

**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,

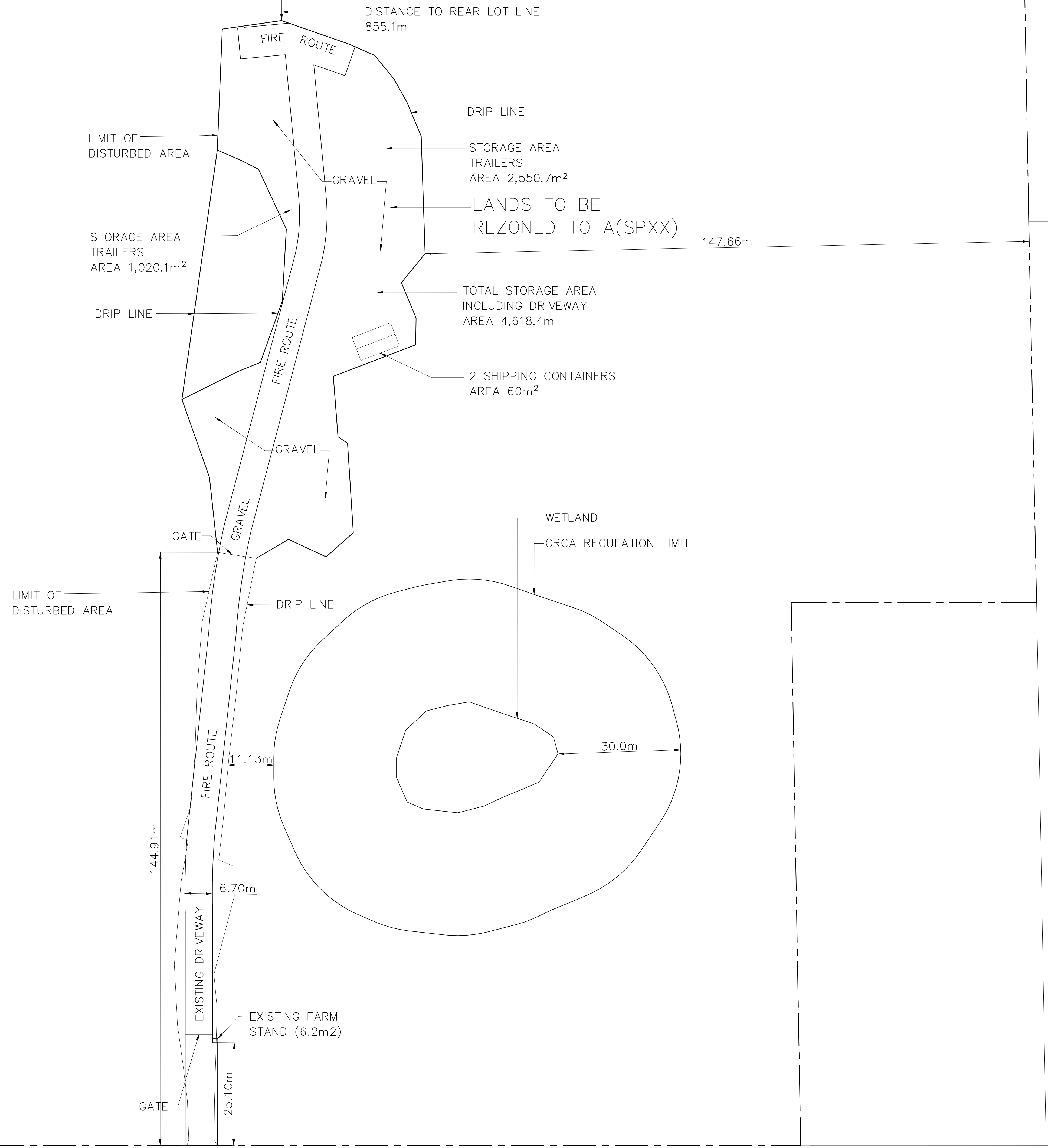
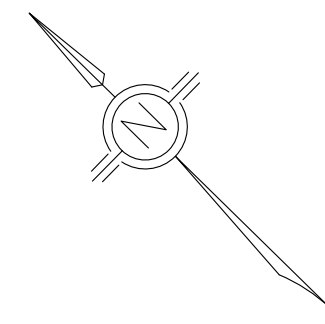
NOW THEREFORE the Council of The Corporation of the Township of Puslinch enacts that By-law 023/18, as amended, shall be and is hereby amended as follows:

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. Notwithstanding Section 4.22iii the area for Outdoor Storage shall not exceed 4,620 sq. m.
3. Section 4.24.2j shall not apply.

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

Mayor

Clerk



KEY PLAN

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

DATE	DESCRIPTION	CHECKED BY
APR. 24 2026	REVISED	DN
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
1:750	C.R.
SHEET NUMBER	

April 16, 2026
Project No. 2601093

VIA EMAIL: Stephaniemccrone@hotmail.com

Stephanie McCrone
4539 Victoria Road South
Puslinch, ON N0B 2J0

**Re: Woodland Dripline Confirmation and Natural Heritage Assessment Memo
4539 Victoria Road South
Puslinch, Ontario**

1. INTRODUCTION

GEI Consultants Canada Ltd. (GEI) was retained by Riepma Consultants Inc. to complete a woodland dripline confirmation inspection, a natural heritage features background review and a technical letter with supporting mapping to document the results of the aforementioned studies. The property is located at 4539 Victoria Road South in Puslinch, Ontario (herein referred to as the Subject Lands; **Figure 1, Appendix A**).

The purpose of these studies and their supporting deliverable is to address comments from the Township of Puslinch's Ecologist (Natural Resource Solutions Inc.), dated January 29, 2026, pertaining to the Zoning By-law Amendment (ZBA) for the Subject Lands for the proposed recreational vehicle (RV) storage area on the Subject Lands.

2. BACKGROUND REVIEW OF SECONDARY SOURCE INFORMATION

A background review of available natural heritage information was completed to characterize features within and adjacent to the Subject Lands and to inform the ecological assessment. This review included:

- County of Wellington Official Plan (2025);
- Grand River Conservation Authority (GRCA) Regulation Mapping (2026);
- MNR Natural Heritage Information Centre (NHIC) database (2026);
- Geospatial Ontario (GEO) database (2025);
- DFO Aquatic SAR Distribution Mapping; and
- Aerial imagery (2025).

The background review identified that the Subject Lands are situated within a broader natural heritage system associated with the Mill Creek Puslinch Wetland Complex, including:

- Provincially Significant Wetlands (PSW);
- Associated woodlands and unevaluated wetland features;
- A tributary of Aberfoyle Creek and associated valleyland;

- GRCA-regulated features, including floodplain and erosion hazards; and
- Greenlands and Core Greenlands designations under the County of Wellington Official Plan.

Aerial imagery further confirmed that the area of the proposed storage use and access driveway was cleared and grubbed in approximately 2022, and has since functioned as a disturbed, gravel-based storage area.

2.1. NHIC Database

The Natural Heritage Information Centre (NHIC) database (MNR, 2026) was queried for records of provincially significant species within the 1 km² grid (17NJ6916) encompassing the Subject Lands.

The search identified several species of conservation interest, including:

- **Eastern Meadowlark** (*Sturnella magna*) – Threatened (SARA);
- **Bobolink** (*Dolichonyx oryzivorus*) – Threatened (SARA);
- **Eastern Wood-pewee** (*Contopus virens*) – Special Concern;
- **Wood Thrush** (*Hylocichla mustelina*) – Special Concern; and
- **Grasshopper Sparrow** (*Ammodramus savannarum*) – Special Concern.

None of the species identified through the NHIC search are listed on the Protected Species in Ontario (PSO) List and therefore do not receive protection under the Species Conservation Act (2025).

These records are derived from a broad landscape-level database and do not confirm species presence within the Subject Lands. Based on site conditions—specifically the previously disturbed nature of the proposed development area—suitable habitat for the above listed species is very limited within the active storage footprint. Adjacent woodland–wetland features may provide potential habitat; however, no works are proposed within these areas.

3. WOODLAND DRIPLINE CONFIRMATION

3.1. Methodology

GEI's conducted an in-field survey to verify the Ontario Land Surveyor (OLS)-mapped woodland dripline. In-field investigations were also used to assess potential impacts on adjacent trees and vegetation. GEI staff noted any grade changes resulting from fill or excavation associated with previous storage and works within the Subject Lands. Photographs were taken, where possible, to support field observations.

3.2. Survey Results

The field investigation was conducted with a primary focus on the trailer storage area with additional observations collected along the access driveway extending to Victoria Road. Woodland driplines were delineated using sub-metre GPS, with typical accuracy ranging from approximately 30–40 cm and less commonly up to 80 cm.

Historical aerial imagery identifies the area of the proposed storage area and access driveway was cleared and grubbed in 2022. Generalized Ecological Land Classification (ELC; Lee et al., 1998) assessments were

completed based on edge observations while the dripline was being delineated. The woodland edge was characterized as a combination of naturalized pine plantation, cultural thicket, and cultural woodland communities, comprising a mixed of species. Most commonly observed species included Scots Pine (*Pinus sylvestris*), Trembling Aspen (*Populus tremuloides*) and White Pine (*Pinus strobus*), generally ranging from young to mid-age classes, with Common Buckthorn (*Rhamnus cathartica*) and with pockets of Red-Osier Dogwood (*Cornus sericea*) and willow shrubs (*Salix* spp.). Previously installed silt fencing along the woodland edge was also observed.

A small, isolated wooded feature is identified north of the larger woodland complex. It appeared to be poplar-dominated with a small, ponded feature characterized by frozen surface water.

Additionally, the southern corner unevaluated wetland, identified through the Geospatial Ontario mapping database, was reviewed and appeared to exhibit wetland characteristics. Aerial imagery displays an open water feature at this location.

4. ANALYSIS OF SIGNIFICANT NATURAL FEATURES

Based on the combined background review and field investigation, the following natural heritage features were identified within or adjacent to the Subject Lands (refer to **Figures 1 and 2**):

- Provincially Significant Wetlands (Mill Creek Puslinch Wetland Complex);
- Unevaluated wetland within the southern portion of the Subject Lands;
- Significant Woodland associated with the wetland complex;
- Tributary of Aberfoyle Creek and associated valleyland (direct fish habitat);
- Candidate Significant Wildlife Habitat associated with the woodland–wetland complex; and
- Greenlands and Core Greenlands designations under the County of Wellington Official Plan.

No Species at Risk or confirmed SAR habitat were identified within the Subject Lands during the site investigation or background review.

4.1. Significant Wildlife Habitat

There are several provincial documents that discuss identifying and evaluating SWH including the NHRM (MNR 2010), the SWH Technical Guide (MNR 2000), and the SWH Eco-Region Criterion Schedule (MNRF 2015). The Subject Lands are located in Eco-Region 6E and were therefore assessed using the 6E Criterion Schedule (MNRF 2015). For the purposes of this report, only SWH types associated with the woodland and unevaluated wetlands to the south of the existing residence have been included in this section.

The following SWH types may be present within the Subject Lands associated with the woodland and wetland complex (Mill Creek Puslinch Wetland Complex/Significant Woodland):

- Seasonal Concentration Areas:
 - Candidate Bat Maternity Colonies;
 - Candidate Raptor Wintering Area;
 - Stratum II Deer Winter Congregation Areas; and
- Specialized Habitats:
 - Candidate Woodland Raptor Nesting Habitat;
 - Candidate Amphibian Breeding Habitat (Woodland); and

- Species of Concentration Concern:
 - Candidate Eastern Wood-Pewee habitat;
 - Candidate Wood Thrush habitat; and

5. Impact Assessment and Mitigation Measures

This section assesses the potential impacts, predicted effects, proposed mitigation measures associated with proposed development of the Subject Lands.

5.1. Development Context

Along the southern boundary of the Subject Lands, a recreational vehicle (RV) storage area is proposed, with an access driveway extending to Victoria Road. This area appears to be previously cleared and grubbed in 2022, and the proposed development is now occurring within that existing footprint, which is currently comprised of gravel fill. The storage area will accommodate the placement of trailers and sea containers.

5.2. Provincially Significant Wetlands and Other Wetlands

Within and adjacent to the Subject Lands, provincially significant wetlands are identified as part of the Mill Creek Puslinch Wetland Complex. These features are located approximately 2 km south of the proposed storage area. Given this separation distance and the absence of direct hydrological or ecological connectivity, no direct impacts to the PSW are anticipated as a result of the proposed development.

5.2.1. Other Wetlands

The Mill Creek Puslinch Wetland Complex (PSW) and an unevaluated wetland feature are located within the broader woodland–wetland system adjacent to the Subject Lands.

The proposed storage area is:

- Located outside of wetland boundaries; and
- Separated from the unevaluated wetland by approximately 45 m of intervening woodland.

No direct impacts to wetlands are anticipated.

Potential indirect impacts (e.g., sedimentation or contamination) can be mitigated through:

- Installation of permanent erosion and sediment control (ESC) fencing at the limit of disturbance; and
- Implementation of a spill prevention and response plan for storage-related activities.

With these measures in place, no negative impacts to wetland features or their ecological functions are anticipated.

5.3. Significant Woodlands

The adjacent woodland, associated with the Mill Creek Puslinch Wetland Complex, is considered Significant Woodland.

As confirmed through field investigation and illustrated on **Figure 2**:

- The proposed development is confined to a previously disturbed footprint; and
- No additional encroachment into the woodland is proposed.

While standard planning practice often contemplates a defined buffer adjacent to Significant Woodland, the site-specific context supports a refined approach. A typical 30 m buffer is illustrated on **Figure 2** for reference; however, this buffer is not proposed, as the development is confined to a previously disturbed footprint and no additional encroachment into the adjacent woodland is anticipated. Given that the disturbance limit is already established and no expansion of the use is proposed, a formal buffer is not required to achieve the intent of applicable natural heritage policies.

Instead, a mitigation-based approach will be implemented, including recommendation of:

- Permanent ESC fencing along the woodland dripline to define the limit of disturbance;
- Removal of any minor encroachment within the dripline, where feasible; and
- Restriction of site activities to the existing disturbed area.

These measures will:

- Prevent further disturbance within the woodland root zone;
- Minimize sediment transport and edge effects; and
- Maintain the ecological integrity of the woodland.

With these measures in place, no negative impacts to the Significant Woodland or its ecological functions are anticipated.

5.4. Significant Wildlife Habitat

Background review identified potential for candidate Significant Wildlife Habitat (SWH) within the adjacent woodland–wetland complex. However, no direct impacts are anticipated due to the following:

- The proposed development is restricted to the disturbed storage footprint; and
- No works are proposed within adjacent natural features.

Indirect impacts are mitigated through:

- Installation of ESC fencing to prevent encroachment;
- Implementation of spill prevention measures; and
- Limiting activities to the existing disturbed area.

Given the absence of suitable habitat within the development footprint and the implementation of mitigation measures, no negative impacts to SWH or species of conservation concern are anticipated.

5.5. Fish Habitat

The tributary of Aberfoyle Creek, identified as direct fish habitat, is located well removed from the proposed storage area.

No work is proposed within or adjacent to the watercourse.

Accordingly, no direct or indirect impacts to fish habitat are anticipated.

5.6. Habitat for Threatened and Endangered Species

No Species at Risk (SAR) or SAR habitat were identified within the Subject Lands during the background review or site investigation.

However, the adjacent woodland–wetland complex may provide candidate habitat for SAR bat species, consistent with regional conditions and available habitat features.

Notwithstanding this potential:

- The proposed development is confined to a previously disturbed footprint;
- No tree removal or alteration of adjacent woodland habitat is proposed; and
- No work is anticipated within areas that may provide suitable bat roosting or foraging habitat.

As such, no direct impacts to SAR bat habitat are anticipated.

Should vegetation removal be required in the future, it will be undertaken in accordance with applicable timing windows and best management practices, including:

- Avoidance of the bat maternity season (generally March 15 to November 30); and
- Completion of bat exit surveys, where suitable habitat features (e.g., potential roost trees) are identified and proposed for removal.

With these measures in place, and given the absence of encroachment into suitable habitat, no negative impacts to SAR bats are anticipated.

In addition, all works will comply with the Migratory Birds Convention Act, with vegetation clearing (if required) occurring outside of the breeding bird window (April 1 to August 31) or supported by appropriate nest searches.

5.7. Invasive Species Management

The potential for the spread of invasive and non-native plant species is present given the existing disturbed conditions within the storage area.

To minimize this risk, the following measures will be implemented:

Cleaning of equipment prior to arrival on site to prevent introduction of invasive species; and

Stabilization of any exposed soils through seeding with an appropriate cover crop and native seed mix.

With these measures in place, the potential for the introduction or spread of invasive species is expected to be minimal.

6. CONCLUSION

This memo addresses the comments from the Township of Puslinch's Ecologist (Natural Resource Solutions Inc.), dated January 29, 2026, pertaining to the Zoning By-law Amendment (ZBA) at 4539 Victoria Road South, Puslinch, Ontario for the proposed recreational vehicle (RV) storage area on the Subject Lands.

The proposed use is confined to a previously disturbed footprint and will be subject to defined limits of disturbance and mitigation measures. A typical 30 m buffer is illustrated on **Figure 2** for reference only; however, a formal buffer is not proposed, as the existing condition and established limit of disturbance provide an effective constraint on the development footprint.

Based on the completed background review, field investigation, and ecological assessment, it is our opinion that the proposed development will not result in negative impacts to identified natural heritage features or their ecological functions. The proposed RV storage use has been designed in accordance with the principles of avoidance and minimization and is considered consistent with the applicable natural heritage policies of the Provincial Policy Statement (2024) and the County of Wellington Official Plan (2025).

Should you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

GEI Consultants Canada Ltd.

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Appendices

Appendix A Figures

REFERENCES

Department of Fisheries and Oceans (DFO). 2025. Aquatic Species at Risk Distribution Mapping. Available online at <http://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html>

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Ministry of Natural Resources (MNR) 2000. Significant Wildlife Habitat Technical Guide. Fish and Wildlife Branch, Wildlife Section, Science Development and Transfer Branch, Southcentral Sciences Section. 151 pp.

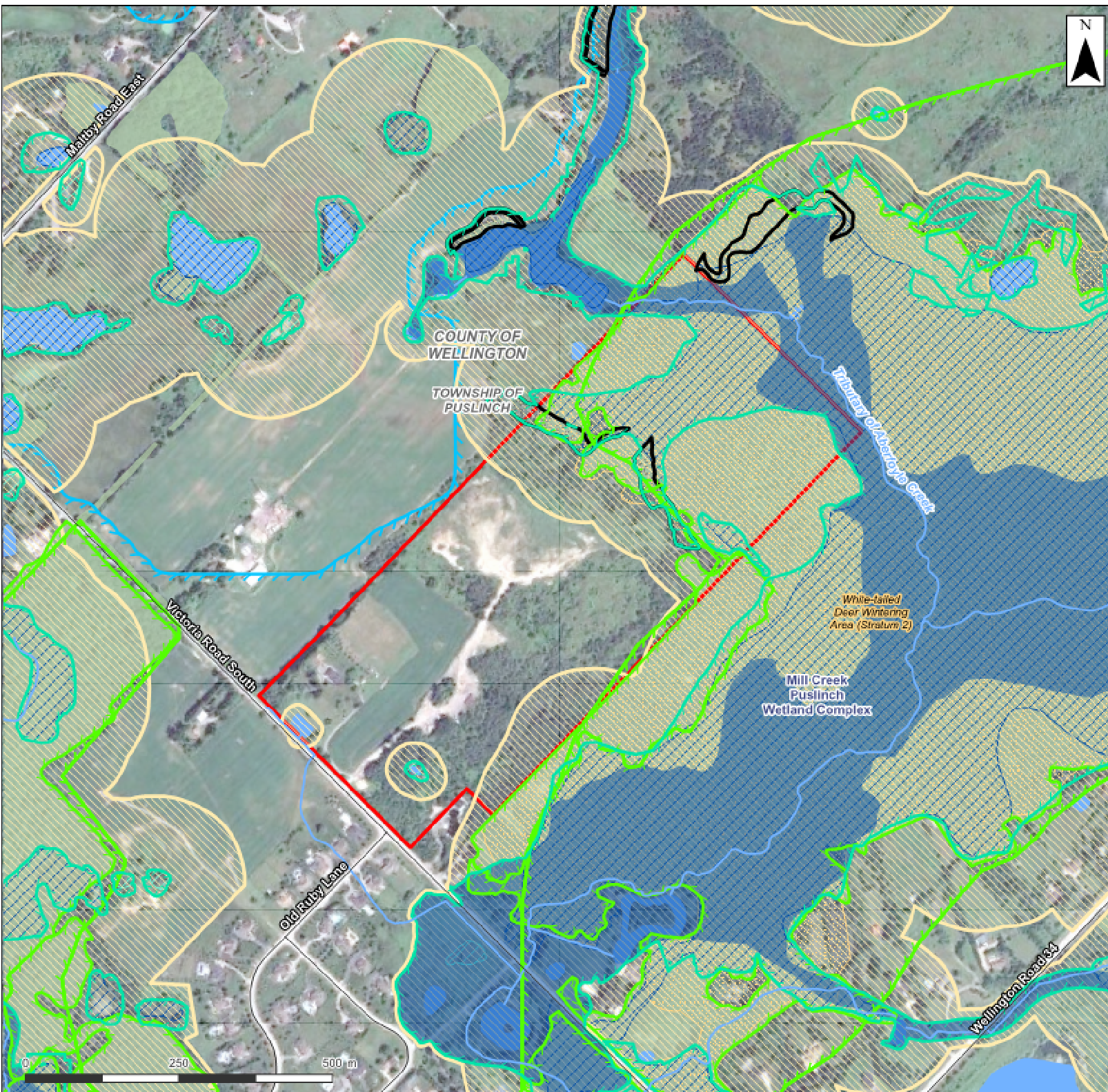
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Ontario Ministry of Natural Resources (MNR) 2010. Natural Heritage Reference Manual for the Natural Heritage Policies of the Provincial Policy Statement. Available online: <http://www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.htm>

County of Wellington Official Plan. 2024. Available online at: <https://www.wellington.ca/business-development/planning-development/official-plan-land-use>

Appendix A Figures



- ▬ Subject Lands
- ▬ Road
- ▭ Growth Plan for the Greater Golden Horseshoe NHS
- ▭ Provincially Significant Wetland
- ▭ Wetland - Not evaluated per OWES
- ▭ Watercourse
- ▭ Wildlife Activity Area
- ▭ Waterbody
- ▭ Wooded Area
- GRCA, 2024**
- ▭ Regulation Limits
- ▭ Floodplain
- ▭ Erosion Hazard
- County of Wellington OP, 2023**
- ▭ Core Greenlands
- ▭ Greenlands

- Reference(s):**
1. Coordinate System: NAD 1983 CSRS UTM Zone 17N.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2026.
 3. Orthoimagery © Google Earth - Airbus, 2026. Imagery taken in 2025.

**Figure 1
Landscape Setting**

Project Name:
Woodland Dripline Confirmation and
Natural Heritage Features Background
Review

Client Name:
Stephanie McCrone
(Puslinch, Ontario)



Last Updated: April 2026
Document ID: 2601590

Document Path: \\bos-p001-12\dms_Storage\Working\McCRONE_STEPHANIE\2601590\McCRONE_STEPHANIE\2601590\McCRONE_STEPHANIE\2601590\2025-04-16_Review.aprx



- █ Subject Lands
- Road
- Watercourse/Direct Fish Habitat
- █ Waterbody
- ▨ Provincially Significant Wetland
- ▨ Wetland - Not evaluated per OWES
- ▨ Other Wooded Feature (GEI, 2026)
- Candidate Significant Wildlife Habitat & Candidate Habitat for Threatened and Endangered Species
- Dripline (Staked by GEI on March 18, 2025)
- - - Typical 30 m buffer (for reference only)

Reference(s):

1. Coordinate System: NAD 1983 CSRS UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2026.
3. Orthoimagery © Google Earth - Airbus, 2026. Imagery taken in 2025.

Figure 2 Significant Natural Heritage Features

Project Name:
Woodland Dripline Confirmation and Natural Heritage Features Background Review

Client Name:
Stephanie McCrone
(Puslinch, Ontario)



Last Updated: April 2026
Document ID: 2601590

4539 Victoria Road South Puslinch

Planning Justification Report

October 2025

Updated April 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.

Section 4.22iii requires that the outdoor storage area not exceed the lesser of 25% of the lot area or the ground floor area of the principal building. The area used for outdoor storage is 4,620 sq. m. in area. The area of the lot is 49.7 ha. and the ground floor area of the existing house is 130 sq. m. The area used for outside storage exceeds the size of the house but represents less than 1% of the total land area. In this case using the area of the house as the criteria for setting the size of the storage area is unrealistic. The proposed bylaw sets the

maximum area to be used for storage at 6420 sq. m which recognises the existing area but does not allow for expansion.

The bylaw also requires that the storage containers be located within 50 m. of the existing building. In this case the containers should be located within the storage area and not be required to locate near the existing house where they would be visible from the road.

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.

9.0 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

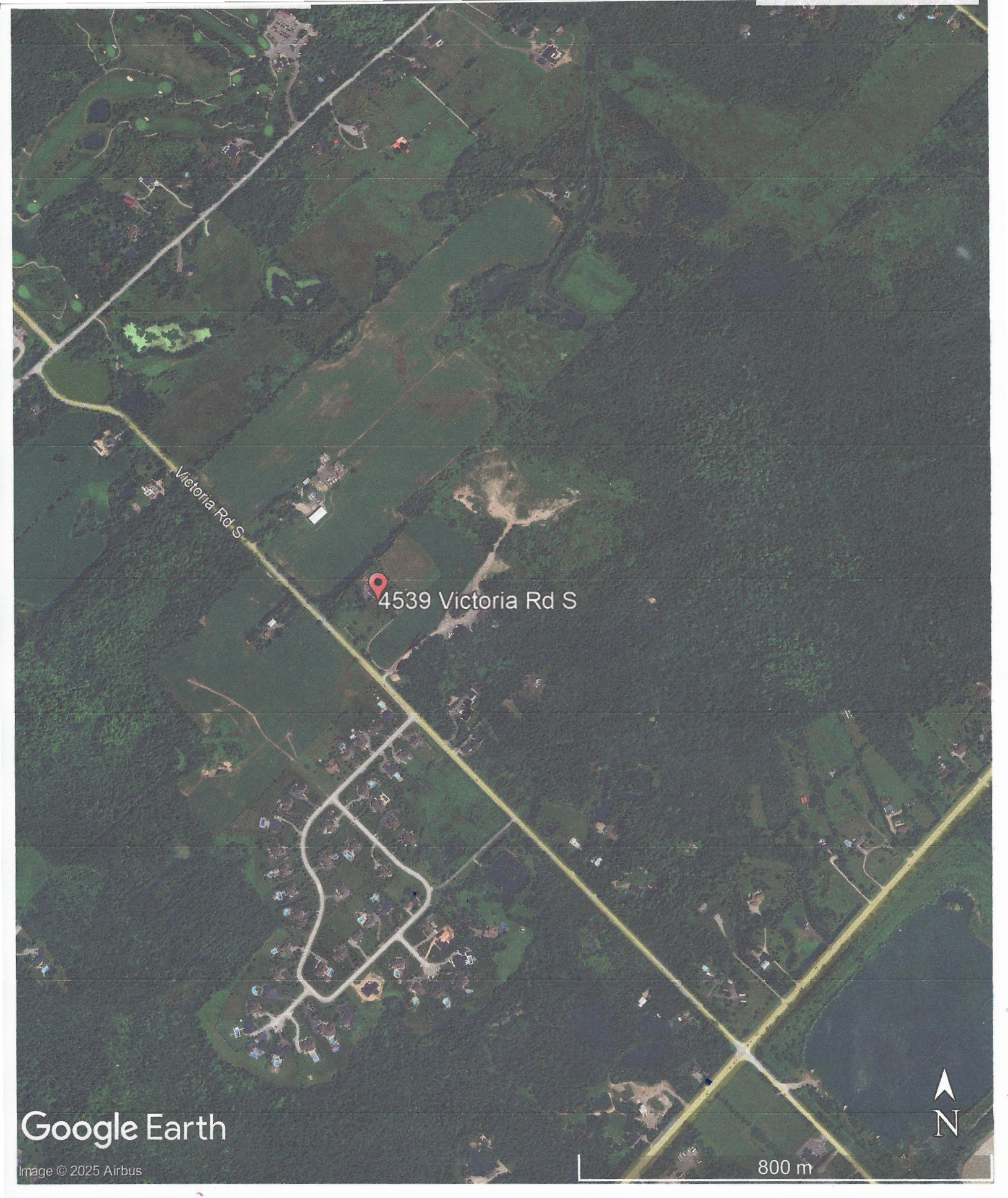
Appendix 3 Surrounding area

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



Victoria Rd S

4539 Victoria Rd S

Google Earth

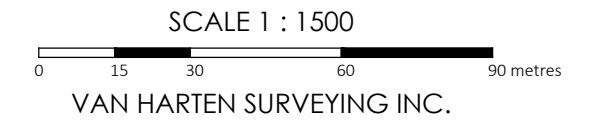
Image © 2025 Airbus

800 m



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

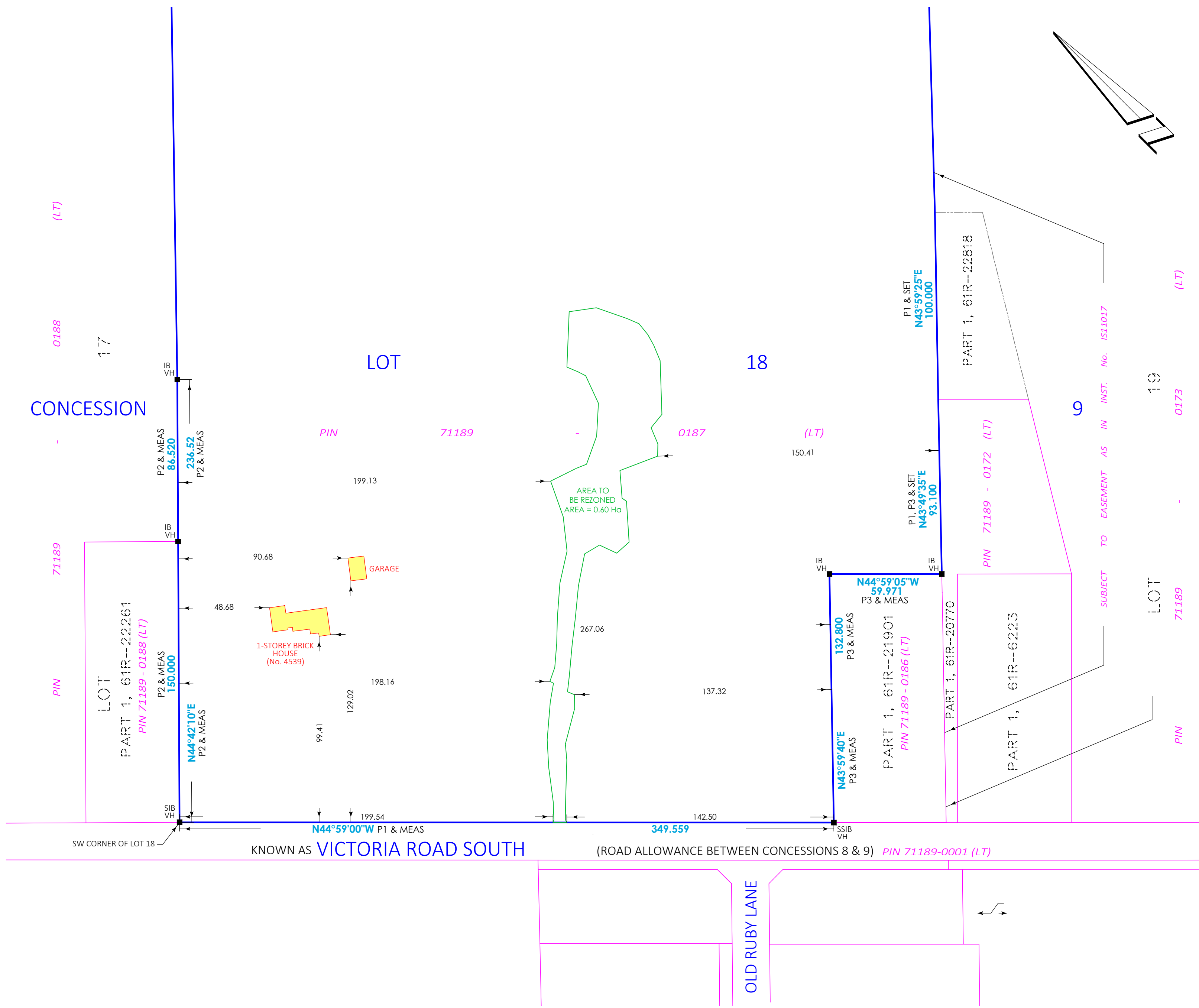
COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

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		

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Appendix 3

39 Victoria Rd S

Google Earth

Image © 2025 Airbus



100 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



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 Sources:
 County of Wellington 2025
 Ministry of Natural Resources and Forestry,
 © King's Printer for Ontario, 2025.



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

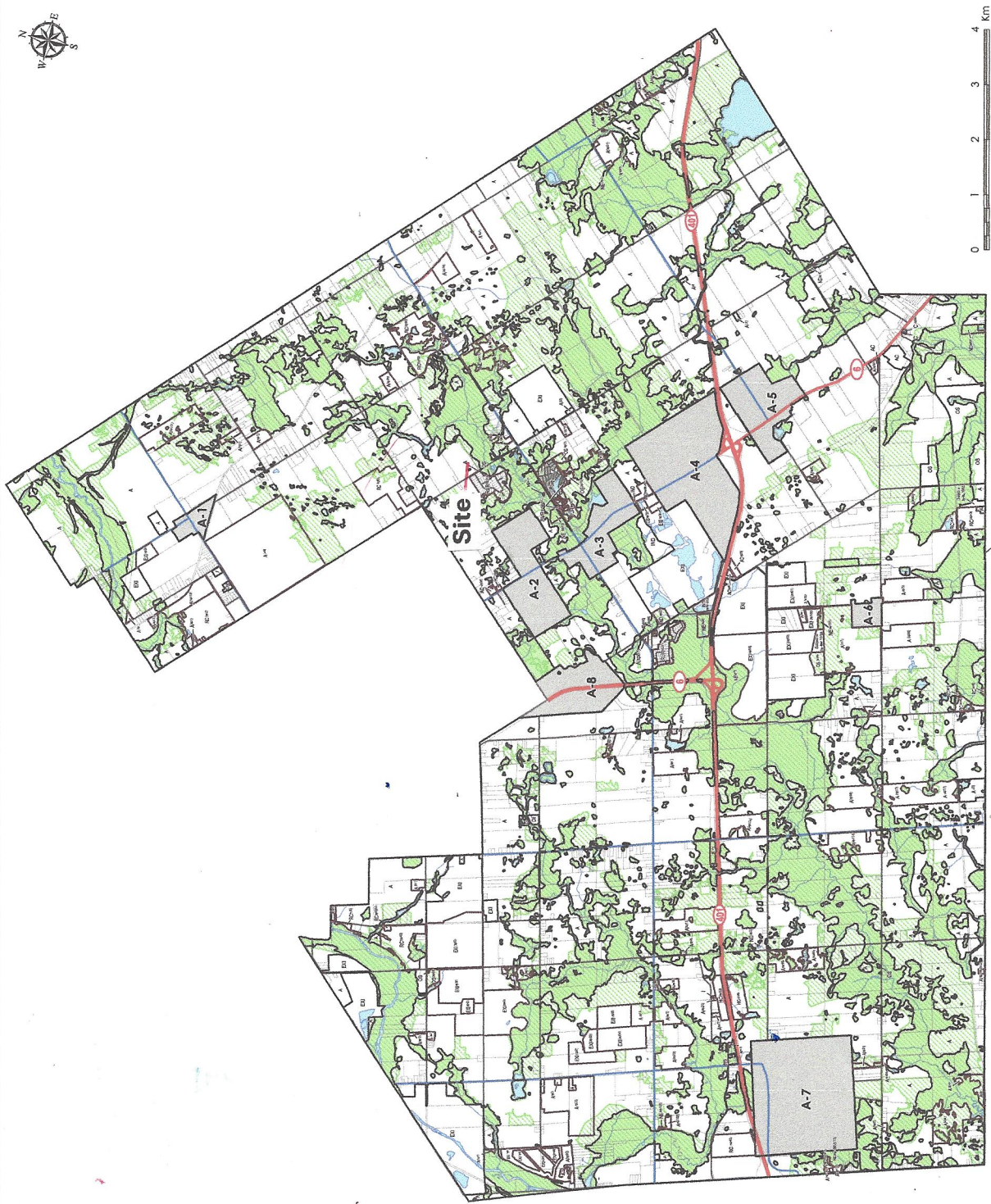
-  Site Specific Exemption
-  Zoning Limits
-  Environmental Protection Overlay
-  Natural Environment

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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 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



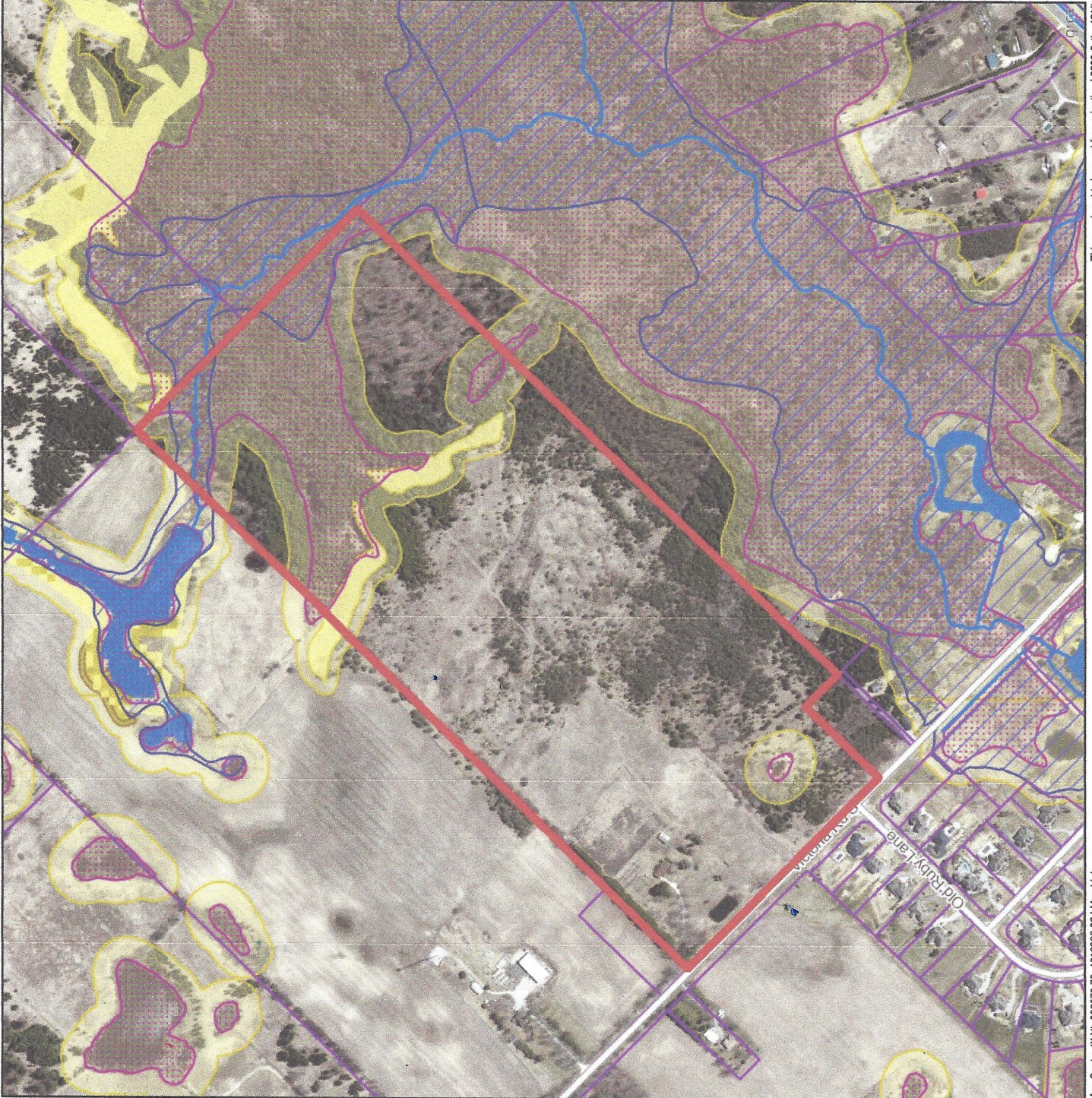
Grand River Conservation Authority

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/MNRFP)
- 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

**4539 Victoria Rd. S. Rezoning
April 30, 2026**

		Comment	Response
Ecology - NRS!			
1	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.	See NH Assessment provided herewith
2	2	As stated in our previously letter (NRSI 2025), 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 December 2025).	See NH Assessment provided herewith
3	3	The materials provided do not yet include a plan that clearly identifies all existing natural heritage features on and adjacent to the subject property, including wetlands, PSW, woodland, and areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan (last updated December 2025), in relation to the proposed rezoning area	See NH Assessment provided herewith
4	4	While the applicant acknowledges the potential presence of Significant Woodland on the subject property, the extent of woodland and the outer limit (i.e., the dripline) have not yet been identified or confirmed by a qualified ecologist. Both within the provided mapping and the comments response matrix it is identified that the rezoning limit is the dripline. The location of the dripline/woodland boundary should be confirmed by a qualified ecologist.	See NH Assessment provided herewith
5	5	No ecological assessment or confirmation by a qualified ecologist has	See NH Assessment provided

		been provided to evaluate the potential for impacts associated with the adjacency of the proposed storage area to what is anticipated to be Significant Woodland. The Provincial Policy Statement (PPS) and Wellington County Official Plan each require the protection of Significant Woodlands and their adjacent lands, and the applicant's materials indicate that the proposed rezoning area is located directly at the woodland dripline. In the absence of ecological confirmation, conclusions in the Planning Justification Report that the proposal will have "no impact" on natural heritage features or adjacent lands remain unsupported and must be confirmed by a qualified ecologist	herewith
6	6	While sections of the PPS and County of Wellington OP have been referenced in the Planning Justification Report, natural heritage policies do not appear to have been discussed and conformity with natural heritage policies has not yet been demonstrated. Adherence to County OP Greenlands/Core Greenlands policies and the requirement to demonstrate no negative impacts on natural heritage features and their ecological functions should be confirmed by a qualified ecologist	See NH Assessment provided herewith
7	7	Notwithstanding the above, it is anticipated that the proposed rezoning may be accommodated. However, prior to rezoning support, the applicant should retain a qualified ecologist to: <ul style="list-style-type: none"> o identify and map all natural heritage features on and adjacent to the subject property; o delineate the woodland boundary and dripline; o clearly illustrate the relationship between these features and the proposed rezoning area; and, o confirm that negative impacts will be avoided through appropriate setbacks and buffers, or, where necessary, identify mitigation measures consistent with County of Wellington Official Plan policies. 	See NH Assessment provided herewith
Wellington Source Water Protection			
8	1	The submission of a fuel spill plan, which outlines what actions would	No fuel stored on site. A spill kit

		be taken to contain and mitigate fuel if it were to spill from any of the vehicles stored on site.	will be made available on site.
GRCA			
9	1	<p>1. GRCA's previous comments, dated October 31, 2026, have been addressed satisfactorily, and we have no objection to the approval of the application.</p> <p>2. According to the site plan the proposed ZBA will be located outside of the GRCA's regulated area.</p> <p>3. Should the proposal change so that development activity is proposed within the GRCA's regulated area please contact GRCA staff. Any future development activity within the GRCA regulated area will require the prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24</p>	No further action required
NPG			
10	1a	We have no issues with the Township deeming Zoning By-law Application complete from a planning's perspective, provided that there is no objection from other commenting parties	Noted
11	2a	An updated Site Plan with the below matters addressed	See below
	2b	An updated draft Zoning By-law with the below matters addressed	See Below
	2c	An updated Planning Justification Report with the matters outlined below addressed	See Below
	2d	Legal Description including Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments).	Documents provided
12	3a	<p>With respect to the Site Plan, we offer the following comments:</p> <p>i. The minimum setbacks between the proposed outdoor storage area and</p>	i) Distance to northern lot line is 855m

	<p>the Natural Environment (NE) zone, and the northerly interior lot line should be shown on the Site Plan;</p> <p>ii. A label should be added to the Site Plan identifying that the surface of the outdoor storage area is gravel</p> <p>iii. More information related to the farm stand is required, including photographs of the structure, size and setbacks from property lines should be provided</p> <p>iv. The area and location of the shipping containers should be shown on the site plan to demonstrate compliance with Section 4.24</p> <p>v. The width of the existing driveway(s) should be included on the Site Plan;</p> <p>and</p> <p>The Applicant indicated in the Response Matrix (Nov 15, 2025) that the limit of the area to be rezoned is also the trees' dripline. We understand that the Township's ecologist had previously asked for an ecologist or similar qualified biologist to delineate on a concept plan the woodland dripline where it exists and any natural heritage features/constraints in relation to the proposed storage area. The Site Plan should be updated to show the extent of any woodland and natural heritage features identified on the Subject Lands, especially those that are in proximity to the outdoor storage area.</p>	<p>Distance to NE zone is</p> <p>ii) label added to site plan</p> <p>iii) Photos provided. Size is 2.3mx2.7m, set back from front property line is 25.1m</p> <p>iv) See site plan and zoning matrix</p> <p>ii) Driveway width is 6.7m</p> <p>See NH Assessment provided</p>
<p>1 3</p>	<p>3 b</p> <p>With respect to the Planning Justification Report, we offer the following comments:</p> <p>i. Appendices 1 and 3 of the Planning Justification report provide an aerial image of a property municipally known as 4995 Wellington 125. Section 7.4 of the report still incorrectly identifies the Subject Lands' zoning. The PJR should be revised accordingly. ii. The draft zoning by-law includes a site-specific provision seeking relief from section 4.22 iii of the Puslinch Zoning By-law. The PJR should include justification as to why this relief is appropriate.</p>	<p>i) PJR amended</p> <p>ii) See updated PJR</p>

<p>1 4</p>	<p>3 c</p>	<p>With respect to the zoning matrix, we offer the following comments:</p> <ul style="list-style-type: none"> i. The size of the existing dwelling should be provided to determine the requirement for provisions 4.22 iii; ii. The Response Matrix indicated that up to two (2) shipping containers to store the owner’s equipment. Section 4.24 of the Puslinch Zoning By-law permits shipping containers as accessory structures for storage purposes in the Agricultural (A) Zone, subject to zoning provisions under Section 4.24.2. The zoning matrix should be revised to include provisions 4.24.2 of the Puslinch Zoning By-law; and iii. The applicant should clarify if the farm stand meets the definition of accessory building or structure under the Puslinch Zoning By-law and be subject to Section 4.4 of the by-law. If so, this section should be included in the zoning matrix. 	<ul style="list-style-type: none"> i) Existing house size is 260 sq. m. ii) Updated Zoning Matrix provided iii)The farm stand is an accessory structure and is included in the Zoning Matrix
<p>1 5</p>	<p>3 d</p>	<p>With respect to the draft Zoning By-law, we offer the following comments:</p> <ul style="list-style-type: none"> i. As the Applicant indicated in the Response Matrix (Nov 15, 2025) that the limit of the area to be rezoned is also the trees’ dripline, we will consult with the Township’s ecologist to determine if the extent of the outdoor storage area as proposed is appropriate, whether the woodlands need to be rezoned and whether any additional zoning regulations for the outdoor storage area are necessary. ii. With respect to provision 4.22 iii), the draft by-law should seek to permit a site-specific maximum outdoor storage area of 4,620 m² instead. Staff does not support an amendment to remove this provision altogether. 	<ul style="list-style-type: none"> i) See NH Assessment provided herewith ii) Bylaw amended as requested

Spill Prevention and Response Plan

Outdoor Storage Area

4539 Victoria Road South

Puslinch, Ontario

Spill Response Plan

Contact Information

Primary Contact: Stephanie McCrone	
Phone: 519-826-1676	Email:Stephaniemcrone@hotmail.ca

Introduction

The subject property is located at 4539 Victoria Road South in Puslinch Township.

The storage facility is located in the southern portion of the property on approximately 0.6 ha of the land. A number of sheds are to be stored on the property as well as a number of recreational trailers. No fuel or hazardous materials are to be stored on site.

Purpose

The purpose of this plan is to respond to and minimize the effects of a spill on human health and the environment by limiting the quality and quantity of substances discharged into the environment.

The general spill response procedure is to stop the source of the spill, contain any spilled material, clean up the spill in a timely manner to prevent accidental injury or other damage and to dispose of the cleanup materials appropriately. Small spills will be contained by site personnel if they are able to do so without risking injury.

Responsibilities

The primary contact shall administer this plan and will be responsible for updating and including any required documentation

The operator and any on-site staff are responsible for the following activities:

1. Ensuring that every precaution is taken to avoid a spill.
2. Responding to spills of hazardous chemicals to protect human health and the environment.
3. Following the Spill Response Plan and any other applicable emergency procedures during the event, as required.
4. Attempting to keep the spilled substance away from drains, sewers, soils, and surface water, take all reasonable steps to clean up spills, and follow all applicable procedures and the Occupational Health and Safety Act.
5. Meeting discharge and spill notification requirements required by the Environmental Protection Act (EPA).
6. Conducting routine inspections of storage areas.

Reporting

Any spills must be documented in a Spill Report. Include known or possible causes, areas affected, and effectiveness of the cleanup..

The EPA requires notification to the Ministry of Environment, Climate Change and Parks (MECP) when:

1. there is a discharge of a contaminant to the natural environment, out of the normal course of events that causes (or is likely to cause) an adverse effect (section 15(1)); or
2. a spill to the natural environment (Part X).

Spill Kit Responsibility and Maintenance

A spill kit will be located on site and contain bags of absorbent, nitrile gloves and splash proof goggles. On site staff are responsible for the following activities:

1. Storing the spill kit in an accessible area
2. Maintaining spill kit supplies.
3. Once seal on spill kit is broken, check contents monthly and record what supplies need to be replenished.
4. Open spill kit every 5 years if seal is unbroken, and check to ensure the quality of contents.

Contact Information

MECP Spills Action Centre 1-800-268-6060

Risk Management Official 1-844-383-9800

Owner 519-826-1676

Spill Report Template

Complete and retain this report for any type of hazardous chemical / waste spill or incident.

Section A: General Information and Location

Facility/Business Name:		
Location:		
Phone:	Fax:	Email
Person Reporting Spill:		
Phone:	Email:	

Section B: Spill Response:

Date of Spill:	Time of Spill Discovery:
Time Spill Started:	Time Spill Ended:
Material(s) Spilled:	
Characteristics/Compositions of material(s) spilled:	
Quantity Spilled:	Quantity Contained/Recovered:

Include Safety Data Sheets for all material(s) spilled, if applicable

- 1) Please detail the cause of the spill and immediate actions taken to respond to the spill. (E.g. evacuation, neutralization, containment, system shut down, etc.)

- 2) Who detected the spill and what did they do?

- 3) Who else on staff was notified and what did they do?

4) Were there any other agencies involved in the event? If yes, please list and describe their role.

5) Please detail any injuries that occurred as a result of the spill.

6) Was there any release to the environment? (Includes gravel, pavement, grass, soil, water, sewers, or drains) If yes, please provide details (area affected, quantity, damage, etc.).

7) Were the following authorities contacted? (if no, please explain why)

Spills Action Centre (1-800-268-6060) yes no

City of Barrie (705-739-4220) yes no

Section C: Incident Review, Prevention, and Future Response

Incident Review

What was done well?

What was done that should not have been done?

What could have been done better?

Prevention

Discuss any changes needed to prevent similar incidents in the future:

Equipment:

Staff Training:

Drains or structures:

Housekeeping practices:

Standard operating procedures:

Future Response

Have spill control and safety supplies been topped up?

--

Have staff been de-briefed, and if necessary, retrained?

--

Are there any other necessary recommendations and/or comments?

Signature: _____

Date: _____

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. or less than 1% of lot area House ground floor is 130 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	yes
	Maximum lot coverage 30%	Not applicable	N/A
4.24.2a	Shipping container on lot area 0.4ha	Lot area 49.7ha	yes
4.24.2b	One container per 0.4ha Maximum 255sq m area	2 containers 60 sq. m area maximum	yes
4.24.2c	Permitted in rear yard	Location as on site plan	yes

4.24.2d	Containers in Industrial zone	N/A	N/A
4.24.2e	Containers in Industrial zone	N/A	N/A
4.24.2f	Not permitted within 10m of residential use	Approximately 125m	yes
4.24.2g	Not used for human habitation	Storage of owner's equipment only	Yes
4.24.2h	Maximum size of container is 51 sq m	Maximum size of each container is 30 m sq.	Yes
Section	Requirement	Requested	Conformity
4.24.2i	Subject to lot coverage in Table 4.1. 1,400sq.m	260 sq m	yes
4.24.2j	75 % of shipping containers located within 50 m of agricultural building	150m	no
4.4.1	Accessory uses are permitted	Farm stand exists and is an accessory use to the farm	yes
4.4.2a	Must be erected after the main building	Farm stand was installed after the house was built	Yes
4.4.2b	Not used for human habitation	Storage and sales only	Yes
4.4.2c	Locational requirements	Meets the requirements	Yes
4.4.2d	Permitted structures	N/A	N/A
4.4.2e	Residential lot maximum	This is an agricultural zone	Yes
Table 4.1	Lot coverage 1,400sq m	6.5 sq m	yes
	Height 7m	2m	Yes
	Front yard 10m	25.1m	Yes
	Interior side yard 2m	100m	Yes
	Rear yard 2m	1000m	yes