometric Plan will be required at the site plan stage</p>	<p>No lighting existing or proposed</p>
18	8	<p>Cash-in-lieu of parkland may be required in accordance with Section 42(1) of the Planning Act. Development charges may be required in accordance with the Township's Development Charges By-law No. 053-2024.</p>	<p>Agreed</p>



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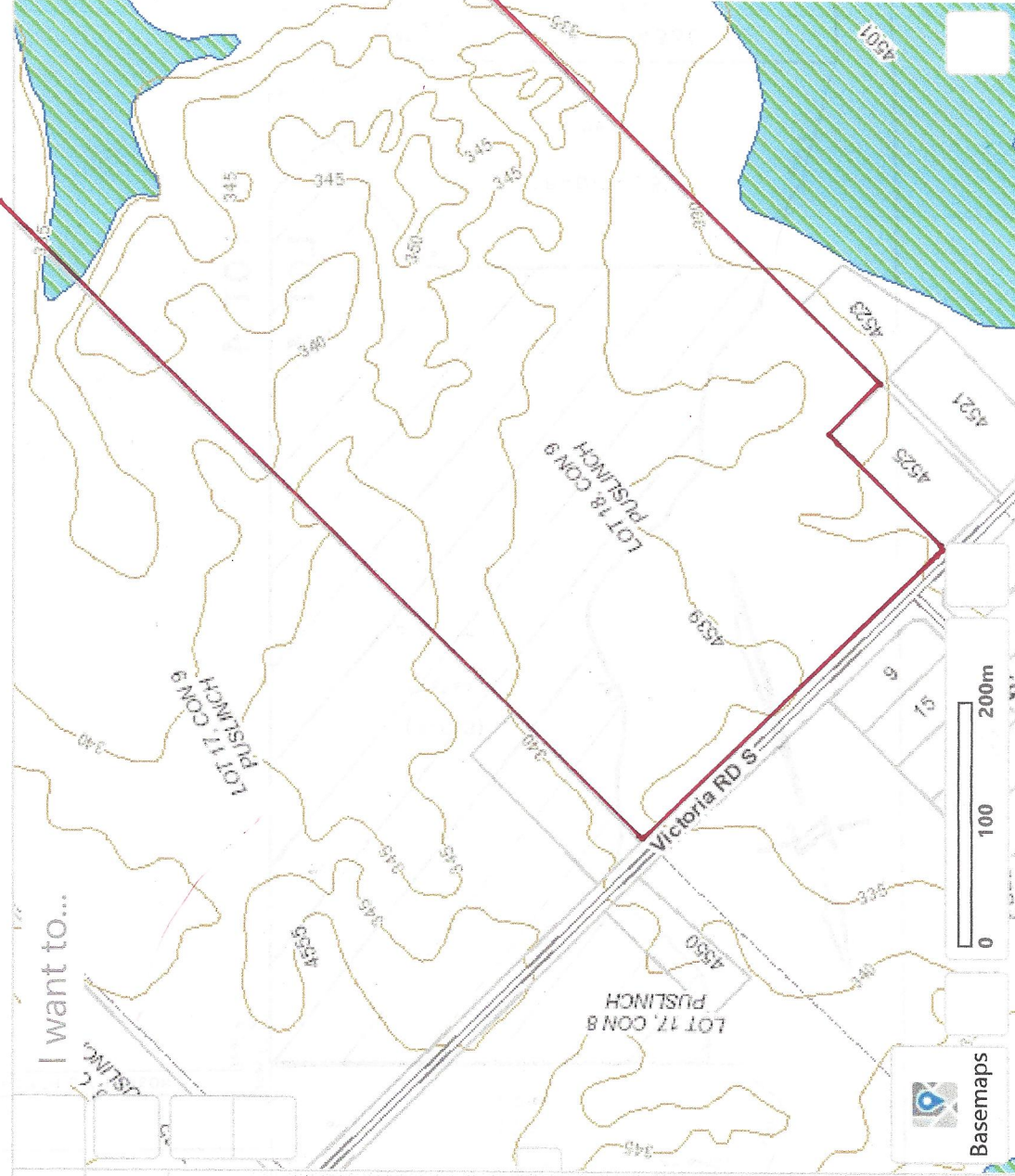
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