



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_ar4GBZKDQRqZOAEDWRQpZA

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 613 209 3054 Canada

+1 647 374 4685 Canada

Webinar ID: 847 0108 4858

Passcode: 600622

International numbers available: <https://us02web.zoom.us/j/kbvClBo4Ru>

A G E N D A

DATE: Wednesday July 15, 2026

PUBLIC INFORMATION MEETING: 7:00 P.M.

Order of Business:

- 1. Call the Meeting to Order**
- 2. Disclosure of Pecuniary Interest & the General Nature Thereof**
- 3. Purpose of Public Meeting**
- 4. Reports/Applications**
 - 4.1. Zoning By-law Application D14-MCC (McCrone) – property location known as 4539 Victoria Rd S, Township of Puslinch**
 - 4.1.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
 - 4.1.2. Applicant Presentation
 - 4.1.3. Staff Public Meeting Report
 - 4.1.4. Agency Comments – None
 - 4.1.5. Written Public Comments – None



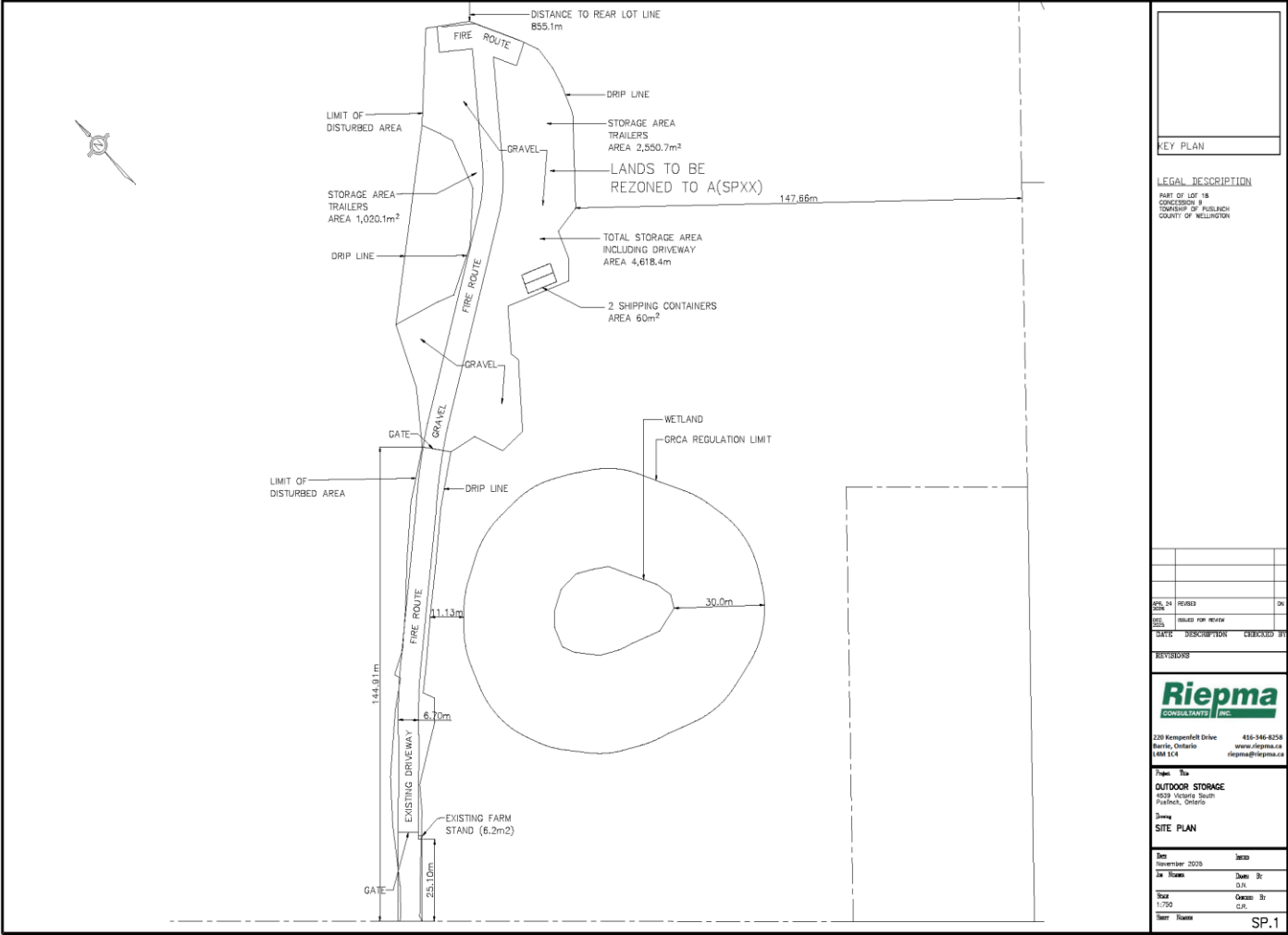
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

5. Adjournment

4539 Victoria Road South

Zoning

Site



Rezoning

- Currently zoned Agricultural
- Proposed Agricultural Special Section
 - Permit Outdoor Storage in area only
 - Maximum 4,620 square metres

Official Plan

- Permits small scale Commercial and Industrial uses
- Supporting information
 - Planning Justification Report
 - Natural Heritage Assessment
 - Legal boundary survey



REPORT COR-2026-045

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: July 15, 2026

SUBJECT: Zoning By-law Amendment Application
4539 Victoria Rd S
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 4539 Victoria Rd S, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on June 17, 2026 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 4539 Victoria Rd S to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on June 25, 2026.
- Statutory notice of complete application and public information statutory notice was circulated in Wellington Advertiser on June 25, 2026.
- Application was presented to Planning and Development Advisory Committee for comments July 14, 2026.
- Public Information Meeting – June 17, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – NPG Planning Solutions D14-MCC Public Information Meeting Report

Respectfully submitted,

**Monika Farncombe,
Planning and Corporate Services
Coordinator**

Reviewed by:

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran, RPP, MCIP
Manager, Urban Design and Development Planning
NPG Planning Solutions Inc.

Subject: Public Meeting
Zoning By-law Amendment Application D14/MCC
Con 9 Part Lot 18
4539 Victoria Road South, Puslinch

Meeting date: July 15, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Conceptual Site Plan
3 - Draft Zoning By-law by Applicant
4 - Excerpts of the Township of Puslinch Comprehensive Zoning By-law
No. 023-18
5 – Plan of Survey

SUMMARY

The purpose of the application for Zoning By-law Amendment is to permit an existing outdoor storage area of recreational trailers, shipping containers and sheds at lands municipally known as 4539 Victoria Road South ("Subject Lands").

A Public Meeting is scheduled for July 15th, 2026. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14/MCC be received for information.

INTRODUCTION

The Subject Lands are located on the east side of Victoria Road South, in the Township of Puslinch. The Subject Lands are approximately 49.7 hectares in size and rectangular in shape with a frontage of 349.6 metres along Victoria Road South, and a depth of 1,130 metres. A large portion of the property is located within the Grand River Conservation Authority's (GRCA) regulation limit. More specifically, this includes Provincially Significant Wetlands, a regulated watercourse and associated floodplains in the rear yard, as well as an unevaluated wetland in the southwest corner of the Subject Lands near Victoria Road South. The Subject Lands also contain significant woodlands associated with the Mill Creek Puslinch Wetland Complex, located adjacent to the outdoor storage area.

The Subject Lands contain a single detached dwelling, a detached garage and the existing outdoor storage area. A large portion of the property is presently used for agricultural purposes.

Surrounding land uses consist of rural residential and natural environment uses to the east, rural residential uses to the south, agricultural use to the west and agricultural and natural environment uses to the north. An aerial of the property is included as **Attachment 1**.

PURPOSE

The Application for Zoning By-law Amendment (the "Application") proposes to rezone approximately 0.6 hectares of the Subject Lands from the current Agricultural Zone (A) to an Agricultural Site-Specific Zone (A(spXX)) to permit the outdoor storage use under the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the "Puslinch Zoning By-law") to permit the existing outdoor storage area of recreational vehicles, portable sheds and shipping containers in the southern portion of the property. The proposed rezoning area contains a driveway from Victoria Road South and the existing outdoor storage area of approximately 0.46-hectares.

No new building or structure, site disturbance, or tree removal is proposed. The Conceptual Site Plan is shown on **Attachment 2** while a Plan of Survey is included as **Attachment 5**.

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Planning Justification Report, prepared by Riepma Consultants., dated April 2026;
- Property Index Map and Parcel Register;
- Zoning Matrix for 4539 Victoria Road South Outdoor Storage Area;
- Plan of Survey of the Subject Lands prepared by Van Harten Surveying Inc., dated September 29, 2025;
- Woodland Dripline Confirmation and Natural Heritage Assessment Memo, prepared by GEI Consultants, dated April 16, 2026;
- Comments and Response Matrix, prepared by Riepma Consultants., dated April 30, 2026;
- Spill Prevention and Response Plan;
- Site Plan prepared by Riepma Consultants., dated April 24, 2026; and
- Draft Zoning By-law Amendment.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the Planning Act. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within a Rural Area and are considered Rural Lands as per the Provincial Planning Statement, 2024 (the “PPS”). The Subject Lands are designated Secondary Agricultural, Core Greenlands and Greenlands as per Schedule B7 of the Wellington County Official Plan.

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

2.6 Rural Lands in Municipalities

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

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.

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

5. Development and site alteration shall not be permitted in:

- a. significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b. significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c. significant wildlife habitat;*
- d. unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

County of Wellington Official Plan (December 2025)

4.9 Water Resources

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

- b) protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;*

5.6 Development Control

5.6.2 Development Impacts

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a. identify the nature of the features potentially impacted by the development;*

- b. *prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c. *address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

5.6.3 Adjacent Lands

For the purposes of this section of the Plan, adjacent lands are considered to be:

- a) *lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands.*
- b) *lands within 50 metres of provincially significant Earth Science Areas of Natural and Scientific Interest;*
- c) *lands within 30 metres of all other Core Greenlands and Greenland areas.*

5.6.4 Zoning

Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Other greenlands may also be given a restrictive zoning by a municipal council.

Zoning by-laws may also recognize existing land uses in core greenlands and, where appropriate, provide for reasonable expansions or alterations. Zoning by-laws may also establish setbacks from Core Greenland areas in which no buildings or structures shall be permitted.

6.5 Secondary Agricultural Areas

6.5.3 Permitted Uses

Permitted uses and activities in Secondary Agricultural Areas may include:

- a) all uses allowed in the Prime Agricultural Area;*
- b) small scale commercial, industrial and institutional uses;*

6.5.5 Commercial, Industrial & Institutional

Small scale commercial, industrial and institutional uses may be permitted provided that:

- a) appropriate sewage and water systems can be established;*
- b) the proposed use is compatible with surrounding uses;*
- c) the use requires a non-urban location due to:*
 - market requirements;*
 - land requirements;*
 - compatibility issues.*
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;*
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.*

13.3 Zoning By-laws

Zoning by-laws will be amended to conform with the policies of this Plan. No - zoning by-law amendment will be passed that is not in conformity with this Plan.

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Puslinch Zoning By-law

According to Schedule 'A' of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural (A), and Natural Environment (NE), and are also in the Environmental Protection overlay. The portion of the lands that contain the outdoor storage use is currently zoned Agricultural (A). Outdoor storage is not a permitted use in the Agricultural Zone (A) under Section 11.2 of the Puslinch Zoning By-law.

The applicant is proposing to rezone a portion of the Subject Lands from the existing Agricultural Zone (A) to an Agricultural Site-Specific Zone (A(spXX)) to permit the existing outdoor storage use. The Draft Zoning By-law provided by the Applicant is included as **Attachment 3**. The following table summarizes the applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

Zone Provisions	A(spXX) Zone
Permitted Uses	Outdoor Storage Area
Maximum Outdoor Storage Area	4,620 m ²
Shipping Containers	Section 4.24.2.j., requiring a minimum of 75 percent of all shipping containers to be located within 50 metres of an agricultural building or structure, does not apply.

The Puslinch Zoning By-law contains the following relevant regulations that will be applicable to the Application:

- Section 4.22 contains provisions applicable to outdoor storage uses and areas. Such provisions regulate the location, setbacks, size and landscape screening of the outdoor storage area among other matters;
- Section 4.24.2 contains provisions applicable to shipping containers in Agricultural Zones. Such provisions regulate the number, size, location and lot coverage of shipping containers among other matters; and
- Section 4.31 contains provision requiring a minimum 30-metres setback from the NE Zone.

An excerpt of the Puslinch Zoning By-law is included in **Attachment 4** to provide regulations from section 4.22, section 4.24 and section 4.31, for information.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – There are outstanding technical comments related to the site plan, the Planning Justification Report, and the Draft Zoning By-law. If recommended for approval, it is noted that a holding provision requiring Site Plan Control approval for the outdoor storage use is anticipated while the types of items and their associated number as well as the required fencing are also anticipated to be regulated in the implementing Zoning By-law.
- Building Department – Building permits will be required for the shipping containers.
- Fire Department – No outstanding concerns.
- Hydrogeology (Harden Environmental) – Indicated no comments in previous circulation.
- Public Works, Parks and Facilities; By-law Enforcement – No comments.
- Engineering (GEI) – No outstanding comments.
- Ecology (Natural Resource Solutions Inc.) – Support of the proposal is conditional on implementing the recommended mitigation measures, which include the permanent erosion and sediment control fencing along the woodland dripline and the restriction of site activities to the existing disturbed area
- PDAC – The application is scheduled to be on the July 14 PDAC meeting agenda. PDAC's comments will be provided in the future report to Council.

County Comments:

- Planning – The application is generally supported in terms of the required servicing, location, and extent of the proposed storage use. It is recommended that the proposed use be limited to a seasonal period (e.g., October-April) to help mitigate concerns associated with the scale and intensity of the proposed use. The County supports the finding of the Natural Heritage Assessment including

the requirement for permanent erosion and sediment control fencing. It is recommended that this requirement is added as a condition of approval of the application.

Agency Comments:

- GRCA – The proposed storage use is located outside of the GRCA regulated area. No objection to the Application.
- Wellington Source Water Protection – All outstanding comments have been addressed. No further comments or concerns.

NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

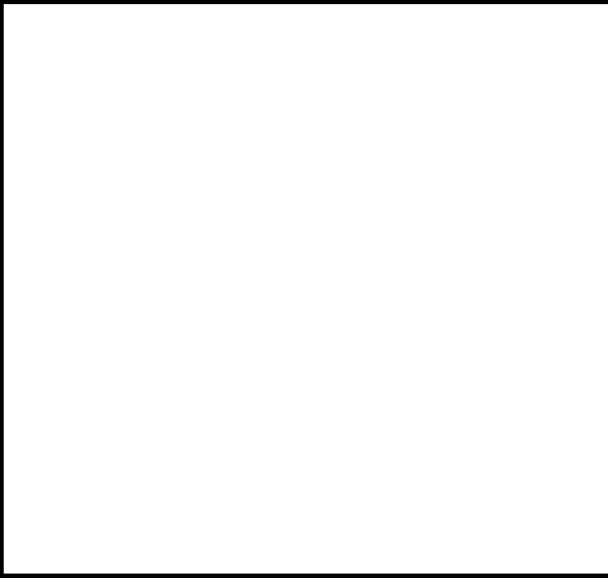
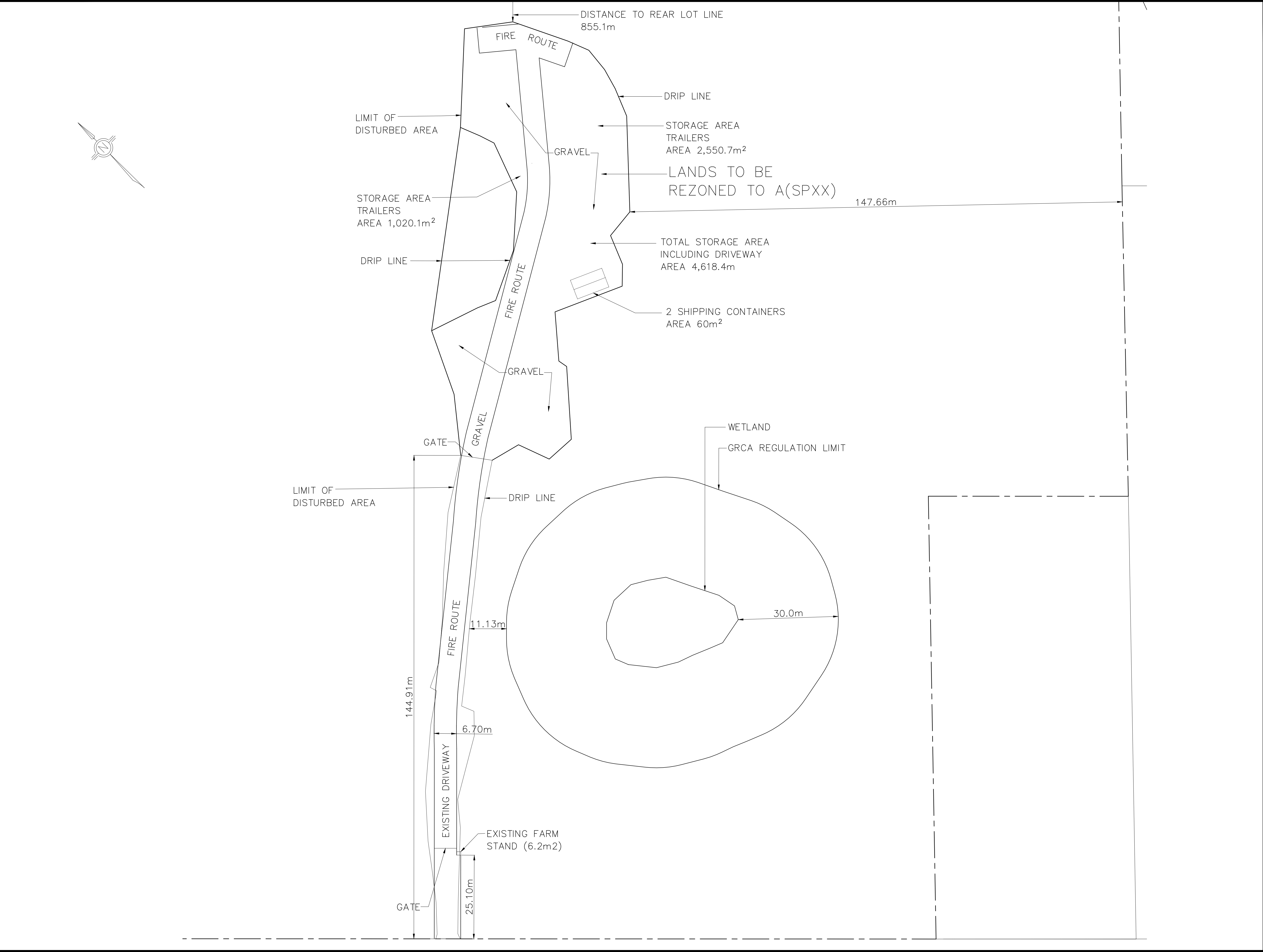
Respectfully Submitted,



Jeremy Tran, RPP, MCIP

Manager, Urban Design & Development Planning, Toronto
NPG Planning Solutions Inc.

Attachment 2 - Conceptual Site Plan



KEY PLAN

LEGAL DESCRIPTION

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

APR. 24 2026	REVISED	DN
DEC. 2025	ISSUED FOR REVIEW	

DATE	DESCRIPTION	CHECKED BY
------	-------------	------------

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 November 2025	ISSUED
JOB NUMBER	DRAWN BY D.N.
SCALE 1:750	CHECKED BY C.R.
SHEET NUMBER	SP.1

**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

- v. Notwithstanding subsection (iv), if the **outdoor display and sales area** is temporary, it may occupy up to 10 percent of the **parking spaces** required by this By-law.
- b. For the purposes of this Section, temporary shall mean a period not to exceed 60 days in a calendar year.

4.22 OUTDOOR STORAGE USES AND AREAS

- a. Where an **outdoor storage uses and areas** are permitted by this By-law, the following provisions shall apply:
 - i. The **outdoor storage area** shall only be permitted in a rear or **interior side yard** and shall not be located any closer than 20 metres to any **lot line** abutting a street; and
 - ii. No **outdoor storage area** shall be located closer than two (2) metres to any **lot line**;
 - iii. The **outdoor storage area** shall not exceed the lesser of 25 percent of the total **lot area** or the total ground **floor area** of the **principal building** on the **lot**;
 - iv. The **outdoor storage area** shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the **Township**;
 - v. No materials (other than machinery and equipment) in an **outdoor storage area** shall exceed six (6) metres in **height**;
 - vi. The storage of derelict or scrap **motor vehicles** or machinery and appliances or equipment in an **outdoor storage area** shall be prohibited;
 - vii. An **outdoor storage area** is not permitted within any **yard** abutting a Residential **Zone** boundary;
 - viii. Any **outdoor storage area** shall be maintained as **landscaped** open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and
 - ix. Notwithstanding subsection (viii), no **outdoor storage area** shall be considered part of any **landscaped** open space required herein.
- b. Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a **lot** whereon the principal use is an **agricultural use**.
- c. Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an **outdoor storage area** of any part of a **lot** for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.

4.23 SERVICES REQUIRED

- a. Private servicing capability is a prerequisite to development within the **Township**. No **building** or **structure** shall be **erected** or used unless it has been demonstrated to the satisfaction of the **Township** that the **lot** is of sufficient size and shape to accommodate the **dwelling unit**, individual on-site water and sewage system envelopes, while maintaining compliance with Ontario Building Code requirements and O.Reg. 903 made under the Ontario Water Resources Act.

4.24 SHIPPING CONTAINERS

Shipping containers may be used as an **accessory structure** for storage purposes in the Agricultural (A) **Zone** and Industrial **Zones** subject to the following regulations.

4.24.1 Shipping Containers in Residential Zones

- a. **Shipping containers** shall not be permitted in a Residential **Zone** except on a temporary basis for moving purposes for a period not to exceed 14 days, in which case the **shipping container** shall be located on the **driveway**.
- b. A **shipping container** used for temporary storage in a Residential **Zone** shall only be permitted for a period not to exceed 6 months and shall be removed from the **lot** upon the completion of construction which will be deemed to be the date of the issuance of an occupancy permit.
- c. A **shipping container** used for temporary storage in a Residential **Zone** shall not exceed a maximum **height** of three (3) metres and a maximum length of six (6) metres.
- d. **Shipping containers** shall not be subject to the maximum **lot** coverage requirements for **accessory buildings** in Residential **zones**, as per Table 4.1 of this By-law.

4.24.2 Shipping Containers in Agricultural and Industrial Zones

- a. **Shipping containers** shall only be permitted on a **lot** with a minimum area of 0.4 hectares.
- b. A maximum of one **shipping container** shall be permitted per 0.4 hectares of **lot area** to a maximum **floor area** of 255 m² of all **shipping containers** on any one **lot**.
- c. **Shipping containers** shall only be permitted in a **rear yard** and shall not be permitted in a required **parking area**.
- d. **Shipping containers** shall only be permitted where an **outdoor storage area** or **outdoor storage use** is also permitted.
- e. **Shipping containers** in an Industrial **Zone** shall be screened from the **street frontage** and **buildings** on abutting **lots**.

- f. **Shipping containers** shall not be permitted any closer than 10 metres to a **lot** containing residential uses or **zoned** for residential use.
- g. **Shipping containers** shall not be used for human habitation.
- h. The maximum size of a **shipping container** permitted shall be 51 m².
- i. **Shipping containers** shall be subject to the maximum **lot** coverage requirements for **accessory buildings**, as per Table 4.1 of this By-law.
- j. On any **lot** zoned Agricultural, a minimum of 75 percent of all **shipping containers**, based on **floor area**, shall be located within 50 metres of an agricultural **building** or **structure**.

4.25 SHORT TERM ACCOMMODATION

- a. **Short-term accommodation** is a prohibited use unless specifically permitted by an amendment to this By-law.
- b. Where specifically permitted by an amendment to this By-law, no **lot**, **building** or **structure** shall be used for **short term accommodation**, unless the **lot**, **building** and **structure** can meet the following regulations and any other applicable provisions of this By-law:
 - i. where permitted, the maximum occupant load of a **short term accommodation** use shall be 8 visitors;
 - ii. the minimum distance from any other **short term accommodation** uses or **bed and breakfast establishment** shall be 120 metres; and
 - iii. a **short-term accommodation** use shall not occur on the same **lot** as a **home business**, in an **additional residential unit (attached or detached)**, or **accessory building or structure**.

4.26 SIGHT TRIANGLES

4.26.1 Prohibition of Obstructions

- a. Notwithstanding any other provisions of this By-Law, within any area defined herein as a **sight triangle**, no **building** or **structure** shall be **erected**, no **vehicle** shall be parked, no **lot** shall be graded, and no landscaping materials shall be permitted to grow, in such a manner as to impede or obstruct the vision of persons driving **vehicles** on an abutting **street** above a **height** of 0.6 metres above the elevation of the **centre-line** of the said **street**.
- b. The following are prohibited on that portion of a **lot** defined as a **sight triangle**:

and retaining walls, hedgerows and legal signs;

- vi. **decks, porches**, patios, uncovered terraces and exterior steps providing access between finished **grade** and either the **basement** or the **first storey** of a **building**, where such **structures** project no more than 1.5 metres into a required **front yard**, a required **rear yard** or a required **exterior side yard**, but no closer than 0.6 metres from the applicable **lot line**;
- vii. fire escapes are permitted to encroach into any **required yard** by no more than 1.5 metres, but no closer than 0.6 metres from the applicable **lot line**;
- viii. stairs that access any part of the **principal building** at or above **grade** and which are not associated with a **deck** or **porch**, may encroach into the required **rear yard** by no more than 1.5 metres and into the required front and **exterior side yards** provided that no part of the stairs or landing are closer than 0.6 metres from the **front** and **exterior side lot lines**. Stairs that access the **principal building** below **grade** are not permitted in the **front yard**, are not permitted in the required **interior** and **exterior side yards** and are permitted to encroach into the required **rear yard** by no more than 1.5 metres;
- ix. **balconies** projecting not more than 1.5 metres into any **required yard** and which do not project into any **sight triangle**, but no closer than 0.6 metres from the applicable **lot line**;
- x. air conditioners, heat pumps and backup generators are permitted in the required **interior side** and **rear yards**, provided they are no closer than 0.6 metres from the **interior side** and **rear lot lines** and no closer than 1.5 metres from the **exterior side lot line**; and,
- xi. underground service **structures** such as sewage systems and firefighting tank reservoirs which do not project more than two (2) metres into a required **interior side yard** or **rear yard**, and which do not project more than three (3) metres into a required **front yard** or **exterior side yard**.

4.30.2 Projection Beyond Lot Lines

- a. No part of any **building** or **structure** on a **lot** shall project beyond any **lot line** or **street** line of such **lot**.

4.31 SETBACKS FROM THE NATURAL ENVIRONMENT ZONE

- a. No **buildings** or **structures**, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) **Zone**.

- b. Notwithstanding the required setback in subsection (a) above or any other provision in this By-law to the contrary:
 - i. **Accessory buildings or structures** to **existing** residential **dwelling units**, enlargements of **existing buildings** or **structures**, or reconstruction of **existing buildings** or **structures** including improvements to manure storage systems associated with an **existing** livestock facility, shall be permitted on a **lot** adjacent to the NE **Zone** provided that a minimum setback of three (3) metres is maintained from the adjacent NE **Zone** boundary; and
 - ii. Where a vacant **lot** existed on the day of passing of this By-law, a building permit may be issued for permitted **buildings** or **structures**, excluding new agricultural **buildings** and **structures**, provided that:
 - 1) there is no other suitable location on the **lot** outside of the 30-metre minimum setback, and
 - 2) a setback of at least three (3) metres from the NE **Zone** boundary is maintained.
- c. Notwithstanding the above, the setback from the Natural Environment (NE) **Zone** may be reduced to a distance that is supported by the **Conservation Authority** having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990. Where the **Conservation Authority** provides written approval for a reduced setback from the NE **Zone** an amendment to this By-law shall not be required.

4.32 SETBACKS FROM WATERCOURSES

- a. No **buildings** or **structures** shall be constructed closer than 30 metres from a cold water watercourse or 15 metres from a warm water watercourse that is not within the Natural Environment (NE) **Zone**.

4.33 TEMPORARY RESIDENCE DURING CONSTRUCTION

- a. Where a new **single detached dwelling** is being constructed on a vacant **lot** in an Agricultural (A) **Zone**, a **mobile home** may be located and used as a temporary residence on the same **lot** during the construction of a new **dwelling unit** for a period of time not to exceed 12 months after the building permit for the new **dwelling unit** is issued, conditional upon entering into an agreement with the **Township** and satisfying any and all requirements of the **Township's** Chief Building Official.
- b. Where a new **single detached dwelling** is being constructed to replace an **existing single detached dwelling** on the same **lot** in an Agricultural (A) **Zone**, the **existing dwelling unit** may continue to be used as a temporary residence during the construction of the new residence for a period of time not to exceed 12 months after the building permit for the new **dwelling unit** is issued, conditional upon entering into an agreement with the **Township** and satisfying any and all requirements of the **Township's** Chief Building Official.

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

SCALE 1 : 1500

VAN HARTEN SURVEYING INC.

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:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
- 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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 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**

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
--	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

DRAWN BY: PJ
Sep 29, 2025-12:03:31 PM
G:\PUSLINCH\CON9\LOT 18\ACAD\Pos LT18 CON9 (33589-24) (UTM2010).dwg

CHECKED BY: CIV
PROJECT No. 33589-24

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