



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:
https://us02web.zoom.us/webinar/register/WN_FVLI5dnzQIS5SH4mRGVAHA

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AGENDA

DATE: June 9, 2026

MEETING: Following the Committee of Adjustment Meeting

≠ Denotes resolution prepared

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of the Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Consent Agenda ≠**
 - 6.1. April 14, 2026 Planning & Development Advisory Committee Meeting Minutes**

Recommendation

That the Consent Agenda items listed for the June 9, 2026, Planning & Development Advisory Committee meeting be received for information.



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7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

- 8.1. June 17, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-COL – 6683 Ellis Rd
- 8.2. June 17, 2026 at 8:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-CUL – 2781-2809 Townline Rd
- 8.3. June 18, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-CBM – 6947 Concession 2

9. Reports

9.1. Land Division (Consents)

9.1.1. B12-26 – Guthrie, Lorna – 857 Watson Rd S, Township of Puslinch

Proposed severance is 51m fr x79m = 0.40 hectares, vacant land for proposed urban residential use.

Retained parcel is 5.8 hectares with 29m frontage, existing and proposed agricultural use with existing accessory buildings/barns.

Recommendation:

That Report PDAC-2026-006 entitled Consent Application B12-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Arkell Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

*Whereas the request for consent includes the proposed severance of the subject property (857 Watson Road South, Township of Puslinch) into two parcels; and
Whereas the severed parcel would be a vacant lot suitable for a future dwelling, featuring a lot frontage of approximately 51 metres, a lot depth of approximately 79 metres, and a lot area of approximately 0.4 hectares; and*



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Whereas the retained parcel would continue as a small horse farm operation, feature a lot frontage of approximately 29 metres along Watson Road South, and approximately 128 m along Arkell Road, and a lot area of approximately 5.8 hectares; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. *That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
2. *That the Owner obtain zoning compliance for both the severed and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
 - 2.1 *That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located on the retained lands, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
 - 2.2 *That the Owner obtains zoning compliance for lot frontage for the retained lot and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
3. *That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township*



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file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

- 4 *That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*

9.1.2 B14-26– Michael Domingues - 98 Gilmour Rd, Township of Puslinch

Proposed severance is 40m fr x 97.3m = 0.40 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 40m x 96m = 0.38 hectares, existing vacant land for proposed rural residential use.

Recommendation

That Report PDAC-2026-007 entitled Consent Application B14-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Gilmour Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (98 Gilmour Road, Township of Puslinch [PIN 71195-0014]) into two rural residential parcels; and

Whereas the severed parcel would be a corner lot suitable for a future single-detached dwelling, featuring a lot frontage of approximately 42.5 metres, a lot depth of approximately 96 metres, and a lot area of approximately 0.40 hectares; and

Whereas the retained parcel would be suitable for a future single-detached dwelling, feature a lot frontage of approximately 40 metres, a lot depth of approximately 94.5 metres, and a lot area of approximately 0.38 hectares; and

Therefore, the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:



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That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. *That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
2. *That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
 - 2.1 *That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 4407 Victoria Road for both the severed and retained parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
 - 2.2 *That the Owner obtains zoning compliance for reduced lot area for the retained parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
3. *That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*
4. *That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*



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9.1.3 B62-25– Syed Ali - 7061 Concession 1, Township of Puslinch

Proposed severance for the creation of a new residential parcel with an area of approximately 0.40 hectares, with approximately 34.2 metres of frontage along Concession 1 Road, and an approximate depth of 116.18 metres.

The retained parcel is proposed to have an area of approximately 5.0 hectares with approximately 148.18 metres of frontage along Concession 1 Road with approximately 252.07 metres of depth. The existing single detached dwelling and four accessory structures are proposed to remain on the retained lands.

Recommendation

That Report PDAC-2026-008 entitled Consent Application B62-25 be received for information; and

Whereas the Township has reviewed the proposal to create one new rural residential parcel along Concession 1 Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (7061 Concession 1, Part of Lot 22, Concession 1) into two parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling, featuring a lot frontage of approximately 34.2 metres, a lot depth of approximately 116.18 metres, and a lot area of approximately 0.4 hectares; and

Whereas the retained parcel would continue to retain an existing single detached dwelling and four accessory structures, feature a lot frontage of approximately 148 metres along Concession 1 Road, a lot depth of approximately 252 metres and a lot area of approximately 5.0 hectares; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter*



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of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.

2. *That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*

- 2.1 *That the Owner obtain approval of a Zoning By-law Amendment, to the satisfaction of the Township of Puslinch, implementing all measures necessary to ensure compliance with the Minimum Distance Separation (MDS) Guidelines for the retained parcel. Such amendment may include site specific provisions, but is not limited to, the reclassification of detached structures to accessory structures (storage) to achieve MDS calculations and the prohibition of any existing livestock facilities and manure storage on the retained parcel, or other zoning provisions deemed necessary to achieve MDS compliance. MDS calculations will be required for any new buildings constructed on the retained lands after the passing of the Zoning By-law Amendment that contain livestock and/or manure storage areas, in accordance with Section 4.16 of the Township Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.*

3. *That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*
4. *That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*

9.2 Zoning By-law Amendment Applications

9.2.1 D14-COL– Collaborative Structures Ltd. 6683 Ellis Rd, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law to rezone the lands municipally referred to 6683 Ellis Rd from an Agriculture (A) with Site Specific 77 (SP-



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77) to Agricultural (A) with a site-specific special provision to permit a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area, (A) (spXX). This Zoning By-law Amendment Application is associated with an approved consent application (B61-24), which permits a lot line adjustment of 0.34 hectares with no frontage, outdoor storage area with cell tower to be added to the abutting parcel Collaborative Structures Capital Holdings Ltd. The adjustment would align the legal lot boundaries with the operational footprint on the business.

Recommendation:

That Report PDAC-2026-009 entitled Zoning By-law Amendment Application D14/COL Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

9.2.2 D14-CUL– Cullen, Todd & Fieldgate Properties - 2781-2809 Townline Rd, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezoning the lands municipally referred to as 2781-2809 Townline Rd from an Agriculture (A) is to Industrial (IND) with a site-specific special provision to permit the proposed retail store and gas bar use (IND(spXX)).

Recommendation

That Report PDAC-2026-010 entitled Zoning By-law Amendment Application D14/CUL Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

9.3 Staff Reports

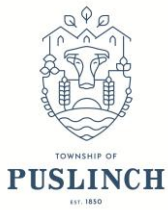
9.3.1 None

10 Correspondence

10.1 None

11 New Business

12 Adjournment #



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MINUTES

DATE: April 14, 2026

MEETING: 7:24 PM

The April 14, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:24 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Chris Pickard
Kiolous Attia
Kim McCarthy
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:

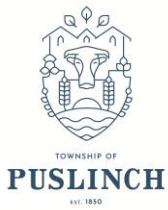
Monika Farncombe, Planning & Corporate Services Coordinator
Rob Stovel, Stovel & Associates
Stan Denhoed, Harden Environmental

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-014:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard



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That the Committee approves the April 14, 2026, PDAC Agenda as circulated; and

That the Committee approved the additions to the agenda as follows:

- **Consent Item 6.3 Questions received from Committee seeking additional information and the corresponding responses provided by staff regarding the April 14, 2026 Planning and Development Advisory Committee Meeting agenda.**
- **That Committee moves to do the Land Division application B6-26 before the Zoning By-law Amendment applications.**

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes March 10, 2026

6.2 2025 Council Committee Year in Review

6.3 Questions received from Committee and Staff Responses

Resolution No. 2026-015:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Kiro Attia

That the Planning and Development Advisory Committee approves the Minutes from the meeting held March 10, 2026 and acknowledges receipt of Consent item 6.2. 2025 Council Committee Year in Review and Consent Item 6.3 Questions received from Committee and Staff Responses.

CARRIED

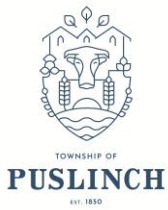
7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

**7.1.1 Delegation by CBM regarding D14-CBM – Aberfoyle South Lake Pit – 6947
Concession 2, Township of Puslinch**

Resolution No. 2025-016:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra



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That the delegation by CBM regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch be received for information.

CARRIED

7.1.2. Delegation by John McNie regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch.

Resolution No. 2025-017:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

That the delegation by John McNie regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch be received for information.

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

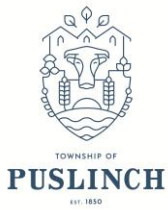
- 8.1 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-BAR (Bardwell) 6759 Laird Road West
- 8.2 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Community Improvement Plan

9. REPORTS

9.1 LAND DIVISION

9.1.1 B6-26 – McDonald, Mark – Part Lot 6, East of Blind Line, 111 Carter Rd Township of Puslinch

Proposed severance is 1.21 hectares with 13m frontage, existing and proposed rural residential use. Existing shed to be removed.



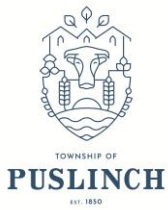
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Retained parcel is 50m fr x 80m = 0.4 hectares, existing and proposed rural residential use with existing dwelling.

Resolution No. 2026-018: Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B6-26 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstration to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1 That the Owner obtains zoning compliance for MDS I for the barn located at the property municipally known as 83 Carter Road; and further proposed severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
 - 2.2 That the Owner obtains zoning compliance for reduced lot frontage for the severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants,



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will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
5. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the Guelph Junction Railway located near the property, advising any potential purchaser of 24 hour and weekend railway operations, no whistle cessation in place, possible early morning maintenance and capital projects occurring pending freight train schedule.
6. The driveway for the retained parcel be relocated from the severed parcel.
7. That the driveway on the severed parcel be reviewed to the satisfaction of the Township Fire Department.
8. That a review of the septic location be done by the Chief Building Official to the satisfaction of the Township.

CARRIED

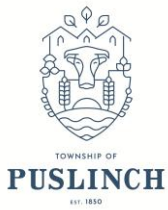
9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 PDAC-2026-006 – D14-CBM – Aberfoyle South Lake Pit, 6947 Concession 2, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to Site Specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

Resolution No. 2026-019:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy



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That Report PDAC-2026-005 entitled Zoning By-law Amendment Application D14/CBM Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- Quality of aggregate must be determined by technical means and not by visual assessment to justify the project.
- Destination pit for the processing should address the details on the deposition of silt.
- The committee is concerned with the history of non-compliance with CBM.
- The Planning & Development Advisory Committee does not support this application being in a Natural Environment Zone and want to endorse the CAO letter dated March 16, 2026 which outlines ecological, environmental and hydrogeological concerns that have yet to be addressed.

CARRIED

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-020:

Moved by Committee Member Kim McCarthy
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourned at 8:26 p.m.

CARRIED



REPORT PDAC-2026-006



TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Max Fedchyshak, MCIP, RPP, Senior Planner

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: June 9, 2026

SUBJECT: County Consent Application File: B12-26
857 Watson Road South, Township of Puslinch

APPLICANT: VanHarten (Agent), Lorna Guthrie (Property Owner)

RECOMMENDATION

That Report PDAC-2026-006 entitled Consent Application B12-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Arkell Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (857 Watson Road South, Township of Puslinch) into two parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling, featuring a lot frontage of approximately 51 metres, a lot depth of approximately 79 metres, and a lot area of approximately 0.4 hectares; and

Whereas the retained parcel would continue as a small horse farm operation, feature a lot frontage of approximately 29 metres along Watson Road South, and approximately 128 m along Arkell Road, and a lot area of approximately 5.8 hectares; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the severed and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1 That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located on the retained lands, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
 - 2.2 That the Owner obtains zoning compliance for lot frontage for the retained lot and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
4. That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints;

and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

Background:

The subject lands are municipally known as 857 Watson Road South, Township of Puslinch, legally described as Part of Lot 7, Concession 9; PIN 71187-0128.

The application proposes the creation of a new residential parcel with an area of approximately 0.40 hectares, approximately 51 metres of frontage along Arkell Road, and a depth of approximately 79.1 metres. The severed parcel is intended to accommodate a future single detached dwelling.

The retained parcel is proposed to have an area of approximately 5.8 hectares with approximately 29.1 metres of frontage along Watson Road South, and approximately 128 m along Arkell Road and approximately 532.4 metres of frontage along the Guelph Junction Railway. Existing accessory buildings/barns are proposed to remain on the retained lands.

The subject property is designated Hamlet Area in the County of Wellington Official Plan (Official Plan) and is zoned Agricultural in the Township of Puslinch Zoning By-law 023-18, as amended (Township Zoning By-law). Single detached dwellings are permitted within the applicable Official Plan designation and zoning.

No MDS information sheets were included as part of the submission package. A Minimum Distance Separation (MDS I) analysis was completed via aerial imagery to evaluate potential compatibility issues with nearby livestock operations. The closest livestock facility is a horse barn located on the retained lands and features an approximate area of 290 square metres as provided via aerial imagery. Given the concentration of existing residential uses in the surrounding area, the proposed lot creation is classified as a Type B land use for the purposes of MDS, which requires an MDS I setback that is double of a Type A land use. Based on the aerial analysis, the required setback distance is approximately 235 metres, whereas approximately 206 metres is provided for the severed lot. Further information regarding MDS compliance is requested to confirm separation distance requirements. Based on the foregoing, if approved, zoning relief will be required for MDS in accordance with Section 4.16 of the Township Zoning By-law.

Subject Property Key Map:



Summary of Agency/Staff/Public Comments:

1. Township Planning Comments

Regulation	Requirement (Severed Parcel per Section 11.4)	Proposed (Severed Parcel)	Requirement (Retained Parcel per 11.3)	Proposed (Retained Parcel)
Minimum Lot Area	0.4ha	0.4ha	4.0ha	5.8ha
Minimum Lot Frontage	25m	51m	120m	29.1m
Minimum Required Front Yard	7.5m	N/A	10 m	>10m
Minimum Required Interior Side Yard	3m	N/A	3m	>3m

Regulation	Requirement (Severed Parcel per Section 11.4)	Proposed (Severed Parcel)	Requirement (Retained Parcel per 11.3)	Proposed (Retained Parcel)
Minimum Required Rear Yard	7.5m	N/A	7.5m	>7.5m
Minimum Required Lot Coverage	30%	N/A	30%	<30%
Minimum Distance Separation (MDS)	235m	205m	N/A	N/A

Conclusion:

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Resources:

Township Zoning By-law – www.Puslinch.ca/government/by-laws/Zoning

Wellington Official Plan – www.Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping – www.Wellington.ca/business-development/maps-guides

Engagement Opportunities:

- Township Active Planning Application Website;
- Public Notice of Hearing and Committee Decision (Statutory);
- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule “A” Application

- Schedule "B" Sketch/Elevations/Floor Plans
- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

**Navleen Kaur
Planning Tech
NPG Planning Solutions Inc.**

Report reviewed by:

**Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.**

**Justine Brotherson
Director of Corporate Services/
Municipal Clerk**

May 15, 2026

NOTICE OF AN APPLICATION FOR CONSENT


Ontario Planning Act, Section 53(4)

The County of Wellington Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: May 06, 2026

FILE NO. B12-26

APPLICANT

Lorna Guthrie


LOCATION OF SUBJECT LANDS

Township of Puslinch (Arkell)
Part Lot 7
Concession 9

Proposed severance is 51m fr x 79m = 0.40 hectares, vacant land for proposed urban residential use.

Retained parcel is 5.8 hectares with 29m frontage, existing and proposed agricultural use with existing accessory buildings/barns.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

June 30, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA
County Engineering Neighbouring Municipality – City of Guelph Guelph Junction Railway
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 6000
Fee Received: May 6/26
File No. B12-26
Accepted as Complete on: May 6/26

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Lorna Margaret Guthrie

Address [Redacted]

Phone No. [Redacted]

Email: [Redacted]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL [] URBAN RESIDENTIAL [] COMMERCIAL/INDUSTRIAL []

OR

To create a new lot for rural residential purposes

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part Lot 7

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-11296

Part No. 2 & 3

Civic Address 857 Watson Road South

(b) When was property acquired: November 2012

Registered Instrument No. WC359512

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 51 ±

AREA

0.40 ha ±

Depth 79 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Single-Detached Dwelling

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system

Well individual communal

Lake

Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): _____

6. Description of **Land** intended to be **RETAINED**: Metric Imperial

Frontage/Width **29 / 128 ±** AREA **5.8 ha ±**

Depth **532 ±** Existing Use(s) **Agricultural**

Existing Buildings or structures: **Accessory Buildings / Barns**

Proposed Uses (s): **No Change**

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): **Individual**
 Pit Privy
 Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES NO

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO

15. Is there a noxious industrial use within 500 meters [1640']? YES NO

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: **Active – Guelph Junction Railway**

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The property is within the Hamlet of Arkell and the application is consistent with the PPS as per Section 2.3.1.1 which states that settlement areas shall be the focus of growth and development

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are no areas of natural features on the subject property or surrounding area.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as a Hamlet Area in the Official Plan. Section 10.5.1 of the Official Plan that states that lot creation is permitted provided that the land will be appropriately zoned.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? **Agricultural**

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

Possible minor variance required – will apply pending severance approval

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

N/A

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: **Horses**
- Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
- _____



May 6, 2026
34181-25

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
857 Watson Road South
Part of Lot 7, Concession 9; PIN 71187-0128
Township of Puslinch**

RECEIVED
MAY 06 2026

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, Sourcewarer Protection Form, a cheque to the GRCA for **\$465.00** and a cheque to the Wellington County for **\$6,000.00**.

Proposal:

The proposal is to create a new residential parcel along Arkell Road, in the Village of Arkell. The subject property (PIN 71187-0128) is multi-sided, triangular-looking parcel with frontage on Watson Road South (#857), frontage on Arkell Road and abutting the Guelph Junction Railway (GJR). Although located within the Hamlet of Arkell in the Official Plan, the parcel functions as a small horse farm as it has been for decades.

The Severed Parcel will have a frontage of 51±m along Arkell Road, depth of 79±m, for an area of 0.40±ha where a single-detached dwelling could be constructed in the future. The parcel has been evaluated, and safe access is possible from Arkell Road. The parcel was configured to be the same depth as the adjacent row of parcels to the east.

The proposed severance is configured to be 0.4ha in accordance with the minimum size for the applicable zoning. Please note that this is larger than many of the residential parcels in the area. The properties shown as #565 to #583, for example are all about half this size at 0.20 ha.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

We requested preliminary feedback from GJR on the configuration and they have confirmed that the separation to the railway lands and the railway crossing over Arkell Road is acceptable to them.

The Retained Parcel (#857) will continue as a small horse operation with a frontage of 29±m along Watson Road South, a frontage of 128±m along Arkell Road, and a lot area of 5.8±ha. The existing barns, accessory buildings, well and septic will remain. There is no dwelling on the parcel. The existing entrance from Watson Road South will continue to provide safe access to the site.

The subject property is within the Hamlet Area of "Arkell" in the County Official Plan. Section 10.5.1 states that creation of a new lot is permitted, provided that the land will be appropriately zoned – which in this case is met with the current zoning designations. The proposed lot provides a great opportunity for an in-fill development along a row of existing lots of similar size in the Hamlet Area.

The Severed Parcel is within the Agricultural zone and the regulations for Reduced Lot Agricultural Zone Standards in Table 11.3 of the Zoning By-law have been reviewed and we found that the lot frontage and area requirements are met.

The front portion of the Retained Parcel along Watson Road South is zoned Hamlet Residential, and the remainder is zoned Agricultural. The applicable lot frontage and lot area zoning requirements are met. The buildings are existing and will remain on site. The buildings include a horse barn, a second barn (not currently housing livestock), a riding arena and a shop.

The adjacent parcels and across the road from the property have a mix of Hamlet Residential and Agricultural zones and this severance easily fits within the surrounding area. Most recently a severance was created across Watson Road at #603 Arkell Road (B97-24).

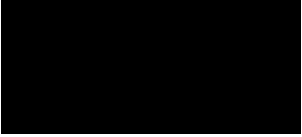
The Guelph-Junction Railway abuts the Retained Parcel; as mentioned above, the configuration has been considered acceptable in that the severance is about 40m from the tracks. As you can see from the Sketch and because of being in the Village of Arkell, there are numerous residential parcels within the vicinity and the proximity to the railway. The potential impact of the railway is already realized by many homes in the area.

In summary, the proposed severance is permitted and, in fact, encouraged in Hamlets such as Arkell. The proposed severance meets the zoning requirements, meets the requirements of GJR and is a great intensification development.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Muffie Guthrie
cc Ann Guthrie
cc Jessica Slood, Slood Construction

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>8±m²</u>	Length <u>9±m</u>	Area <u>72±m²</u>	Use <u>Shop</u>
	Width <u>17±m²</u>	Length <u>36±m</u>	Area <u>612±m²</u>	Use <u>Arena</u>
	Width <u>9±m²</u>	Length <u>32±m</u>	Area <u>288±m²</u>	Use <u>Barn 1</u>
	Width <u>7±m²</u>	Length <u>25±m</u>	Area <u>175±m²</u>	Use <u>Barn 2</u>

33. Manure Storage Facilities on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [X] NO []

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff before filling out this application form? Please refer to instruction page.**

YES [X] NO []

If yes, please indicate the person you have met/spoken to: _____

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter for more details.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Lorna Margaret Guthrie the Registered Owners/Purchasers of Part of Lot 7, Concession 9, Parts 2 & 3, 61R-11296 except Part 1, 61R-21037 Of the Township of Puslinch in the

County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/Region of Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 7, Concession 9, Parts 2 & 3, 61R-11296 except Part 1, 61R-21037 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of

Guelph In the

County/Region of Wellington

This 6 day of May 20 26

Commissioner of Oaths

[Redacted Signature]

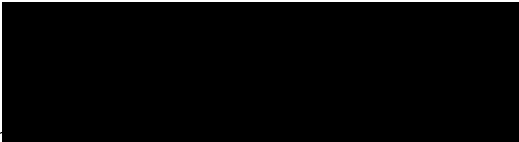
(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Printed Commissioner's Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Purchaser/Applicant/Agent(s)

May 6, 2026

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, May 11, 2026 12:05 PM
To: Jana Poechman
Cc: wellington+313487@lswims.ca; Source Water
Subject: RE: B12-26 - Screening Form
Attachments: WHPA_Map_857_Watson.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat. The application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Please feel free to contact me if you have any questions regarding this application.

Best regards,
Keira



a partnership of Wellington County municipalities **Keira Martinson (she/her)**
Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 Toll free: 1-844-383-9800
E: kmartinson@centrewellington.ca
www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: Thursday, May 7, 2026 11:09 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B12-26 - Screening Form

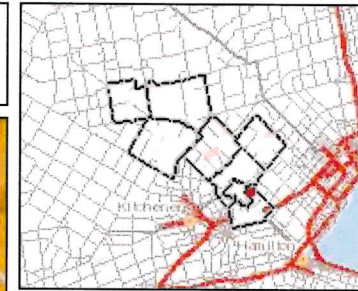
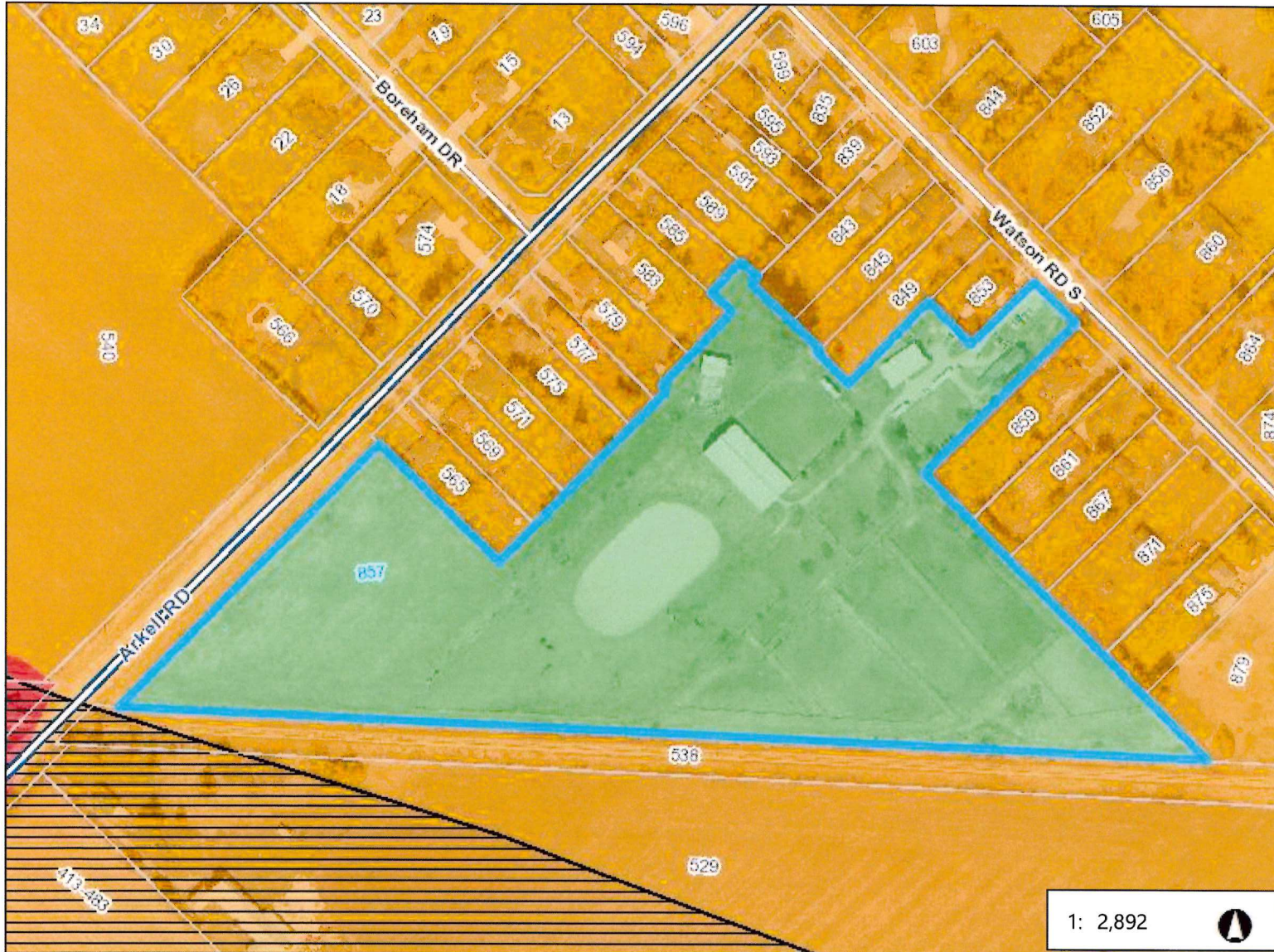
CAUTION: EXTERNAL EMAIL - This email comes from an external organization. DO NOT give your username and/or password, reply to the email, click links (embedded links) or open attachment(s) unless you recognize the sender email address

Good Morning.

Please see the attached screening form for Consent B12-26.

We plan to circulate May 14th.

Thanks.
Jana



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C); 2, B
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture**

0.1 0 0.07 0.1 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

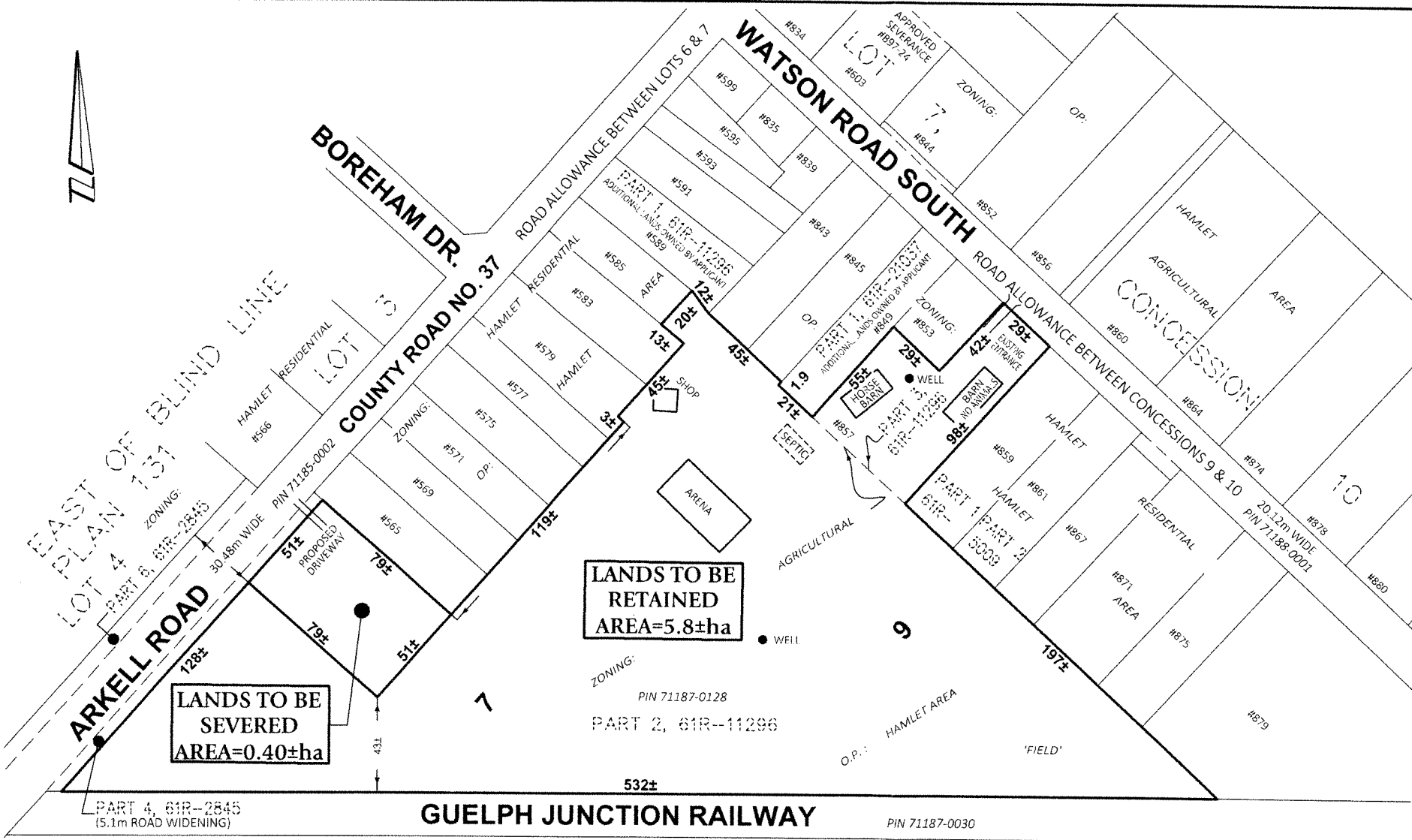
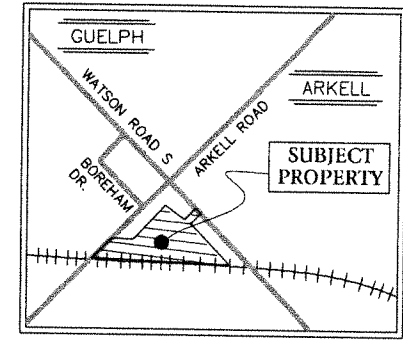
Notes



SEVERANCE SKETCH
PART OF LOT 7
CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000
 0 20 40 80 120 metres
 VAN HARTEN SURVEYING INC.

KEYMAP:



SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 5th DAY OF MAY, 2026

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL & HAMLET RESIDENTIAL (HR).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF HAMLET AREA.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.J.	CHECKED BY: J.C.B.	PROJECT No. 34181-25

May 5, 2026-12:24:47 PM
 G:\PUSLINCH\CON9\LOT 7\ACAD\SEV LOT 7 (34181-25 GUTHRIE) UTM2010.dwg
 © 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

RD-26

B12-26 – 857 Watson RD S Comments

Source Water: Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat. The application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

Township Building:

1. Provide a pre-development plan for the proposed severed lot.
2. Show the adjacent property's (565 Arkell road) exact location of:
 - a.) well and its type (drilled/dug)
 - b.) existing septic system.

Township Fire/By-law/GRCA: No comments



REPORT PDAC-2026-007



TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Max Fedchyshak, MCIP, RPP, Senior Planner

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: June 9, 2026

SUBJECT: Consent Application File: B14-26
98 Gilmour Road, Township of Puslinch

APPLICANT: VanHarten (Agent), Michael Domingues (Property Owner)

RECOMMENDATION

That Report PDAC-2026-007 entitled Consent Application B14-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Gilmour Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (98 Gilmour Road, Township of Puslinch [PIN 71195-0014]) into two rural residential parcels; and

Whereas the severed parcel would be a corner lot suitable for a future single-detached dwelling, featuring a lot frontage of approximately 42.5 metres, a lot depth of approximately 96 metres, and a lot area of approximately 0.40 hectares; and

Whereas the retained parcel would be suitable for a future single-detached dwelling, feature a lot frontage of approximately 40 metres, a lot depth of approximately 94.5 metres, and a lot area of approximately 0.38 hectares; and

Therefore, the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1 That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 4407 Victoria Road for both the severed and retained parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
 - 2.2 That the Owner obtains zoning compliance for reduced lot area for the retained parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and

setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

Background:

The subject lands are municipally known as 98 Gilmour Road, Township of Puslinch, legally described as Part of Lot 23, Concession 8.

The proposal seeks consent to create a new rural residential parcel. The severed parcel is proposed to have an area of approximately 0.40 hectares with approximately 40 metres of frontage and a depth of approximately 96 metres. A future single detached dwelling with private well and septic servicing is proposed on the severed lands.

The retained parcel is proposed to have an area of approximately 0.38 hectares with approximately 40 metres of frontage and a depth of approximately 96 metres. The retained lands are intended to contain a future single detached dwelling with private servicing.

The subject property is designated Secondary Agricultural in the County of Wellington Official Plan and zoned Agricultural under the Township of Puslinch Zoning By-law 023-18. The lot area of retained parcel is not compliant with the Township of Puslinch Zoning By-law, it is noted that minor variance will be required to address the reduced lot area.

A Minimum Distance Separation (MDS I) analysis was completed to evaluate potential compatibility issues with nearby livestock operations. The closest livestock facility is located at 4407 Victoria Road South. Given the concentration of existing residential uses in the surrounding area, the proposed lot creation is classified as a Type B land use for the purposes of MDS, which requires an MDS I setback that is double of a Type A land use. Based on this classification, the required setback distance is 162 metres whereas approximately 88 metres is provided for the severed lot and approximately 130 metres for the retained lot. Based on the foregoing, if approved, zoning relief will be required for MDS in accordance with Section 4.16 of the Township Zoning By-law.

Subject Property Key Map:



Summary of Agency/Staff/Public Comments:

1. Township Planning Comments

Regulation	By-law Section	Requirement	Proposed (Severed Parcel)	Proposed (Retained Parcel)
Minimum Lot Area	Section 11.4	0.4ha	0.4ha	0.38ha
Minimum Lot Frontage	Section 11.4	25m	40m	42.5m
Minimum Distance Separation (MDS)	Section 4.16	162m	88m	130m

Conclusion:

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Resources:

Township Zoning By-law – www.Puslinch.ca/government/by-laws/Zoning

Wellington Official Plan – www.Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping – www.Wellington.ca/business-development/maps-guides

Engagement Opportunities:

- Township Active Planning Application Website;
- Public Notice of Hearing and Committee Decision (Statutory);
- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule "A" Application
- Schedule "B" Sketch/Elevations/Floor Plans
- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

Navleen Kaur
Planning Tech
NPG Planning Solutions Inc.

Report reviewed by:

Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.

Justine Brotherson
**Director of Corporate Services/
Municipal Clerk**

May 15, 2026

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: May 06, 2026

FILE NO. B14-26

APPLICANT

6Link Incorporated - c/o Michael
Domingues
90 Gilmour Road
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 23
Concession 8

Proposed severance is 40m fr x 97.3m = 0.40 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 40m fr x 96m = 0.38 hectares, existing vacant land for proposed rural residential use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

June 30, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 6000
Fee Received: May 6/26

File No. B14-26

Accepted as Complete on: May 6/26

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser 6Link Incorporated c/o Michael Domingues

Address 90 Gilmour Road, Puslinch, ON, N0B 2J0

Phone No. [Redacted]

Email: [Redacted]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser)

Phone No. Email:

(c) Name and Address of Owner's Authorized Agent:

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposes

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 8

Lot No. 23

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-4752

Part No. 2

Civic Address 98 Gilmour Road

(b) When was property acquired: April 2017

Registered Instrument No. WC500131

5. Description of Land intended to be SEVERED:

Metric Imperial

Frontage/Width 40 / 42±

AREA 0.40 ha ±

Depth 96 ±

Existing Use(s) Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): Single-detached dwelling

Type of access (Check appropriate space)

Existing

Proposed

- Provincial Highway
- County Road
- Municipal road, maintained year round
- Municipal road, seasonally maintained
- Easement

- Right-of-way
- Private road
- Crown access road
- Water access
- Other

Type of water supply - Existing Proposed (check appropriate space)

- Municipally owned and operated piped water system
- Well individual communal
- Lake
- Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal): Individual
- Pit Privy
- Other (Specify): _____

6. Description of Land intended to be RETAINED: Metric Imperial

Frontage/Width 40 ± AREA 0.38 ha ±

Depth 96 ± Existing Use(s) Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): Single-detached dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing Proposed (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other

Type of sewage disposal - Existing Proposed (check appropriate space)

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): Individual
 Pit Privy
 Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.6.5 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are no Natural Heritage System features located on the property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling? YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? **Agricultural**

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

A minor variance will be applied for pending severance approval

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** **None**

<u>Severed</u>	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area	Use



May 6, 2026
35216-26

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
98 Gilmour Road
Part of Lot 23, Concession 8
Part 2, 61R-4752
PIN 71195-0014
Township of Puslinch**

RECEIVED

MAY 06 2026

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, MDS Farm Data Sheet, a cheque to the GRCA for **\$465.00** and a cheque to the Wellington County for **\$6,000.00**.

Proposal:

The subject property is vacant and known as #98 Gilmour Road (PIN 71195-0014). The proposal is to sever it essentially in half to create a new parcel for rural residential purposes and where a dwelling will be constructed on both the severed and retained parcels.

The Severed Parcel (#98) is a corner lot with a frontage of 40±m along Gilmour Road, a frontage of 97.3±m along Victoria Road South, with an area of 0.40±ha where a single-detached dwelling, well and septic are proposed. There is an existing entrance from Gilmour Road, providing safe access.

The Retained Parcel will have a frontage of 40±m along Gilmour Road, depth of 94.5 to 96±m, for an area of 0.38±ha where a single-detached dwelling, well and septic are proposed. The sightlines have been evaluated and safe access is possible for the parcel.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

Minimum Distance Separation (MDSI):

There is one property across the road at #4407 Victoria Road South that we have considered for MDS impact on this severance application. The building is a small barn and shop. The livestock area is approximately 60m² and the remainder of the building is a shop.

Our MDS Evaluation considered this severance as a Type B scenario as defined in Guideline #34 due to the creation of four or more lots outside a settlement area. Using the farm information from the owner of 4407 Victoria Road South, we determined that the required MDS distance is 162m, whereas the actual distance to the Severed Parcel is 88±m and 130±m to the Retained Parcel. Therefore, MDS cannot be met.

We plan to address this requirement with a Minor Variance Application. A minor variance application will be reasonable in light of the following:

- There are three homes, #4410, #4401 and #4399 that are all relatively close (120m, 95m & 125m) to this barn already.
- The owner of the barn has informed us that the barn is used only for a few animals as a hobby and that 3 horse stalls was the best description of its capacity.
- The severance applications (B41/12 & B42/12) to create #4401 evaluated the MDS scenario as being Type A. If Type A was applied to the application being submitted, the minimum requirement would be 81m, in which case both the Severed and Retained parcels would meet the MDS requirement.

Planning Policies:

Zoning By-law:

The subject property is zoned Agricultural and the Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

The Severed (corner) Parcel meets the lot frontage and area requirements, however a minor variance for the reduced MDS is required as noted above.

The Retained Parcel meets the lot frontage requirement; however the lot area is slightly under at 0.38ha instead of 0.40ha minimum and a Minor Variance will be required to address this.

To address the reduced lot area, we intend to complete the standard conceptual lot grading plan and include a full septic design to ensure that development is possible with the slightly reduced lot area. There have been a number of similar-sized parcels created over the years within Puslinch and we don't foresee an issue with the lot area to support the future development of a single-detached dwelling. We consider this request to be minor and a variance application will be applied for to address this.

Extractive Use:

There is an aggregate operation / extractive use for the property across the road along Victoria Road South. This aggregate operation is known as Dufferin Aggregates Aberfoyle Pit 2. This pit has been operating for many years and its impact would have been considered for various severances in the area, along with numerous existing rural residential parcels and a number of newer dwellings that have been constructed along Victoria Road South. Many of the parcels are located closer to the gravel pit than the subject property. Please see Figure 1 below showing the numerous rural residential parcels in the vicinity.



Figure 1 – Extractive Zone and surrounding rural residential parcels.

The subject application is a bit further from the gravel pit as it is across the road and to the side. There are over 9 rural residential parcels located on the same side as the pit on Victoria Road, and across the road is a cluster of over 10, not including the subject property. We provide the opinion that the possible impacts of the gravel pit have been well examined and clearly proven to not have a negative impact within this residential cluster and therefore, a Noise Study is not necessary.

Official Plan:

The subject property has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met for the severance.
- MDS requirements are met. A minor variance will be applied for to address MDS.

Conclusion:

In summary, this severance is very practical and follows the relevant criteria for a severance. The proposed severance is a great in-fill lot allowing for efficient development.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Michael Domingues
cc Sara Domingues

33. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? YES NO

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES NO

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES NO

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter for more details.

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed. If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), 6Link Incorporated c/o Michael Domingues the Registered Owners/Purchasers of Part of Lot 23, Concession 8; Part 2, 61R-4752 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X [Redacted Signature]

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/Region of Wellington Solemnly declare that all the statements contained in this application for consent for (property description)

Part of Lot 23, Concession 8; Part 2, 61R-4752 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City of Guelph In the County/Region of Wellington

[Redacted Signature]

(Owner/Purchaser or Applicant)

This 6 day of May 20 26

[Redacted Signature]

Commissioner of Oaths

(Owner/Purchaser or Applicant)

James Michael [Redacted], a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner/Purchaser/Applicant/Agent(s)



Handwritten signature

Date

May 6, 2026

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Ian O'Keefe

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 4407 Victoria Road Municipality Puslinch

Lot 23 Concession 9 Division

Lot Size (where livestock facility is located) hectares 3 acres

Signature of Livestock Facility Owner [REDACTED] Date 3/1/26

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60m2 for animals ft²/m² Rest is for shop ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	3	v3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

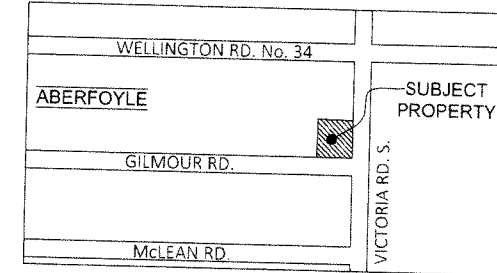
County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9

P 519.837.2600 x2170
 F 519.923.1694

SEVERANCE SKETCH
PART OF LOT 23, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000
 0 10 20 40 60 metres
 VAN HARTEN SURVEYING INC.

KEYMAP:

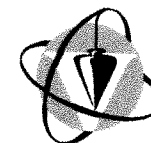


NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 6th DAY OF MAY, 2026.

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



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: S.J.

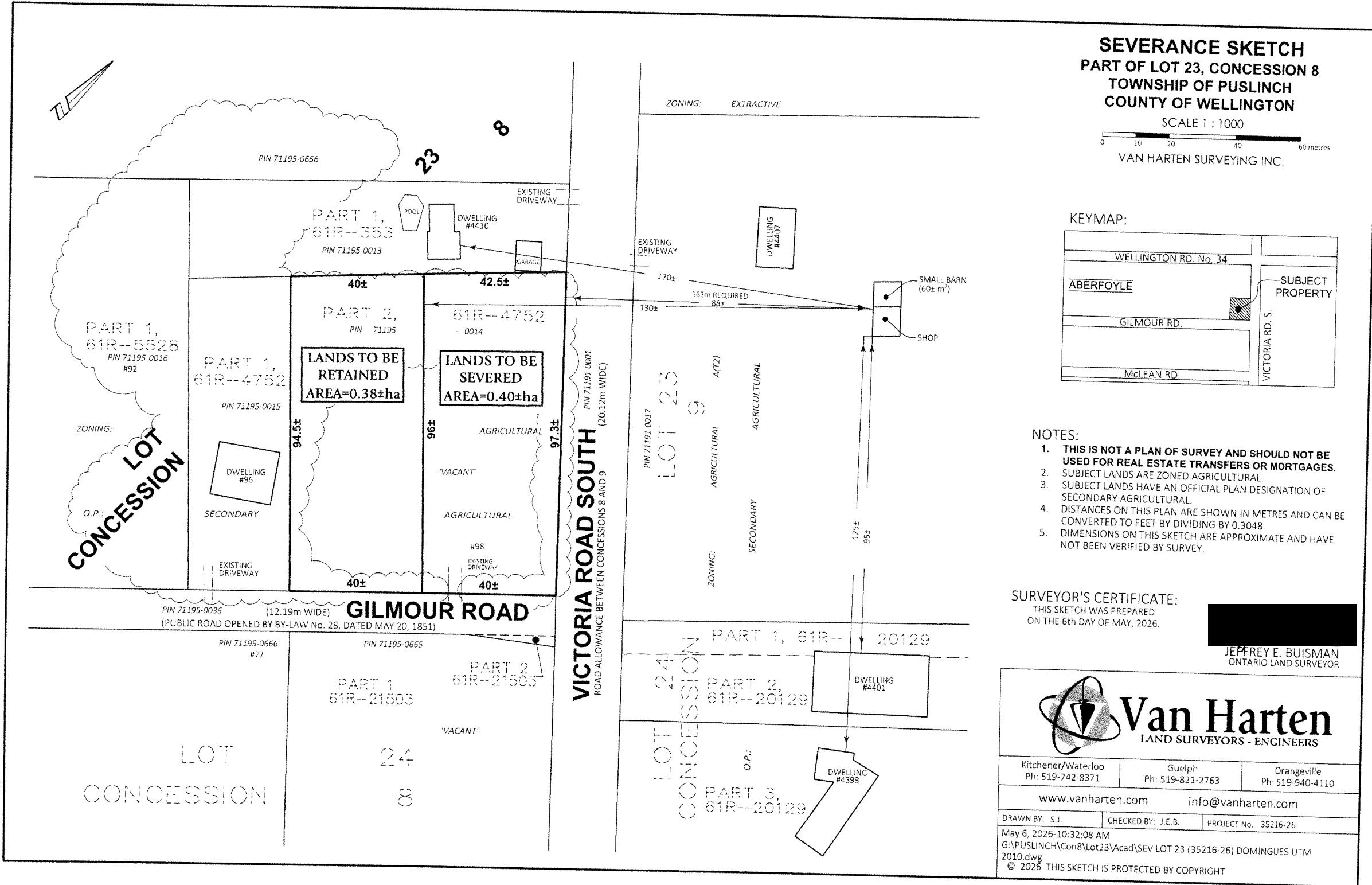
CHECKED BY: J.E.B.

PROJECT No. 35216-26

May 6, 2026-10:32:08 AM

G:\PUSLINCH\Con8\Lot23\Acad\SEV LOT 23 (35216-26) DOMINGUES UTM 2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT



B1426

B14-26 – 98 Gilmour Rd

Source Water:

Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat. The application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

Township Building:

Overall, the building department has no concerns with the proposed severance.

Conditions:

1. Provide a predevelopment plan for both the retained and severed parcels.
2. Show the exact locations of adjacent wells and their type (dug/drilled), as well as their existing septic systems for 4410 Victoria and 96 Gilmour.

Township Fire/By-law/GRCA/PW: No comments



REPORT PDAC-2026-008



TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Max Fedchyshak, MCIP, RPP, Senior Planner

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: June 9, 2026

SUBJECT: County Consent Application File: B62-25
7061 Concession 1, Part of Lot 22, Concession Gore
Township of Puslinch

APPLICANT: Innovative Planning Solutions Inc. (Agent), Syed Ali & Misbah
Anwar (Property Owner)

RECOMMENDATION

That Report PDAC-2026-008 entitled Consent Application B62-25 be received for information; and

Whereas the Township has reviewed the proposal to create one new rural residential parcel along Concession 1 Road in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (7061 Concession 1, Part of Lot 22, Concession 1) into two parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future single detached dwelling, featuring a lot frontage of approximately 34.2 metres, a lot depth of approximately 116.18 metres, and a lot area of approximately 0.4 hectares; and

Whereas the retained parcel would continue to retain an existing single detached dwelling and four accessory structures, feature a lot frontage of approximately 148 metres along Concession 1 Road, a lot depth of approximately 252 metres and a lot area of approximately 5.0 hectares;

Therefore, be it resolved that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1 That the Owner obtain approval of a Zoning By-law Amendment, to the satisfaction of the Township of Puslinch, implementing all measures necessary to ensure compliance with the Minimum Distance Separation (MDS) Guidelines for the retained parcel. Such amendment may include site specific provisions, but is not limited to, the reclassification of detached structures to accessory structures (storage) to achieve MDS calculations and the prohibition of any existing livestock facilities and manure storage on the retained parcel, or other zoning provisions deemed necessary to achieve MDS compliance. MDS calculations will be required for any new buildings constructed on the retained lands after the passing of the Zoning By-law Amendment that contain livestock and/or manure storage areas, in accordance with Section 4.16 of the Township Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

- 4. That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.**

Background:

The subject lands are municipally known as 7061 Concession 1 Road, Township of Puslinch, legally described as Part Lot 22, Concession 1.

The application proposes the creation of a new residential parcel with an area of approximately 0.40 hectares, with approximately 34.2 metres of frontage along Concession 1 Road, and an approximate depth of 116.18 metres.

The retained parcel is proposed to have an area of approximately 5.0 hectares with approximately 148.18 metres of frontage along Concession 1 Road with approximately 252.07 metres of dept. The existing single detached dwelling and four accessory structures are proposed to remain on the retained lands.

The subject property is designated Secondary Agricultural in part and Greenlands in part in the County of Wellington Official Plan (County Official Plan) and is zoned Agricultural with an Environmental Protection overlay near the southern property line in the Township of Puslinch Zoning By-law 023-18, as amended (Zoning By-law). Single detached dwellings are permitted within the applicable Official Plan designation and zoning.

Minimum Distance Separation (MDS) information sheets were included as part of the submission package and a MDS analysis was completed to evaluate potential compatibility issues with nearby livestock operations. The applicant has indicated that the existing accessory structures on the retained lands are not currently used for housing livestock or for manure storage. However, as these buildings could be used for such purposes under the current zoning, they are considered potential livestock facilities for the purposes of MDS. Based on the combined area of all accessory structures a MDS setback requirement of approximately 227 metres is required based on maximum livestock capacity. As a result, the required MDS I setback cannot be met for the creation of the new lot.

Through discussions with the applicant, it was determined that a Zoning By-law Amendment may be pursued to reclassify the accessory structures on the retained parcel to prohibit livestock housing and manure storage. This reclassification would remove the potential for livestock use, thereby ensuring conformity with MDS guidelines. Based on the foregoing, approval of the consent will require a Zoning By-law Amendment to achieve MDS compliance in accordance with Section 4.16 of the Township Zoning By-law. A condition has been included to this effect.

Subject Property key Map

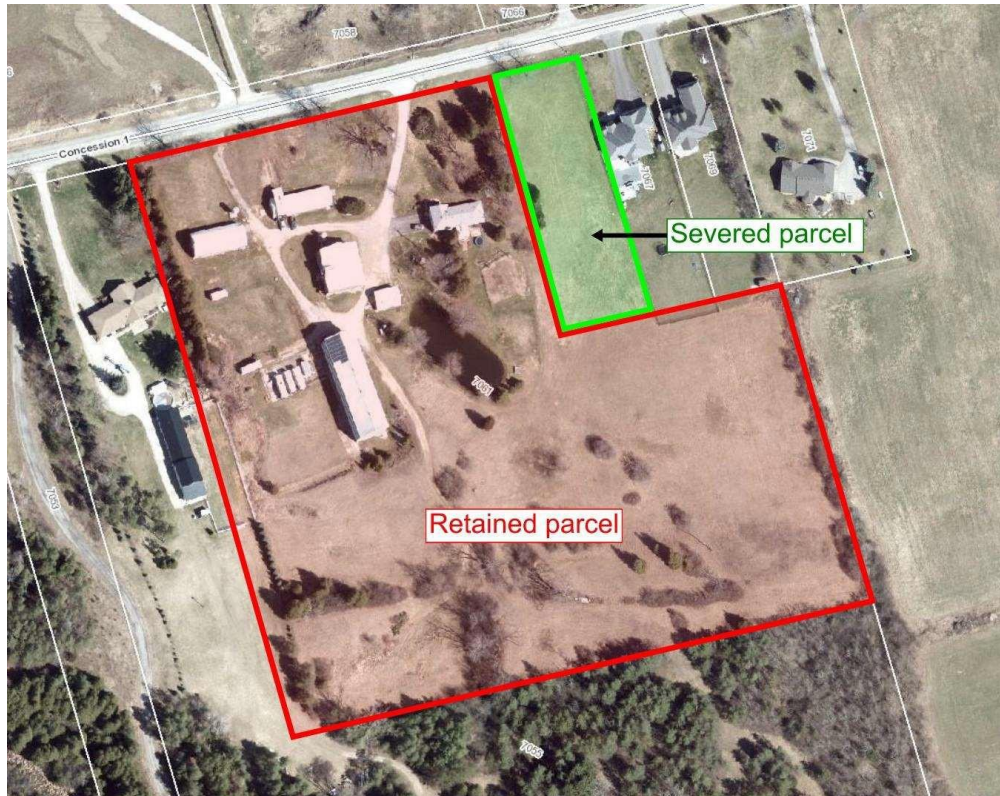


Summary of Agency/Staff/Public Comments:

1. Township Planning Comments

Regulation	Requirement (Severed Parcel per Section 11.4)	Proposed (Severed Parcel)	Requirement (Retained Parcel per Section 11.3)	Proposed (Retained Parcel)
Minimum Lot Area	0.4ha	0.4ha	4.0ha	5.0ha
Minimum Lot Frontage	25m	34.2m	120m	148.18m
Minimum Required Front Yard	7.5m	N/A	10m	28.5m

Regulation	Requirement (Severed Parcel per Section 11.4)	Proposed (Severed Parcel)	Requirement (Retained Parcel per Section 11.3)	Proposed (Retained Parcel)
Minimum Required Interior Side Yard	3m	N/A	3m	9.2m
Minimum Required Rear Yard	7.5m	N/A	7.5m	>7.5m
Minimum Required Lot Coverage	30%	N/A	30%	<30%
Minimum Distance Separation (MDS)	227m	0m	N/A	N/A

**Conclusion:**

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Resources:

Township Zoning By-law – www.Puslinch.ca/government/by-laws/Zoning

Wellington Official Plan – www.Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping – www.Wellington.ca/business-development/maps-guides

Engagement Opportunities:

- Township Active Planning Application Website;

- Public Notice of Hearing and Committee Decision (Statutory);
- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule "A" Application
- Schedule "B" Sketch/Elevations/Floor Plans
- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

**Navleen Kaur
Planning Tech
NPG Planning Solutions Inc.**

Report reviewed by:

**Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.**

**Justine Brotherson
Director of Corporate Services/
Municipal Clerk**

October 8, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: September 30, 2025

FILE NO. B62-25

APPLICANT

Ali Syed & Anwar Misbah


LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 22
Concession 1

Proposed severance is 34.2m fr x 116.2m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 5 hectares with 148.18m frontage, existing and proposed rural residential and agricultural use with existing dwelling, accessory structures and storage structure for agricultural.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

November 12, 2025

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 5370
Fee Received: Sept 26/25
File No. B62-25
Accepted as Complete on: Sept 30/25

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Syed Ali & Misbah Anwar

Address 7061 Concession 1, Puslinch, ON N0B 2J0

Phone No. [Redacted] Email: [Redacted]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) Same as below (c)

[Redacted]

Phone No. [Redacted] Email: [Redacted]

(c) Name and Address of Owner's Authorized Agent: Innovative Planning Solutions Inc. c/o Nick Skerratt
647 Welham Road, Unit 9, Barrie, ON L4N 0B7

Phone No. 705 812 3281 x 35 Email: nskerratt@ipsconsultinginc.com

(d) All Communication to be directed to:
REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:
REGISTERED OWNER/PURCHASER [X] APPLICANT [] AGENT []

(f) Number of Certificates Requested 2 (severed & retained) (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
RURAL RESIDENTIAL[] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

Creation of a new lot for residential purposes

OR
EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch
Concession 1 Lot No. North half of lot 22
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 7061 Concession 1, Puslinch

(b) When was property acquired: 2019 Registered Instrument No. _____

5. Description of Land intended to be **SEVERED**:

	Metric [<input checked="" type="checkbox"/>]	Imperial []
Frontage/Width <u>34.2m</u>	AREA <u>0.4 ha</u>	
Depth <u>116.2m</u>	Existing Use(s) <u>Vacant</u>	
Existing Buildings or structures: <u>Vacant</u>		
Proposed Uses (s): <u>creation of 1 new residential lot</u>		

Type of access (Check appropriate space)

Existing []

Proposed []

- | | |
|---|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

Type of water supply - Existing [] Proposed [] (check appropriate space)

- Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other _____

Type of sewage disposal - Existing [] Proposed [] (check appropriate space)

- Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): Individual
 Pit Privy
 Other (Specify): _____

6. Description of **Land** intended to be **RETAINED**: Metric] Imperial []
 Frontage/Width 148.1m AREA 5.0 ha
 Depth 252.1m Existing Use(s) Residential & agricultural
 Existing Buildings or structures: Dwelling, accessory structures, storage structure for agricultural
 Proposed Uses (s): no change

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing Proposed [] (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other _____

Type of sewage disposal - Existing [] Proposed [] (check appropriate space)

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): individual
 Pit Privy
 Other (Specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO []
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640]? YES [] NO]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO []
woodland

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO]

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a resubmission of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO []

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**
Severance file B20/05 Don & Diane Harris

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [] UNKNOWN [X]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.
See Planning Justification Report for additional information

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. N/A

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
secondary Agricultural & greenlands schedule B7-1 (see Planning Justification Report for additional information)

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
 County of Wellington OP applicable - see Planning Justification Report for additional information

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural and Environmental overlay

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
 YES [] NO [] File Number _____

b) has an application been made for a minor variance?
 YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
_____ _____ _____ _____ Crop Farming

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use <u>Farm equipment storage</u>
	Width _____	Length _____	Area _____	Use <u>Farm equipment storage</u>

33. **Manure Storage Facilities** on these lands: N/A

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]



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September 24, 2025

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph, ON N1H 3T9

Attention: Land Division

Re: Land Division Severance Application – Consent to Sever Land - Cover
letter
7061 Concession 1, Township of Puslinch

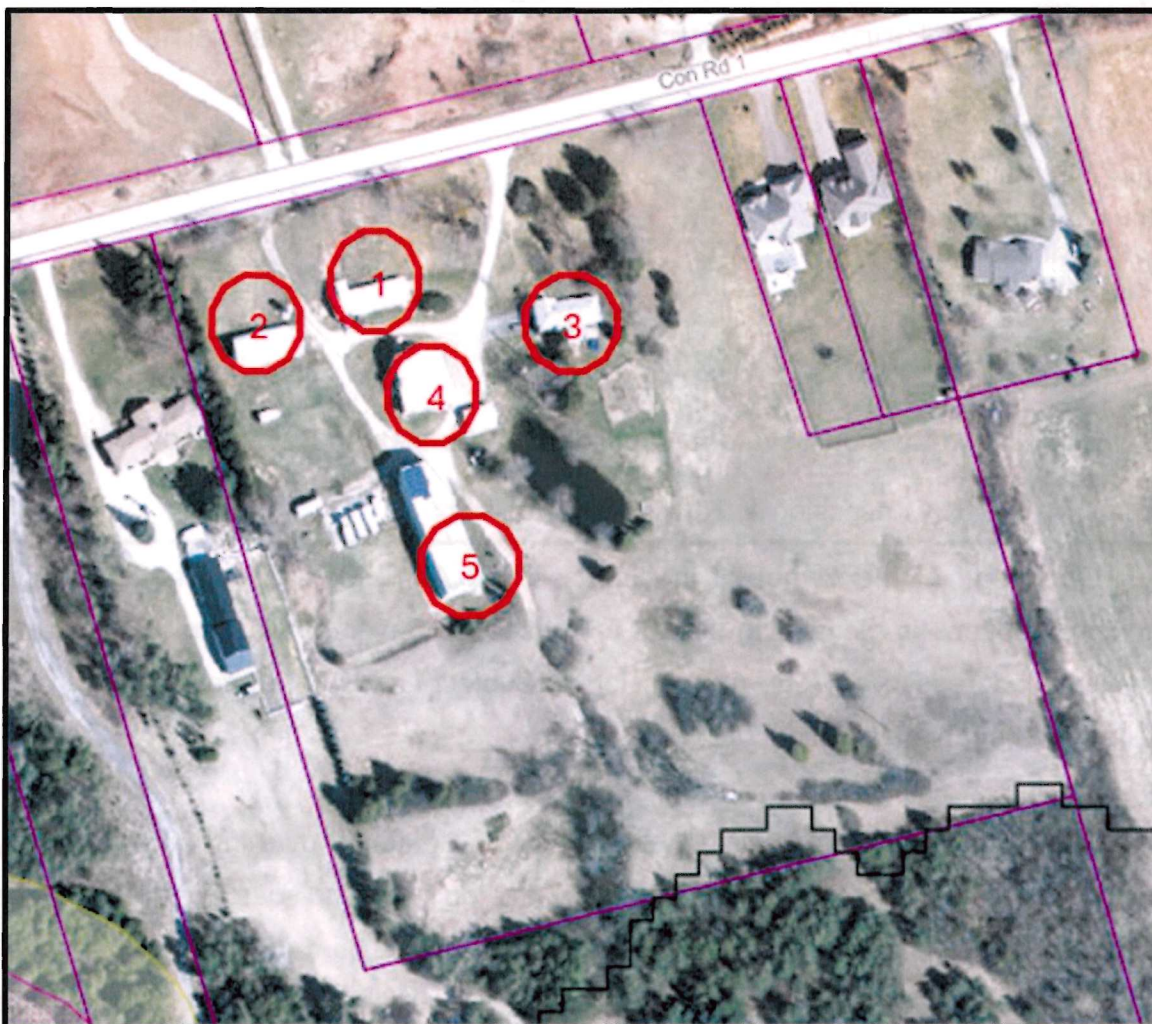
On behalf of the owner of the lands, Syed Ali & Misbah Anwar, Innovative Planning Solutions is pleased to submit a Consent to Sever Application for the lands municipally addressed as 7061 Concession 1 (Subject Lands). Materials enclosed are outlined on the table attached.

The Subject Lands contain an existing single detached dwelling and accessory structures related to agricultural uses together with crop fields and sparse vegetation. The Subject Lands have a frontage along Concession 1 of 182.38m and a total lot area of 54,000m² in an irregular shape. Surrounding uses are largely single detached dwellings and agricultural uses with forest areas. Parcel sizes range depending on use with smaller parcels containing single dwelling units in a cluster area and larger parcels containing agricultural and vegetative features. The existing zoning of the Subject Lands are dominantly Agricultural 'A' zone with a small portion to the south zoned Environmental Protection 'EP' zone. No zoning change is proposed as part of this application. To assist with existing uses and structures on the Subject Lands, the following image and list can

647 WELHAM ROAD, UNIT 9, BARRIE ONTARIO L4N 0B7
TEL: (705) 812-3281 FAX: (705) 812-3438
EMAIL: INFO@IPSCONSULTINGINC.COM

RECEIVED
SEP 26 2025
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

provide further information.



- 1 – storage for farm equipment
- 2 – storage for farm equipment
- 3 – Dwelling
- 4 – Shed – no livestock – small machine storage
- 5 – Storage of vehicles during winter months.

Open fields are comprised of hay, vegetables, and small crops maintained by the owner of the property. Additionally, there is no animals or livestock on the Subject Lands.

The purpose of this severance application is to create a singular parcel of land for the construction of a single detached dwelling. The retained lands will remain as is with existing structures and uses. The proposed severed parcel proposes a lot frontage of 34.2m and lot area of 4,000m². The proposed retained parcel will contain a lot frontage of 148.1m and lot area of 50,000m². The severed parcel has been strategically positioned in the northeast portion of the property abutting existing residential parcels of similar size, see Severance Sketch. The purpose of this approach is to cluster similar uses and parcels, single detached dwellings, with minimal disruption to existing agricultural functions. A detailed planning analysis of the respective designations, zoning categories, and justification is provided within the Planning Justification Report as part of the submission package.

Based on the analysis of the Official Plan and Zoning By-law permissions above, a minor variance is not necessary to permit the proposed severance. Based on the review of Provincial, County, and municipal legislation, the proposed use on the severed parcel is permitted under the Agricultural zone as a residential use. It is our opinion the proposed severance adheres to the County of Wellington Official Plan and the Township of Puslinch Zoning By-law.

Trusting the submitted items are satisfactory, we look forward to the circulation, review, and future discussions relating to this file. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



Nick Skerratt,
Senior Planner

**7061 Concession 1
Application for Severance**

September 2025

IPS File No. 25-1479

#	Document or Report and Plans	Copies
	Link: 15. Submission (Shared Folder)	
1.	7061 Concession 1 - Severance Cover Letter	Digital
2.	7061 Concession 1 - Severance Application	Digital
3.	7061 Concession 1 - Owner Authorization Form	Digital
4.	7061 Concession 1 - Concept Sketch	Digital
5.	7061 Concession 1 – Survey Sketch	Digital
6.	7061 Concession 1 – Farm Data Sheets	Digital
7.	7061 Concession 1 – Planning Justification Report	Digital
8.	7061 Concession 1 – Transfer Deed	Digital
9.	7061 Concession 1 – MDS calculation Sheet	Digital
10.	7061 Concession 1 – Pre Con Comments - NPG	Digital

34. Are there any drainage systems on the retained and severed lands?

YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO [X]

If YES, please complete the Source Water Protection Screening Form and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [X] NO []

If yes, please indicate the person you have met/spoken to: Pre con with Township of Puslinch, see attached comment responses within submission package (ie. ~~Jeremy Tran from NPG consulting~~)

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.
See attached submission materials

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.



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Authorization as Agent Letter:

I/We, Syed Ali / Misbah Anwar as the registered owner(s) of lands, hereby authorize, Innovative Planning Solutions (IPS Consulting Inc.), to act as our agent for the purposes of Planning related submissions/processes for a severance of land (discussion/applications including pre consultation), with respect to the following lands:

7061 Concession 1, Township of Puslinch, County of Wellington

Syed Ali
 Name (Printed)

 Signature

June 20, 2025
 Date

Misbah Anwar
 Name (Printed)

 Signature

June 20th 2025
 Date

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Syed Ali & Misbah Anwar the Registered Owners/Purchasers of 7061 Concession 1 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that IPS Consulting Inc.

Is authorized to submit an application for consent on my (our) behalf.

SEE OWNER AUTHORIZATION LETTER SUBMITTED UNDER SEPARATE COVER

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

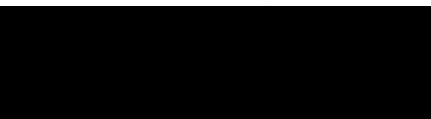
APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) NICK SKERRATT of the CITY OF BARRIE In the Simcoe County/Region of Simcoe Solemnly declare that all the statements contained in this application for consent for (property description) 7061 CONCESSION 1 TOWN OF PUSLINCH

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City Of Barrie In the County/Region of Simcoe



(Owner/Purchaser or Applicant)

This 25 day of Sept 2025

(Owner/Purchaser or Applicant)
Cristina Pivato, a Commissioner, etc.,
Province of Ontario, for
1657989 Ontario Ltd. o/a
Innovative Planning Solutions Ltd.
Expires August 25, 2026.



Commissioner of Oaths
County of Wellington

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Nick Skerratt, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Purchaser/Applicant/Agent(s)

Sept 24, 2025

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

MDS I

General information

Application date
Sep 18, 2025

Municipal file number
N/A

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information


Syed Zafar Ali
N/A
7061 Concession 1
Puslinch, ON
N0B 2J0
519-501-8389
syedzafar@hotmail.com

Location of subject lands

County of Wellington
Township of Puslinch
PUSLINCH
Concession GORE , Lot 22
Roll number: 230100000406100

Calculations

4059 Sideroad 20 South

Farm contact information 

ON

Location of existing livestock facility or anaerobic digester
 County of Wellington
 Township of Puslinch
 PUSLINCH
 Concession GORE , Lot 21
 Roll number: 230100000405900

Total lot size
 71 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Swine, Sows with litter, dry sows/boars	50	14.3 <u>NU</u>	1500 <u>ft</u> ²
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	12	1.5 <u>NU</u>	180 <u>ft</u> ²

Setback summary

Existing manure storage	V6. Liquid, outside, with a permanent, tight fitting cover		
Design capacity	15.8 <u>NU</u>		
Potential design capacity	31.6 <u>NU</u>		
Factor A (odour potential)	0.97	Factor B (design capacity)	223.16
Factor D (manure type)	0.79	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	189 <u>m</u> (620 <u>ft</u>)		
Actual distance from livestock barn	487 <u>m</u> (1598 <u>ft</u>)		
Storage base distance 'S' (minimum distance from manure storage)	189 <u>m</u> (620 <u>ft</u>)		
Actual distance from manure storage	487 <u>m</u> (1598 <u>ft</u>)		

7056 Concession 1

Farm contact information ⓘ
ON

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession GORE , Lot 23
Roll number: 230100000406200

Total lot size
90.5 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Confinement	150	18.8 NU	3450 ft²

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack			
Design capacity	18.8 NU			
Potential design capacity	37.5 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	235	
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				127 m (417 ft)
Actual distance from livestock barn				310 m (1017 ft)
Storage base distance 'S' (minimum distance from manure storage)				127 m (417 ft)
Actual distance from manure storage				310 m (1017 ft)

Preparer signoff & disclaimer

Preparer contact information
Cynthia Daffern
Innovative Planning Solutions
9-647 Welham Road
Barrie, ON
L4N 0B7
cdaffern@ipsconsultinginc.com

Signature of preparer

Cynthia Daffern , Planner

Date (mmm-dd-yyyy)

Farm contact information ⓘ

ON

Location of existing livestock facility or anaerobic digester
 County of Wellington
 Township of Puslinch
 PUSLINCH
 Concession 1, Lot 22
 Roll number: 230100000409100

Total lot size
 95 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer pullets (day olds until transferred into layer barn), Litter	30	0.1 NU	60 ft ²
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5 NU	1250 ft ²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	5.1 NU		
Potential design capacity	10.1 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	167.06
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	91 m (299 ft)
Actual distance from livestock barn	219 m (719 ft)
Storage base distance 'S' (minimum distance from manure storage)	91 m (299 ft)
Actual distance from manure storage	195 m (640 ft)

7087 Concession 1

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility PETER RICH

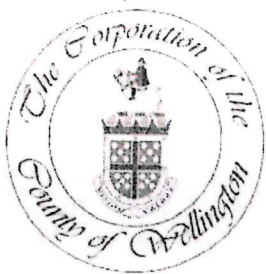
Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 7081 CONCESSION 1 Municipality PUSLINCH
 Lot GORE REAR PT LOT 23 Concession 1 Division _____
 Lot Size (where livestock facility is located) _____ hectares 92.36 A (FARM SIZE) acres
 Signature of Livestock Facility Owner [REDACTED] Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2600 ft²m² 2550 ft²m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility PETER RICH

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 7081 CONCESSION 1 Municipality PUSLINCH
 Lot GORE REAR PT LOT 23 Concession 1 Division _____
 Lot Size (where livestock facility is located) _____ hectares 92.36 A (FARM SIZE) acres
 Signature of Livestock Facility Owner [REDACTED] Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2600 (ft²)m² 2550 (ft²)m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|---|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



FARM DATA SHEET
Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Kuravilla Jacob

Contact Information

Email [Redacted] Telephone [Redacted]
 Civic Address 4059 side Road 20 South Municipality _____
 Lot _____ Concession _____ Division _____
 Lot Size (where livestock facility is located) _____ hectares 69 acres
 Signature of Livestock Facility Owner [Redacted] Date Sep 5, 2025

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside; covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	NA	/
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	NA	/
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	/	
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
 Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	50	V6 7
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)	10	VI 7
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	2	
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)	NA	
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed	NA	
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types	NA	
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

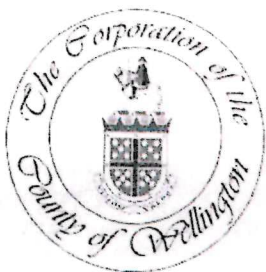
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
 PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9

P 519.837.2600 x2170
 F 519.923.1694

Note
 No animals currently in the barn ←



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Benjamin and Jennifer Madden

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 7056 Concession 1 Municipality Parish
 Lot Pt Lot 22 Concession 1 Division _____
 Lot Size (where livestock facility is located) _____ hectares 91.25 acres

Signature of Livestock Facility Owner [REDACTED] Date Sept. 6, 2025

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1632 ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|---|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	5	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
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	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)	30	V3
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?
PLEASE CONTACT**

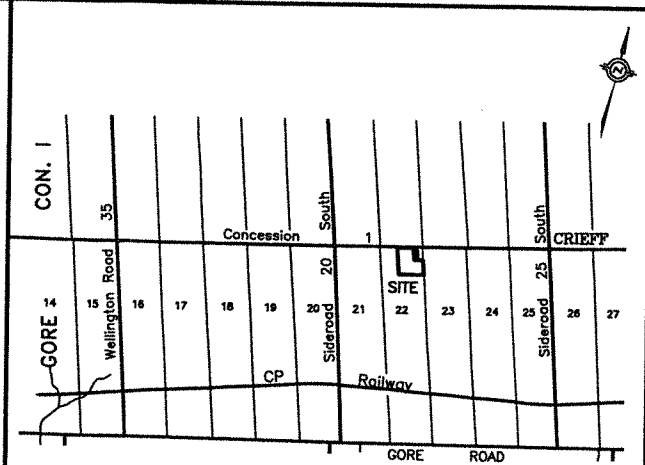
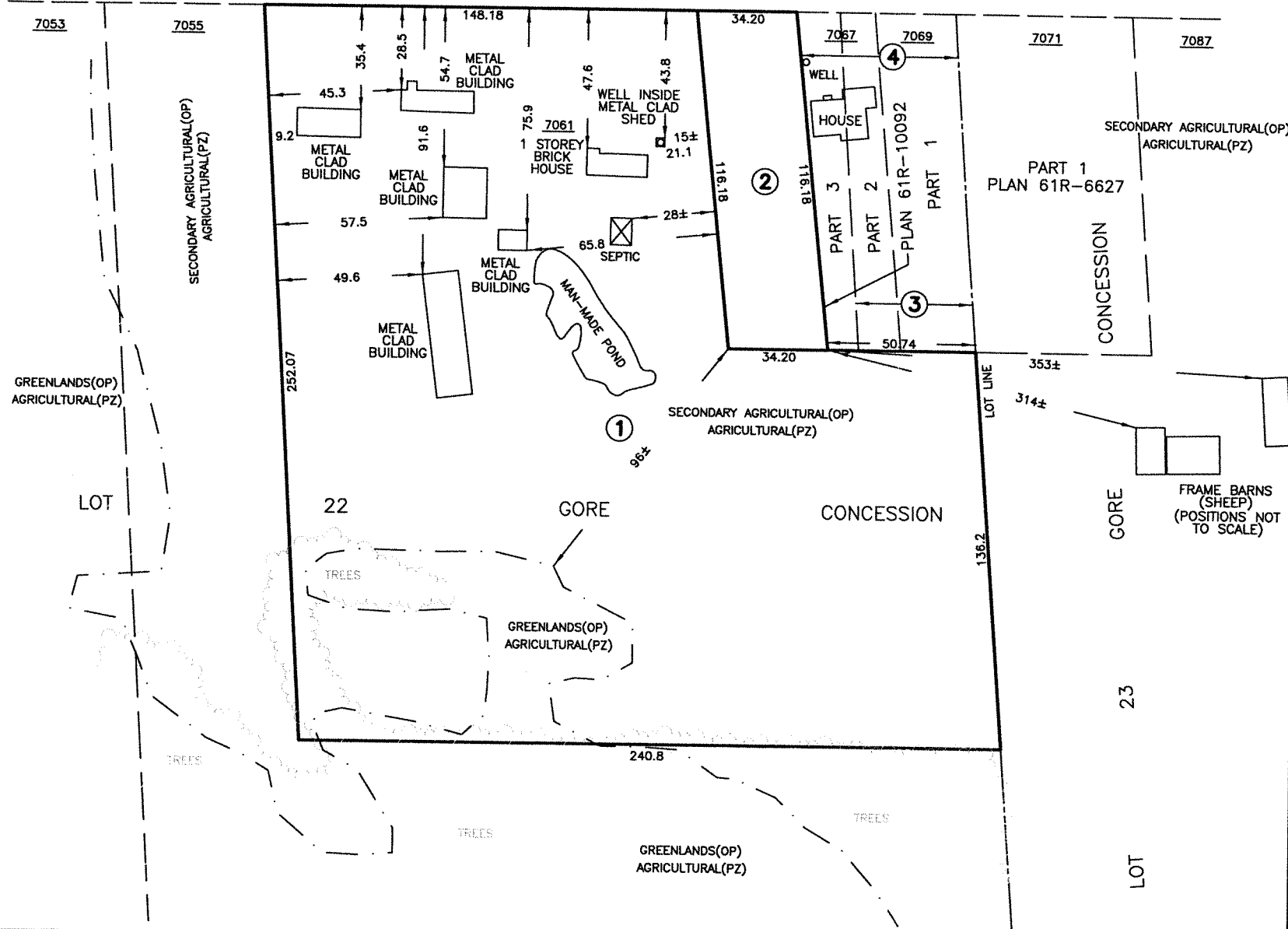
County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694

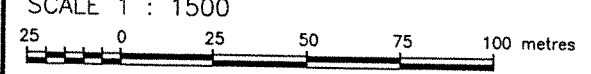
TOWNSHIP OF PUSLINCH

LOT 22 CONCESSION 1 PART 1 PLAN 61R-11240
 SECONDARY AGRICULTURAL(OP) AGRICULTURAL(PZ) 7056
 7058
 7066
 7098
 LOT 23 CONCESSION 1
 SECONDARY AGRICULTURAL(OP) AGRICULTURAL(PZ)

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & GORE POSTED AS 'CONCESSION 1' (PUBLIC TRAVELLED ROAD - 20.12 WIDE)



KEY PLAN (NOT TO SCALE)
SKETCH
 PREPARED FOR SEVERANCE APPLICATION
 SCALE 1 : 1500



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED
 © COPYRIGHT 2025

- ① DENOTES LANDS TO BE RETAINED (AREA = 5.0 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 0.40 ha)
- ③ LANDS PREVIOUSLY SEVERED (FILE No. B122/94 - CONSENT GIVEN JUNE 22, 1994)
- ④ LANDS PREVIOUSLY SEVERED (FILE No. B19/05 - CONSENT GIVEN FEBRUARY 17, 2005)

NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

FRAME SHEEP BARNs SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
	DATED:
	SEPT. 24, 2025
	Ref. No
	25-14-314-00

FILE: G:\25-14-314\00\Drawing\25-14-314-00 SEV SKETCH.dwg

**INNOVATIVE
PLANNING
SOLUTIONS**

IPS

APPLICATIONS FOR
7061 CONCESSION 1

STATUTORY PUBLIC MEETING

CONSENT TO SEVER – TOWNSHIP OF PUSLINCH

June 9th , 2026



CONTEXT

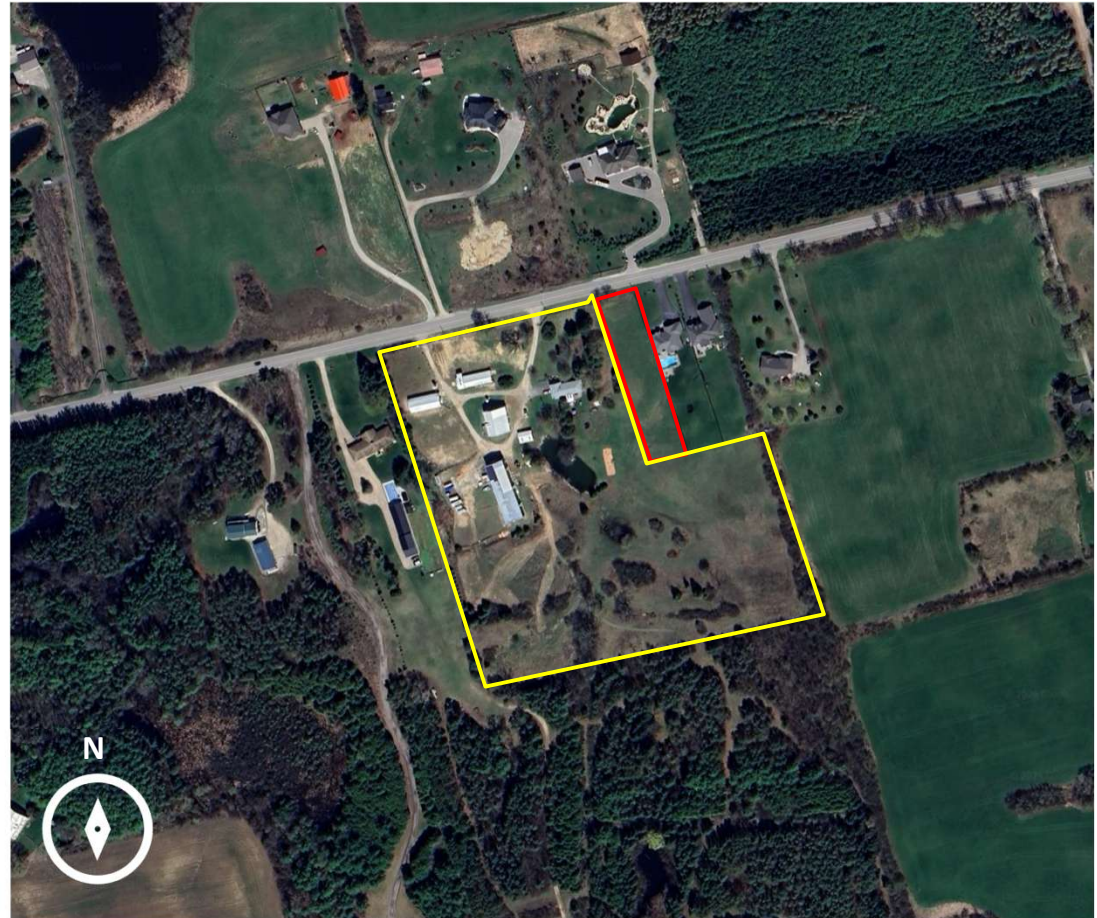
The proposal seeks to sever one residential lot from the existing agricultural lot.

The subject application was previously deferred to explore how the Minimum Distance Separation is to be addressed through discussions with County and municipal staff.

Through consultation with the County and Township, an amendment to the Township's draft conditions is requested to address MDS guideline criteria in support of the severance applications. The resulting solution is as follows:

To proceed with the consent to sever with a condition of approval being to rezone the retained lands from the existing Agricultural use to Agricultural with special provisions to prevent the habitation of farm animals in existing structures.

This will bring the proposed lot into alignment with the provincial policies, addressing the nature of the deferral.

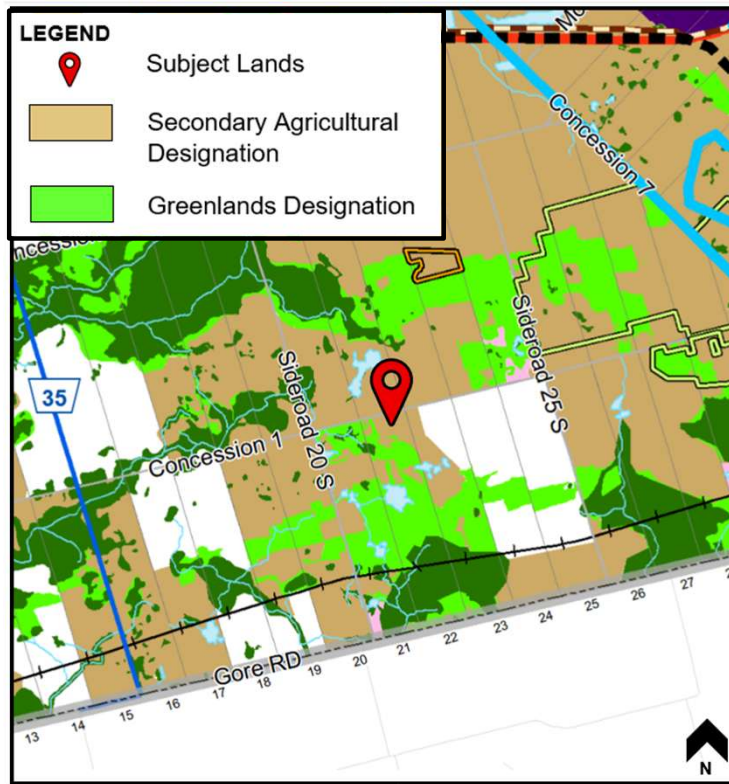




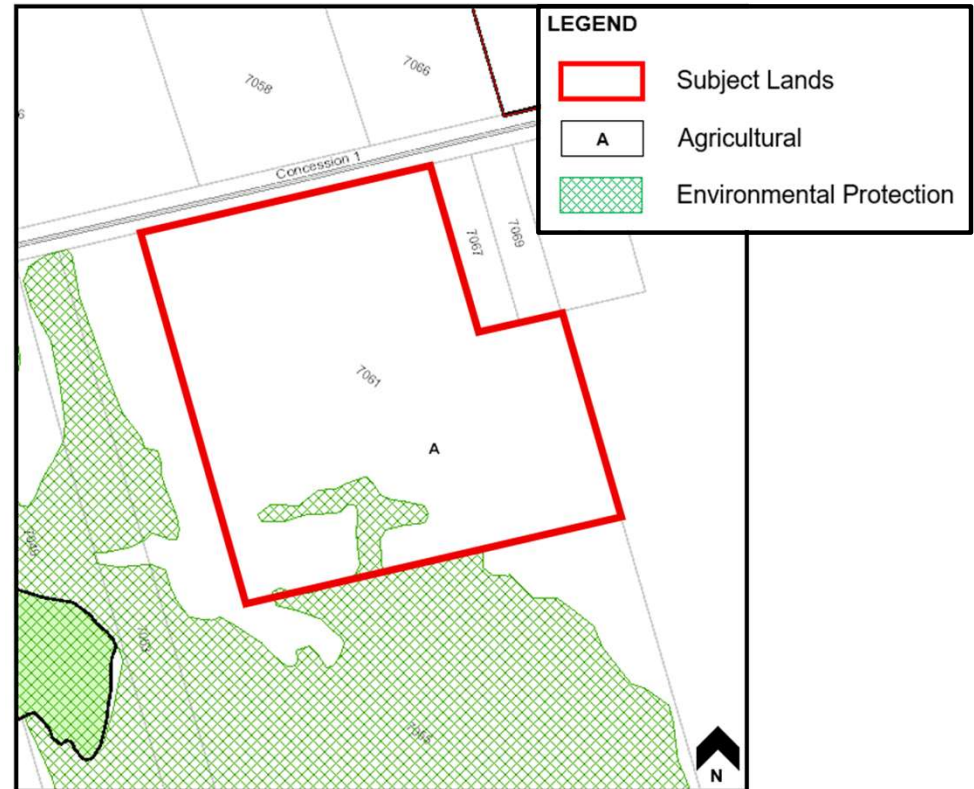
7061 CONCESSION 1

CURRENT LAND USE DESIGNATION AND ZONING

The Subject Lands are Designated and Zoned



County Official Plan: Schedule B7 Land Use Designations



Zoning By-law 97-95: Agricultural (A) and Environmental Protection (EP)



Proposed Condition

Previously Proposed condition:

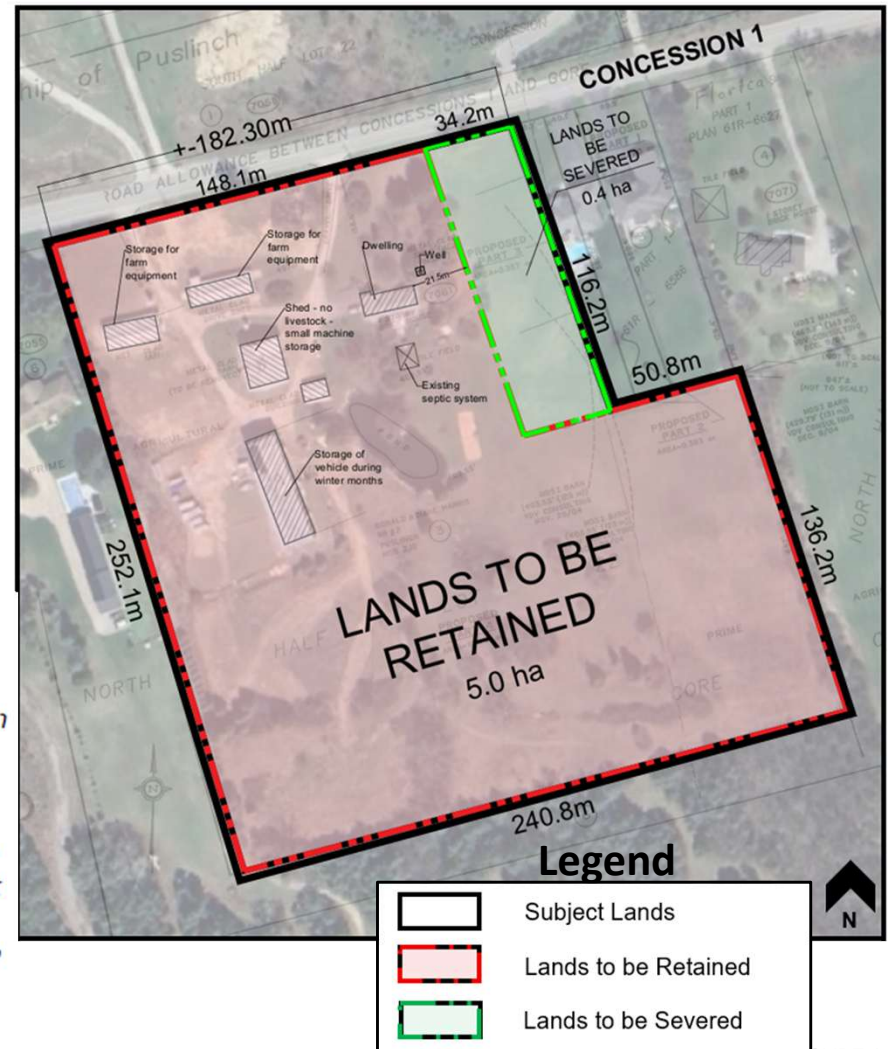
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition;

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16.1 MDS I – New Non-Farm Uses of the Township’s Zoning By-law; and,

2.2 Demonstrate through a site visit completed by the Township Building Department that all livestock has been removed from the property or apply for and receive zoning compliance in accordance with Section 4.16.2 MDS II – New or Expanding Livestock Facilities and Manure Storage Facilities of the Township’s Zoning By-law.

New Proposed condition:

That the Owner obtain approval of a Zoning By-law Amendment, to the satisfaction of the Township of Puslinch, implementing all measures necessary to ensure compliance with the Minimum Distance Separation (MDS) Guidelines for the retained parcel. Such amendment may include site specific provisions, but is not limited to, the reclassification of detached structures to accessory structures (storage) to achieve MDS calculations and the prohibition of any existing livestock facilities and manure storage on the retained parcel, or other zoning provisions deemed necessary to achieve MDS compliance. MDS calculations will be required for any new buildings constructed on the retained lands after the passing of the Zoning By-law Amendment that contain livestock and/or manure storage areas, in accordance with Section 4.16 of the Township Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.



Q&A



Questions & Comments Welcome

Email: info@ipsconsultinginc.com



B62-25

Comments received to date:

Building - Please add our standard condition of the pre-development plan being required. The pre-development plan should include location of septic system and well type on the adjacent parcel (7067 Concession 1) to ensure minimum setbacks can be maintained.

Bylaw/Fire/PW: no comments

Source Water: Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

GRCA – no comments



REPORT PDAC-2026-009

TO: Planning and Development Advisory Chair and Members of Committee

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: June 9, 2026

SUBJECT: Zoning By-law Amendment Application
6683 Ellis Rd
Request for Committee Review and Comments
File: D14/COL

RECOMMENDATION

That Report PDAC-2026-009 entitled Zoning By-law Amendment Application D14/COL Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site-Specific Zoning By-law Amendment for the property described as Part Lot 8, Concession 2, And RP61R11142 Part 2; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, (Zoning By-law) to rezone the lands from an Agriculture (A) and Site Specific 77 (SP-77) to Agricultural (A) with a site-specific special provision to permit a building contractor's office which may include administration offices, workshop and storage buildings, buildings, structures and uses accessory to the above uses, including outdoor storage area (A) (spXX).
2. Seek comments from the Committee prior to the Public Meeting scheduled for June 17, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law to rezone the lands municipally referred to 6683 Ellis Rd from an Agriculture (A) with Site Specific 77 (SP-77) to Agricultural (A) with a site-specific special provision to permit a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area, (A) (spXX). This Zoning By-law Amendment Application is associated with an approved consent application (B61-24), which permits a lot line adjustment of 0.34 hectares with no frontage, outdoor storage area with cell tower to be added to the abutting parcel Collaborative Structures Capital Holdings Ltd. The adjustment would align the legal lot boundaries with the operational footprint on the business.

The application required one submission in order determine that all required documents and studies to support the application have been received.

Council deemed the application complete at its May 6, 2026 Council Meeting and the application is now being reviewed by Township staff and consultants and a recommendation will be brought forward for Council's consideration following the completion of this review.

Consultation:

1. Pre-consultation

A pre-submission consultation for the proposed rezoning was submitted on June 19, 2025, and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans have been submitted with the pre-consultation application on June 19, 2025:

- Pre-consultation Submission Letter from VanHarten
- Site Plan
- Zone Change Sketch
- PIN Report
- Draft Zoning By-law
- NPG Planning Preliminary Pre-consultation Letter

2. Process to Deem Complete

The Zoning By-law Amendment Application was submitted to the Township on March 4, 2026, and the prescribed fee was paid on March 17, 2026. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission:

- Notice of Decision B61-24
- Planning Brief & Draft Zoning By-law
- PIN Map
- PIN Report
- Site Plan
- Severance Site Sketch

The timelines in the *Planning Act* stipulate the Township has 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Issue statutory notice to properties within 120 metres and all required agencies;
- Complete peer review of all submitted materials to the Township's satisfaction;
- Present the application to the Planning and Development Advisory Committee for comment (June 9, 2026);
- Hold at least one public meeting (June 17, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements, and post signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

- County of Wellington Official Plan
- Township of Puslinch Zoning By-law 2018-023
- *Planning Act, R.S.O. 1990, as amended*

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 planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to 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” – Key Map

Schedule “B” – Pre-consultation Submission and Comment Summary

Schedule “C” – 1st submission Zoning By-law Amendment documents

Respectfully submitted,

Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

Schedule "A"

KEY MAP



WORKSPACE INFORMATION

Application ID

CA-3523001-P-2025-45

Category

Pre- Consultation

Workspace state

In progress

Workspace created

2025-06-10, 7:59:31 a.m. EDT

Application submitted

Assignee

Lynne Banks

Package generation date

2025-06-19, 10:15:20 a.m. EDT

LOCATION INFORMATION

Address

6683 ELLIS RD, Puslinch

Property information

2301000002007020000, PUSLINCH CON 2 PT
LOT 8 RP;61R11142 PART 2

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Hailey Keast Van Harten Surveying Inc.	2106 Gordon Street Guelph hailey.keast@vanharten.com +1 519-821-2763	Applicant
Jeff Buisman Van Harten Surveying Inc.	2106 Gordon Street Guelph jeff.buisman@vanharten.com +1 519-821-2763	Agent
Drew Fletcher Collaborative Structures Limited	6683 Ellis Road Cambridge dfletcher@collaborativestructures.com [REDACTED]	Payer, Property owner

Type of Proposed Application

Please select from the Following

Minor Variance Site Plan Control Zoning By-Law Amendment Subdivisions

<p>Description of proposed development/use</p> <p>A lot line adjustment application (B61-24) was approved where a small portion of rear yard (0.33ha) from #6681 Ellis Road is to be severed and merged with the adjacent parcel at #6683 Ellis Road. The reconfiguration of the property is to reflect existing site conditions in that Collaborative Structures Limited has been using this area for storage for a number of years. The severance application was approved subject to conditions including an Amendment to the existing Site Plan Agreement and Zoning Compliance. This comprehensive consultation review is being requested for Staff to review and provide guidance on the Site Plan Amendment and Zone Change Applications that are required to ensure we have a full understanding on the zoning request and Township support and to discuss the next steps to complete the amendments. We have received some preliminary feedback through the initial pre-consultation review and are taking the next steps to continue with these applications and review prior to formal submission. Please see our covering letter with more details.</p>	<p>Are there any additional questions, concerns, or comments to make staff aware of?</p> <p>The Pre-consultation report from NPG indicates that we should supply a Site Plan, Planning Justification Brief and Draft By-law as part of the zone change application. We would like to have the comprehensive pre-consultation meeting with (CSL, VH Staff and Township Planning consultant) to discuss expectations and direction so that an appropriate application can be submitted. The key components to discuss include: number and location of seacans, location of new building, buffer distances and buffers along the property line.</p>
---	--

Please upload Planning Justification Report under the Attachment Section on the Workspace

Please Upload Draft Zoning By-law Amendment under the Attachment Section on the Workspace

Terms and Conditions

- I understand that:
- 1)The applicant is responsible for all third party review fees regarding the pre-consultation application in accordance with the Township's User Fees and Charges By-law;
 - 2) Where a Pre-Consultation file has been closed and a Planning Act application has not been submitted within one (1) year of file closure date, the applicant shall be required to submit a new Pre-Consultation request to the satisfaction of the Township;
 - 3) The Clerk or designate is hereby delegated authority to close a Pre-Consultation file following a period of inactivity of one (1) year. Inactivity shall mean no additional submission material has been provided in respect to the Pre-Consultation by the applicant;
 - 4) If the applicant wishes to change the proposed use from original pre-consultation application submission, a new pre-consultation application will be required.

By checking both boxes below, you agree to the following:

<p><input checked="" type="checkbox"/> I have read, understood and agree to the Terms and Conditions.</p>	<p><input checked="" type="checkbox"/> I understand that unpaid third party costs resulting from review of the pre-consultation request by the Township's consultants will be treated in the same manner as unpaid taxes in accordance with the provisions of the Municipal Act.</p>
---	--

PRE-CONSULTATION

Application id
CA-3523001-P-2025-45

Category
Pre- Consultation

Workspace status
In progress

Requested date and time
2025-06-17, 2:54:23 p.m. EDT

Zoning
-

Pre-consultation status
In progress

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Hailey Keast	2106 Gordon Street Guelph hailey.keast@vanharten.com +1 519-821-2763	Applicant
Jeff Buisman Van Harten Surveying Inc.	2106 Gordon Street Guelph jeff.buisman@vanharten.com +1 5198212763	Agent
Drew Fletcher Collaborative Structures Limited	6683 Ellis Road Cambridge dfletcher@collaborativestructures.com [REDACTED]	Payer, Property owner

PAID BILL, CREATED ON 2025-06-17, 2:54:23 P.M. EDT

Bill type	Fee schedule	Total amount
Pre-consultation bill	Copy of User Fees and Charges By-law 067- 2024-Planning Applications - Jan 2 2025 (Update 2025-06-10 - Addition of Site Alt Fees)	\$5,000.00

FEES

STATUS	TITLE	DESCRIPTION	QUANTITY	AMOUNT
Paid	Pre-consultation Process Request - Comprehensive		1.0	\$5,000.00

PAYMENTS

STATUS	PAID ON	PAYMENT METHOD	PAYMENT DETAIL	ADDITIONAL INFORMATION	AMOUNT
Paid	2025-06-18, 1:33:24 p.m. EDT	Over-the-counter	Cheque		\$5,000.00

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2025-**

A By-law to amend By-law #023/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 8, Concession 2, Township of Puslinch, County of Wellington from: **Agriculture (A) Zone** to a **Site Specific Agriculture (A-77) Zone** as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1, No 77 of By-law #023/18 (By-law 20/09) are hereby amended by adding the following site-specific provisions to the Severed Parcel:
 - a) To permit a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area, designated as Secondary Agricultural uses: Small Scale Commercial Industrial Institutional.
 - b) Notwithstanding any other provision of By-law #020/09 to the contrary, on land zoned Agricultural (A-77) Zone on Schedule 'A':
 - i) Minimum Lot Area: 1.0ha
 - ii) Minimum Lot Frontage: 65m
 - iii) Minimum Side Yard (each side): Equal to ½ building height but not less than 4.5m
 - iv) Minimum Rear Yard: As existing
 - v) Maximum Lot Coverage: 10%
 - vi) Minimum Landscaped Open Space: 25%
 - vii) Landscaped Buffer: A landscaped buffer minimum 3m wide shall be provided in the following locations:
 - Abutting the western limit of this zone commencing at a point a maximum of 25m setback from the street line for a minimum length of 110m
 - Abutting the eastern limit of this zone commencing at a point of maximum of 50m setback from the street line
 - viii) Outdoor Storage Areas: All outdoor storage area used for the storage of equipment or material shall be setback a minimum of 100m from a street line
 - ix) Outdoor Storage Areas shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law #023/18, as amended
4. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

By-law read a First, Second, and Third Time this ____ of _____, 2025

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2025- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this ____ of _____, 2025

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2025-xx

By-law Number 2025-xx amends the Township of Puslinch Zoning By-law #023/18 by rezoning Part of Lot 8, Concession 2, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a Site Specific Agricultural (A-77) Zone.



Purpose and Effect of By-law # 2025-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-77) Zone to match the zoning on the parcel it is being merged with (#6683 Ellis Road). This rezoning is a condition of severance application B61-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent severed a 0.34 ha parcel and merged it with the adjacent parcel (6683 Ellis Road) for a boundary adjustment. The Retained Parcel of 0.81ha will remain with the existing dwelling.



March 3, 2025

33381-24

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Pre-Consultation – Site Plan Amendment & Zoning for Severance B61-24
6681 & 6683 Ellis Road
Part of Lot 8, Concession 2
Parts 1 & 2, 61R-11142
PIN 71208-0150 & 71208-0149
Township of Puslinch**

Please find enclosed a pre-consultation application form to discuss the Site Plan Amendment and Zone Change Amendment for 6683 and 6681 Ellis Road. Included with this submission are copies of the Preliminary Site Plan and a Preliminary Zone Change Sketch, PIN Reports and Map, the Required Deeds and the Site-Specific A-77 Zoning.

Proposal:

A lot line adjustment application (B61-24) was recently approved where a small portion of rear yard (0.33ha) from #6681 Ellis Road is to be severed and merged with the adjacent parcel at #6683 Ellis Road. The reconfiguration of the property is to reflect existing site conditions in that Collaborative Structures Limited has been using this area for storage for a number of years.

The severance application was approved subject to conditions including an Amendment to the existing Site Plan Agreement and Zoning Compliance.

This pre-consultation is being requested for Staff to review the Preliminary Site Plan and Zone Change Sketch to ensure zoning is met and to discuss the next steps to complete the amendments. We have received some preliminary feedback that the Zone Compliance component could be addressed with a simple map amendment rather than a full Zone Change Application.

The subject property at #6683 Ellis Road has a Site Specific Agricultural (A-77) Zone which permits a building contractor's office with various site-specific provisions. The existing business and uses will remain and no new development is proposed.

The intention is to add the Severed Parcel to the Site Plan Agreement and update the Zoning Map for the Site Specific (A-77) to include the rear portion (severed parcel) as it is being merged with #6683 Ellis Road. We reviewed the A-77 zoning for the Merged Parcel and included a zoning matrix on the Site Plan. The Zoning Matrix demonstrates zoning compliance. Figure 1 below shows a proposed update to the A-77 zoning map.



Figure 1 – Proposed A-77 Zoning Map.

The Retained Parcel at #6681 Ellis Road contains an existing dwelling and shed which will remain. The zoning was reviewed based on the Reduced Agricultural Lot Requirements in Table 11.3 of the Zoning By-law, and the zoning requirements are met.

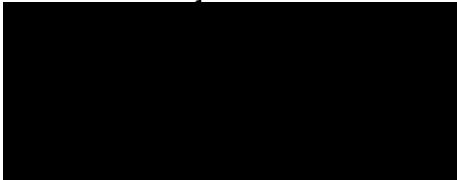
The proposed amendments are administrative in nature and intended to ensure that the Site Plan and Zone Map are in conformance with the new property configuration.

We look forward to the review of this application so that we can proceed with the appropriate application.




Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Drew Fletcher of Collaborative Structures via email: dfletcher@collaborativestructures.com
cc Justin Bender of Collaborative Structures via email: Justin Bender
JBender@collaborativestructures.com
cc Philip and Sheila Fletcher via email: 

RE: Expedited Severance - Fletcher / Collaborative Structures B61-24- VH 33381-24

 Jeff Buisman
To  Drew Fletcher;  Hailey Keast;  Bill Zister;  Justin Bender;  Rob Sutherland;  Phil Fletcher - Contract Employee (philfletcher2@gmail.com);  sheilaefletcher;  Lynne Banks;  Jesse Auspitz

 Reply  Reply All  Forward 

Wed 6/4/2025 12:03 PM

-  Pre-consultation - NPG Letter 6683 Ellis Rd_FINAL.pdf .pdf File
-  ZONE PTLT 8 (33381-24 CSL) UTM 2010 11x17 - SHEET SET.pdf .pdf File
-  SITE PT LOT 8 (CSL 33381-24) UTM-2010 24x36.pdf .pdf File

After some discussion with the staff at Collaborative Structures (CSL) and the Township Planning Consultant, we would like to move forward with the Comprehensive Development Consultation process. The Fee schedule shows that the fee is \$5,000 and that this amount will be credited towards the zone change application fee of \$17,625. We would like this pre-consultation to address the Site Plan Amendment required for this severance as well. (The fee chart shows the amendment fee to be \$6,106).

Based on the Pre-consultation Review by NPG and the site characteristics, the primary issues seem to be the usage of numerous Seacans and required buffering.

The staff at CSL have informed me that the Seacans are used at the job site and then brought back to this property until the next job. The seacans provide security and order.

The "storage area" with the seacans is generally well buffered with tree rows and board fences. Only along the rear, abutting the vacant part of the Highway 401 "rest area", is there only a post & wire fence.

CSL has been, over the past month, cleaning out some of the seacans due to the comments from the preconsultation feedback.

However, CSL would like to keep at least 6 to 8 seacans. Once the severance is finished, CSL wants to construct a new building to store some of the equipment and supplies that have been some of the seacans. They don't know the size of the new building at this point in time, but it will be in this "storage area".

The Pre-consultation report from NPG indicates that we should supply a Site Plan, Planning Justification Brief and Draft By-law as part of the zone change application. We would like to have the formal preconsultation meeting with (CSL, VH Staff and Township Planning consultant) to discuss expectations and direction so that an appropriate application can be submitted. The key components to discuss include: number and location of seacans, location of new building, buffer distances and buffers along the property line.

The attached drawings (zone change sketch and Site Plan) show existing conditions. We will update the Site Plan after the formal pre-consultation meeting.

We will start completing the formal preconsultation form and ask CSL to arrange payment of the \$5,000 fee.

Thanks for your assistance.

Jeff Buisman, OLS



PROPERTY DESCRIPTION: PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT WC261548.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 71208-0136

PIN CREATION DATE:
2009/11/26

OWNERS' NAMES
COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
61R9299	2003/01/06	PLAN REFERENCE				C
61R11142	2009/06/16	PLAN REFERENCE				C
WC327633	2011/11/04	CHARGE	\$800,000	COLLINGWOOD CAMBRIDGE HOLDINGS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
WC455411	2015/12/11	NOTICE	\$2	COLLINGWOOD CAMBRIDGE HOLDINGS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
REMARKS: AMENDING WC327633						
WC455412	2015/12/11	NO ASSGN RENT GEN		COLLINGWOOD CAMBRIDGE HOLDINGS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
REMARKS: WC327633.						
WC527263	2017/12/22	NOTICE	\$2	COLLINGWOOD CAMBRIDGE HOLDINGS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
REMARKS: WC327633						
WC614375	2020/10/29	TRANSFER	\$2,200,000	COLLINGWOOD CAMBRIDGE HOLDINGS INC.	COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	C
WC636941	2021/06/14	CHARGE	\$2,600,000	COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	BUSINESS DEVELOPMENT BANK OF CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #61

71208-0149 (LT)

PAGE 2 OF 2
PREPARED FOR Kaitlyn1
ON 2024/06/19 AT 10:48:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WC636942	2021/06/14	NO ASSGN RENT GEN		COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	BUSINESS DEVELOPMENT BANK OF CANADA	C
	REMARKS: WC636941					

PROPERTY DESCRIPTION: PART LOT 8, CON 2, PUSLINCH, PT 1 61R11142; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 71208-0136

PIN CREATION DATE:

2009/11/26

OWNERS' NAMES

FLETCHER, PHILIP J.
FLETCHER, SHEILA E.

CAPACITY SHARE

JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
MS124476	1973/01/25	TRANSFER	\$26,500		FLETCHER, PHILIP J. FLETCHER, SHEILA E.	C
LT10510	1998/12/17	NOTICE OF LEASE		FLETCHER, PHILIP J. FLETCHER, SHEILA E.	CLEARNET PCS INC.	C
61R9299	2003/01/06	PLAN REFERENCE				C
WC102682	2005/06/17	APL CH NAME INST		CLEARNET PCS INC.	TELUS COMMUNICATIONS INC.	C
REMARKS: LT10510						
61R11142	2009/06/16	PLAN REFERENCE				C
WC260299	2009/10/22	CHARGE	\$580,000	FLETCHER, PHILIP J. FLETCHER, SHEILA E.	ROYAL BANK OF CANADA	C
WC525596	2017/12/07	NOTICE	\$2	THE CORPORATION OF THE TOWNSHIP OF PUSLINCH		C
REMARKS: SITE PLAN AGREEMENT						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #61

71208-0150 (LT)

PAGE 2 OF 2
PREPARED FOR Kaitlyn1
ON 2024/06/19 AT 10:49:51

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WC554704	2018/11/19	NOTICE OF LEASE	\$1	FLETCHER, PHILIP J. FLETCHER, SHEILA E.	ROGERS COMMUNICATIONS INC.	C



March 15, 2025
Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
6681 Ellis Road & 6683 Ellis Road
RE: Pre-consultation for Site Plan Amendment Application and Zoning By-law
Amendment Application

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a pre-consultation pertaining to a Site Plan Amendment Application and a Zoning By-law Amendment Application for 6681 Ellis Road and 6683 Ellis Road . These Applications are required to fulfill the conditions of consent application (B61-24) that was provisionally approved for the Subject Lands on December 9, 2024. The conditions relevant to these Applications are provided below:

- That Owner apply for, and receive approval of, a Zoning By-law amendment application for the proposed severed parcel to a site-specific zoning A (SP77) to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- That the Owner apply for, and receive approval of, a site plan agreement amendment to include the storage structure(s) on the proposed severed parcel as part of the site plan agreement for the property located at 6683 Ellis Road, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

The consent application proposed to sever 0.33 hectares from the rear portion of 6681 Ellis Road, which would then be merged with 6683 Ellis Road for continued use as an outdoor storage area. The severed parcel is zoned Agricultural Zone A. Section 4.22 of the Township Zoning By-law only permits an outdoor storage area where permitted in the Township Zoning By-law. As outdoor storage area is not listed as a permitted use for the severed parcel, a Zoning By-law Amendment is required. Through the review, it appears that there are zoning compliance matters that need to be addressed in relation to Sections 4.22 and 4.24 of the Township Zoning By-law for both 6681 Ellis Road and 6683 Ellis Road as part of the Applications.



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

There is an existing site plan agreement applicable to the Subject Lands. The site plan agreement will need to be amended to include the severed lands.

Overview of the Lands

6681 Ellis Road: These lands are Agricultural Zoned A and have frontage of 70 metres and a lot area of 1.14 hectares (including the part to be severed). The retained parcel being 0.81 hectares is used for residential purposes and includes a single-detached dwelling, shed and septic bed. The severed parcel at the rear has an area of 0.33 hectares and includes an outdoor storage area for Collaborative Structures Limited, being the company that owns/operates 6683 Ellis Road. The outdoor storage area includes two (2) sheds, sea cans, and cell tower as shown on aerial photos and the submitted site plan drawing prepared by Van Harten.

6683 Ellis Road: These lands are zoned site-specific zoning A (SP77) and have a frontage of 67.6 metres and a lot area of approximately 1.0 hectares. The zoning and use of these lands include a contractor's office and accessory uses and includes site-specific provisions. Collaborative Structures Limited (CSL), owner/operator of these lands, provides construction management, general contracting, and design-build services. Located on these lands are a building (contractor's office), two (2) storage buildings and outdoor storage area with sea cans.

The surrounding uses include agricultural and rural residential uses to the east, west and north. In addition, there are highway commercial uses abutting the southern property line of both of the properties.

This is the first submission for a pre-consultation meeting for a Site Plan Amendment Application and a Zoning By-law Amendment Application. As part of this submission, NPG has reviewed the following documents:

- Cover Letter prepared by VanHarten dated March 3, 2025;
- Site Plan drawing prepared by VanHarten dated February 19, 2025;
- Zone Change Sketch Drawing prepared by VanHarten dated February 19, 2025; and
- Agricultural Site Specific 77 By-law.
- Information regarding the Site Plan Application/Agreement with drawings dated September 5, 2017
- Information regarding Consent Application B61-24.

The cover letter provided by the applicant noted that the PIN Reports and Maps were enclosed in this submission. However, NPG did not receive these items as part of this submission.

Provincial and County Policy

The Subject Lands are Rural Lands as per Provincial policies. The Subject Lands are designated Secondary Agricultural as per Schedule B7 and are within an area of sand and gravel resources of Primary and Secondary Significance as per Schedule D of the County of Wellington Official Plan. The severance was approved as a lot line adjustment in accordance with Section 10.4.6 of the County of Wellington Official Plan.

Section 6.5.3 of the County of Wellington Official Plan permits small scale commercial, industrial and institutional uses subject to criteria identified in Section 6.5.5.

A Planning Justification Brief will be required as part of the Zoning By-law Amendment Application with particular focus on section 6.5.5 of the County of Wellington Official Plan.

Zoning By-law

Following a preliminary zoning review of the Subject Lands we have the following comments/questions:

1. The Applications should clarify the types of items being stored in the outdoor storage area, in addition to sea cans.
2. Section 4.22 of the Zoning By-law includes provisions related to Outdoor Storage Uses and Areas. Information needs to be provided addressing all requirements under Section 4.22 of the Township Zoning By-law as part of a zone change sketch and site plan drawing for both 6681 Ellis Road and 6683 Ellis Road. Any relief to these requirements needs to be identified and addressed as part of the Application.
3. Section 4.24 of the Zoning By-law includes provisions related to shipping containers. The Zoning By-law Amendment Application will need to address compliance matters pertaining to both the severed portion of 6681 Ellis Road and 6683 Ellis Road, examples include:

4.24 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 (there are 18 sea cans on the premises as per the site plan)

4.24 f. Shipping containers shall not be permitted any closer than 10 metres to a lot containing residential uses or zoned for residential use. (shipping containers appear to be closer than 10 metres to the retained residential parcel)

4.24 h. The maximum size of a shipping container permitted shall be 51 m². (this needs to be demonstrated)

4.24 i. Shipping containers shall be subject to the maximum lot coverage requirements for accessory buildings, as per Table 4.1 of this By-law.

The zone sketch and site plan need to be revised to ensure that all applicable provisions are addressed.

4. Parking Calculations and the dimensions of parking spaces should be included in the Site Plan.
5. It is our opinion that the parcel that is to be severed and merged cannot simply be rezoned to Agricultural Site Specific 77 to extend the site-specific zone, because certain site-specific provisions would no longer make sense with the new boundaries of the property. For example, Landscaped buffer: a landscaped buffer min. 3 m wide shall be provided in

the following locations: i) abutting the western limit of this zone commencing at a point a max. of 25 m setback from the street line for a min. length of 110 m. Since the western limit would no longer be straight, the wording of this provision may need to be revised.

6. In addition, the site-specific provisions also state that outdoor storage areas shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip. The Site Plan needs to include appropriate landscaping to ensure that this requirement is met.

Required Plans and Studies

The following plans and studies are required with an Applications for Site Plan Approval/Zoning By-law Amendment:

- Site plan with landscaping and matters addressed above
- Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments)
- Zone Change Sketch (with matters identified above addressed)
- Planning Justification Brief
- Draft Zoning By-law

Of note, requirements for a Site Plan drawing are listed on the Township's website: https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca

- LEGEND:**
- SURVEY MONUMENT SET
 - SURVEY MONUMENT FOUND
 - SIB .025 x .025 x 1.20 STANDARD IRON BAR
 - IB .015 x .015 x 0.60 IRON BAR
 - SSIB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
 - CC CUT CROSS
 - OU ORIGIN UNKNOWN
 - WIT WITNESS
 - 375 BLACK, SHOEMAKER et. al., O.L.S.'s
 - 1288 DEREK G. GRAHAM LIMITED
 - MTO MINISTRY OF TRANSPORTATION OF ONTARIO
 - VH VAN HARTEN SURVEYING INC., O.L.S.'s
 - N, E, S, W NORTH, EAST, SOUTH, WEST
 - P1 DEPOSITED PLAN 61R-11142 BY (VH)
 - P2 DEPOSITED PLAN 61R-9299 BY (VH)
 - P3 DEPOSITED PLAN 61R-9052 BY (VH)
 - P4 HIGHWAY LAND PLAN MS31732 BY (MTO), PROJECT No. P-3156-99
 - EXISTING ELEVATION x 206.55
 - PROPOSED ELEVATION x (206.55)
 - TOP OF FOUNDATION T/F=206.33
 - FINISHED FLOOR ELEVATION F/F=206.33
 - UTILITY POLE UP DECIDUOUS TREE
 - HYDRO POLE HP CONIFEROUS TREE
 - HP WITH LIGHT HPL
 - LIGHT STANDARD LS
 - HYDRO METER HM
 - GUY WIRE GW
 - FIRE HYDRANT FH
 - WATER VALVE WV
 - GATE
 - SIGN
 - DIRECTION OF FLOW
 - DITCH/SWALE
 - OVERHEAD HYDRO
 - OVERHEAD BELL
 - UNDERGROUND BELL
 - UNDERGROUND FIBRE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER
 - STORM SEWER
 - CENTRELINE OF ROAD
 - FENCELINE
 - TOP OF BANK
 - SILT FENCE
 - TREE PROTECTION FENCE
 - ASPHALT
 - BUILDING
 - GRAVEL
 - CONCRETE
 - WATER
 - FLOWERBED
 - PAVESTONE
 - DECK
 - BELL PEDESTAL
 - TV PEDESTAL
 - HANDWELL
 - GAS METER
 - MANHOLE
 - CATCHBASIN

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99960244.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

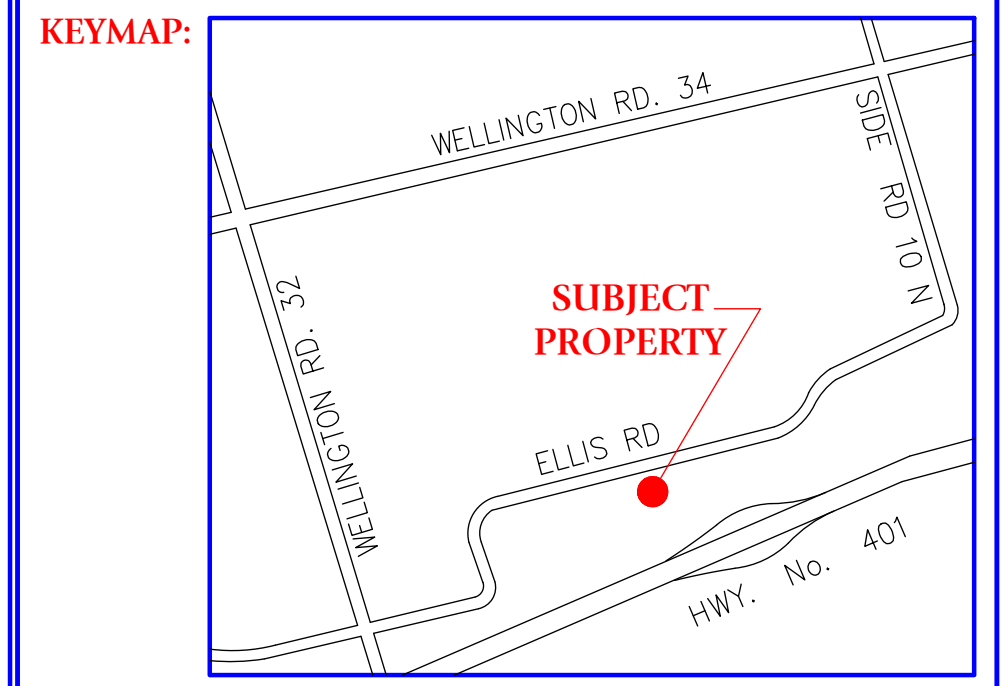
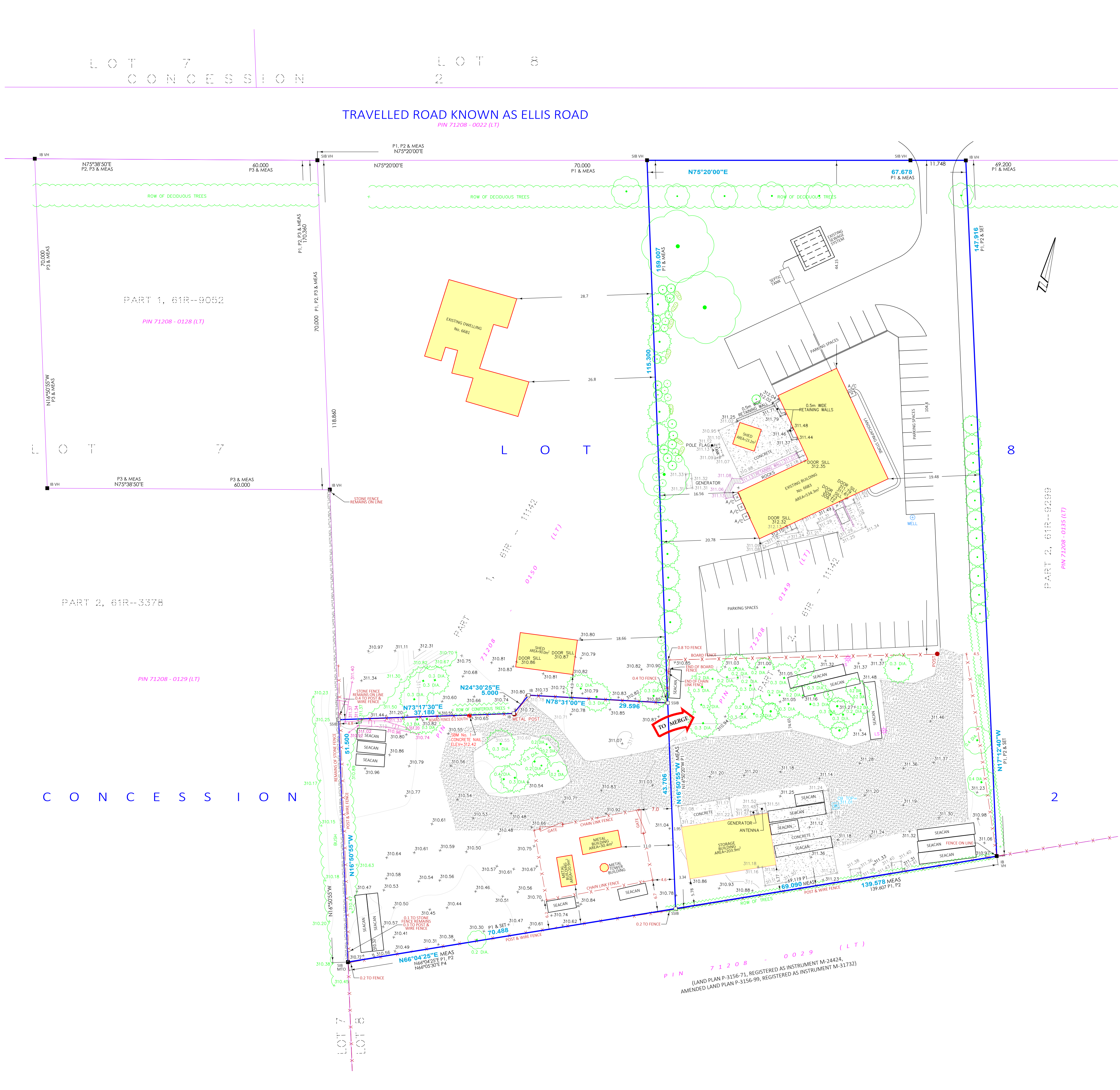
PLANS	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3 & P4	-0°26'30"

UNDERGROUND SERVICES:

- WATER:** BASED ON LOCATION OF FIRE HYDRANTS, WATER VALVES AND SERVICE DRAWING
- STORM:** BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, AND SERVICE DRAWING
- SANITARY:** BASED ON LOCATION OF MANHOLES, AND SERVICE DRAWING

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



PROPERTY DESCRIPTION:

- PIN 71208-0149 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 2, 61R-11142
- TOWNSHIP OF PUSLINCH
- PART OF PIN 71208-0150 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 1, 61R-11142
- TOWNSHIP OF PUSLINCH

ZONING: SITE-SPECIFIC AGRICULTURAL (A-77) ZONE

ITEM - TABLE 14.1, No. 77, By-law #20/09	REQUIRED	MERGED PARCEL - #6683 ELLIS ROAD
Additional Permitted Use: Contractor's Office	A Building Contractor's Office which may include admin offices, workshop and storage buildings, buildings, structures, and uses accessory to the above use, including outdoor storage areas. Designated Secondary Ag uses: Small scale commercial industrial institutional	Existing Commercial Building to remain at #6683
MINIMUM Lot Area	1.0ha	1.33ha
MINIMUM Lot Frontage	65m	67.6m
MINIMUM Side Yard (Each Side)	Equal to 1/2 Building Height but not less than 4.5m	16.5m / 19.4m
MINIMUM Rear Yard	As Existing	74.6m
MAXIMUM Lot Coverage	10%	6.1%
MINIMUM Landscaped Open Space	25%	35%
Landscaped Buffer - A minimum 3.0m wide shall be provided at a point a maximum of 25m setback from the street line for a minimum length of 150m	i) Abutting the Western Limit of this zone commencing at a point a maximum of 25m setback from the street line	Complies - Landscaped Area
Landscaped Buffer - A minimum 3.0m wide shall be provided in the following locations:	ii) Abutting the Eastern Limit of this zone commencing at a point a maximum of 50m setback from the street line	Complies - Landscaped Area
Outdoor Storage Areas	All outdoor storage areas used for the storage of equipment or materials shall be setback a minimum of 100m from a street line	104m - Complies
Outdoor Storage Areas	Outdoor storage areas shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip	Complies - Landscaped Area

PROPOSED BUILDING:

- TOP OF FOUNDATION = ()
- UNDERSIDE OF FOOTING = ()
- BASEMENT FLOOR = ()
- FINISHED FLOOR = ()
- GARAGE CUT = ()

- NOTES:
- GARAGE SLAB SLOPE REQUIRED.
 - - - FOUNDATION WALLS.

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

- CONCRETE NAIL NORTH OF SOUTHWEST CORNER OF PIN 71208-0150 (LT) HAVING AN ELEVATION OF 312.42 METRES.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2025.

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS PROTECTED BY COPYRIGHT, © 2025

METRIC:

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

SITE PLAN FOR:
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
DRAWING REVISION SCHEDULE

NO.	REVISION	DATE

PREPARED FOR: COLLABORATIVE STRUCTURES LIMITED

PROJECT No. 33381-24

DRAWING SCALE 1 : 400

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com

DRAWN BY: S.A.P. DESIGNED BY: W.V. CHECKED BY: P.C.
Feb 19, 2025 - 8:30am
G:\PUSLINCH\Con2\Acad\SITE PT LOT 8 (CSL 33381-24) UTM-2010.dwg

**ZONE CHANGE SKETCH
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

SHEET 1 OF 2

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & SITE SPECIFIC AGRICULTURAL (A-77).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. "CSL" = COLLABORATIVE STRUCTURES LIMITED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 3rd DAY OF FEBRUARY, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



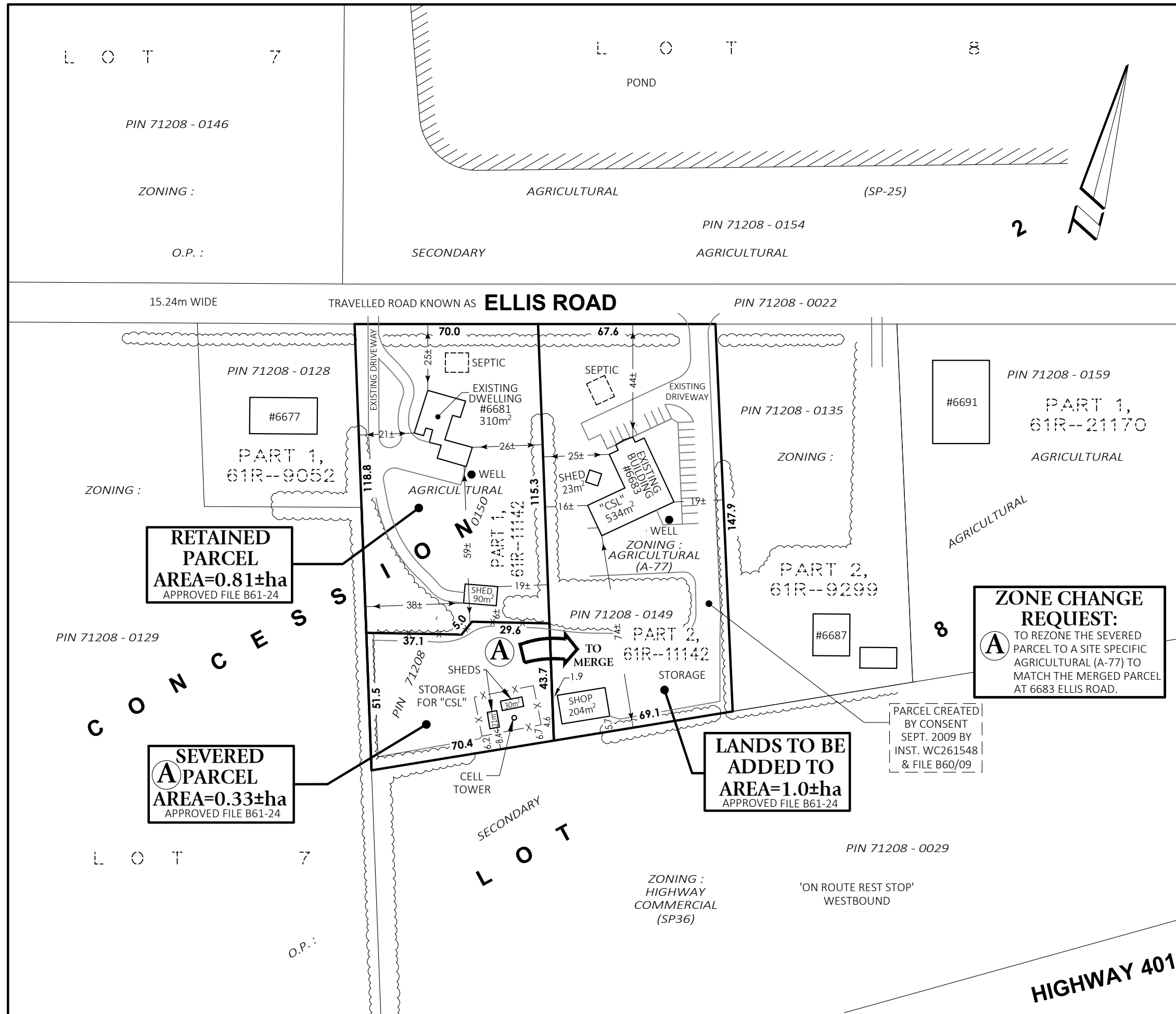
Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33381-24

Feb 19, 2025-8:38:20 AM
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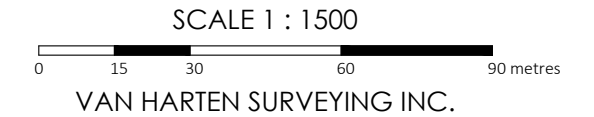
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ZONING: SITE-SPECIFIC AGRICULTURAL (A-77) ZONE		
ITEM - TABLE 14.1, No. 77, By-law #20/09	REQUIRED	MERGED PARCEL - #6683 ELLIS ROAD
Additional Permitted Use: Contractor's Office	A Building Contractor's Office which may include admin offices, workshop and storage buildings, buildings, structures, and uses accessory to the above use, including outdoor storage areas. Designated Secondary Ag uses: Small scale commerical industrial institutional	Existing Commerical Building to remain at #6683
MINIMUM Lot Area	1.0ha	1.33ha
MINIMUM Lot Frontage	65m	67.6m
MINIMUM Side Yard (Each Side)	Equal to 1/2 Building Height but not less than 4.5m	16.5m / 19.4m
MINIMUM Rear Yard	As Existing	74.6m
MAXIMUM Lot Coverage	10%	6.1%
MINIMUM Landscaped Open Space	25%	35%
Landscaped Buffer - A minimum 3.0m wide shall be provided in the following locations:	i) Abutting the Western Limit of this zone commencing at a point a maximum of 25m setback from the street line for a minimum length of 110m	Complies - Landscaped Area
Landscaped Buffer - A minimum 3.0m wide shall be provided in the following locations:	ii) Abutting the Eastern Limit of this zone commencing at a point a maximum of 50m setback from the street line	Complies - Landscaped Area
Outdoor Storage Areas	All outdoor storage areas used for the storage of equipment or materials shall be setback a minimum of 100m from a street line	104m - Complies
Outdoor Storage Areas	Outdoor storage areas shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip	Complies - Landscaped Area

ZONING: AGRICULTURAL - REDUCED LOT REQUIREMENTS		
ITEM - TABLE 11.3	REQUIRED	RETAINED PARCEL - #6681 ELLIS ROAD
MINIMUM Lot Area	0.4ha	0.81ha
MINIMUM Lot Frontage	25m	70m
MINIMUM Front Yard	7.5m	25m
MINIMUM Interior Side Yard	3.0m	21m / 26m
MINIMUM Rear Yard	7.5m	59m
MAXIMUM Lot Coverage	30%	4.9% (dwelling and shed)
ITEM - TABLE 4.1 - ACCESSORY BUILDINGS	REQUIRED	RETAINED PARCEL - #6681 ELLIS ROAD
Maximum Lot Coverage of Accessory Building	Lot Area Less Than 1ha = 200m ²	90m ²
MAXIMUM Permitted Height	5.0m	3m
MINIMUM Front Yard	7.5m	100m
MINIMUM Interior Side Yard	2.0m	38m / 19m
MINIMUM Rear Yard	2.0m	6m

**ZONE CHANGE SKETCH
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**



SHEET 2 OF 2

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & SITE SPECIFIC AGRICULTURAL (A-77).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. "CSL" = COLLABORATIVE STRUCTURES LIMITED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 3rd DAY OF FEBRUARY, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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

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DRAWN BY: AN CHECKED BY: JB PROJECT No. 33381-24

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Comment Summary – 6683 Ellis Rd

Preconsultation

Jesse Auspitz – NPG Planning Consultants	See letter attached
GEI – Township Engineers	See letter attached
County Planning	See letter attached
Hydrogeology	See letter attached
Ecology	See letter attached
Township of Puslinch Fire Department	No comments
Township of Puslinch Building Department	No comments
Township of Puslinch Property Standards & By-law Enforcement	No comments
Township of Puslinch Public Works Department	No comments
Sourcewater	A Section 59 Notice is required prior to deeming the application complete. Notices are required for all future applications and a Risk Management Plan is required for this property. This must be negotiated and signed by the owner prior to Site Plan Approval, as it is our understanding that no building permits are anticipated at this time. See attached pre-con form for additional documentation requirements and see letter attached
County Transportation Department	No comments
GRCA	No comments
MTO	See letter attached



July 4, 2025

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
6681 Ellis Road & 6683 Ellis Road
RE: Comprehensive Pre-consultation for Site Plan Amendment Application and
Zoning By-law Amendment Application

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Site Plan Amendment Application and a Zoning By-law Amendment Application for 6681 Ellis Road and 6683 Ellis Road. These applications are required to fulfill the conditions of consent application (B61-24) that was provisionally approved for 6681 Ellis Road on December 9, 2024.

This is the submission for a Comprehensive Pre-consultation for a Site Plan Amendment Application and a Zoning By-law Amendment. As part of this submission, NPG has reviewed the following documents:

1. Draft Zoning By-law Amendment;
2. Letter by Jeffrey Buisman of Van Harten Land Surveyors-Engineers, dated March 3, 2025;
3. Site Plan by Van Harten Land Surveyors-Engineers, dated February 19, 2025;
4. Parcel Registers for 6681 Ellis Road and 6683 Ellis Road; and,
5. Zone Change Sketch by Van Harten Land Surveyors-Engineers, dated February 19, 2025.

Technical Comments:

1. The Site Plan should be revised to fulfill all the requirements outlined below:
 - a) All requirements under the Township's Site Plan and Drawing Requirements which are available at <https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and->



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

[Drawing Guidelines.pdf](#);

- b) Parking calculations and the dimensions of parking spaces;
 - c) Location of fire route(s);
 - d) The extent of the outdoor storage areas;
 - e) Garbage storage and handling areas, including enclosures for the storage of garbage and other waste material; and
 - f) Loading facilities (covered or uncovered), access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.
2. We note that the Site Plan and the Zone Change Sketch and the zoning matrix tables contained therein contain conflicting information. The Applicant should review and ensure consistency across all plans. For instance, the rear yard setback of the shed on the retained lands are shown at 4.9 metres in the Site Plan and 6 metres in the Zone Change Sketch.
3. The zoning matrix tables need to be updated to:
- a) Provide analysis of the 6683 Ellis Road parcel against Section 4.4 of the Township Zoning By-law. For clarity, sea cans, the metal buildings, the shed and the storage building are considered accessory buildings or structures;
 - b) Provide analysis of the 6683 Ellis Road parcel against Section 4.22 of the Township Zoning By-law which applies to outdoor storage areas. Specifically, the Applicant should provide information related to subsection ii, iii, iv, v, vi and viii of this section;
 - c) Provide analysis of the 6683 Ellis Road parcel against Section 4.24.2 of the Township Zoning By-law which applies to shipping containers. Specifically, the Applicant should provide information related to subsection b, f, h and i of this section;
4. A Planning Justification Brief is required as part of the Zoning By-law Amendment Application with particular focus on section 6.5.5 of the County of Wellington Official Plan.
5. Landscaping information is required to assess both applications. A detailed Landscape Plan is required for the Site Plan Amendment application while adequate landscaping information show on the Site Plan may be acceptable for the Zoning By-law Amendment application. The following landscaping comments should be addressed:
- a) Plan should show existing and proposed screening around the outdoor storage areas so they are not visible from any street or adjacent lot, including Highway 401. Information related to screening such as landscaping and fence material and height are needed;

- b) Different types of fencing (board fence, stone fence, post & wire fence, chain link fence) should be differently illustrated;
 - c) Continuous and effective screening should be provided between the new lot line between the 6681 Ellis Road parcel and the 6683 Ellis Road parcel. No gate should be located along this new lot line;
 - d) Fences that demarcate and screen the operations on the 6683 Ellis Road parcel should be located within the new boundaries of this parcel. The Site Plan shows instances where existing fences encroach onto neighbouring parcels.
6. If outdoor lighting is contemplated, Section 4.15 of the Zoning By-law includes provisions related to lighting that should be considered at detailed design stage. A Photometric Plan will be required at the Site Plan Application stage if outdoor lighting is proposed.
7. We note that a draft Zoning By-law has been submitted, proposing to rezone the severed lands from Agricultural Zone (A) to Agricultural Site-Specific (A(sp77)) Zone. The regulations specific to the A(sp77) remain unchanged. We reiterate our opinion that the severed parcel cannot simply be rezoned to Agricultural Site Specific 77, because certain site-specific provisions would no longer make sense with the new boundaries of the property. The Applicant should consider requesting to rezone the entirety of the new 6683 Ellis Road parcel to a new Agricultural Site-Specific Zone to update any of the existing regulations under A(sp77) that no longer work with the new boundaries. This new site-specific zone is also able to incorporate new site-specific regulations needed.

Required Plans and Studies:

Based on our understanding of the proposal, we require the following plans and studies for the Zoning By-law Amendment application:

- Site plan with landscaping information requested;
- Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments);
- Planning Justification Brief; and
- Draft Zoning By-law.

Based on our understanding of the proposal, we require the following plans and studies for the Site Plan Amendment application:

- Site plan in accordance with the Site Plan and Drawing Requirements available on the Township's website: https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf;
- Landscape Plan and

- Lighting Plan (if applicable).

If the proposal changes, we may request for more plans and studies to be submitted.

Sincerely,



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

July 3, 2025

GEI Project No. 2501655 / 125006-008

VIA CLOUDPERMIT: Township of Puslinch

Lynne Banks
Township of Puslinch
4704 Wellington Road 34
Puslinch, ON N0B 2J0

**Re: Comprehensive Pre-Consultation Request
6683 Ellis Road
Puslinch, ON**

Dear Ms. Banks:

Following our review of pre-consultation application documents received on June 18, 2025, we are providing comments related to a severance on the subject lands located at 6681 and 6683 Ellis Road in the Township of Puslinch.

It is our understanding that no new development is proposed at this time. A Site Plan Agreement Amendment and Zoning By-Law Amendment are required to satisfy the conditions of consent application B61-24, which involves severing the rear portion of 6681 Ellis Road and merging it with 6683 Ellis Road to reflect existing site conditions.

The following documents were received and reviewed:

- Cover Letter, prepared by VanHarten, dated March 3, 2025.
- Comments Letter, prepared by NPG, dated March 15, 2025.
- Site Plan, prepared by VanHarten, plotted February 19, 2025.
- Zone Change Sketch, prepared by VanHarten, plotted February 19, 2025.
- Email re: Expedited Severance, prepared by VanHarten, sent June 4, 2025.
- Parcel Register, dated June 19, 2024.
- Draft Zoning By-Law, n.d.

We have no concerns with the consent application or zoning bylaw amendment application from an engineering perspective. If no new development is proposed, we have no concerns with the site plan agreement amendment. Please note that the well for the existing dwelling is not shown on the submitted Site Plan and should be shown for future submissions.

If a new storage building is to be constructed in place of, or in addition to, existing sea containers, the following documents and drawings will be required for the site plan agreement amendment application:

- **Existing Conditions and Removals Plan**, generally showing existing (pre-development) aboveground and underground infrastructure, including but not limited to:
 - Buildings and storage areas
 - Parking areas, driveways, walkways and curbs
 - Lighting, signage and fencing
 - Potable water well(s) and septic system(s), fire protection infrastructure and stormwater infrastructure
 - Property lines and regulatory limits
 - Water features, wetlands, and wooded areas
- **Site Plan**, generally showing proposed (post-development) aboveground and underground infrastructure, including but not limited to:
 - Buildings, storage areas and garbage enclosures
 - Parking areas (both employee parking and trailer parking), loading areas, driveways, curbs, and walkways
 - Lighting, signage, and fencing
 - Potable water well and septic system
 - Fire routes and fire protection infrastructure
 - Stormwater infrastructure
 - Snow storage area
 - Required setbacks
- **Site Grading and Servicing Plan**, generally showing existing and proposed drainage patterns on the subject lands, confirming legal drainage outlet, and showing existing and proposed infrastructure and services including but not limited to:
 - Storm sewers
 - Sanitary sewers
 - Water lines
 - Stormwater management facilities
- **Stormwater Management Brief**, detailing:
 - The existing conditions of the site and the nature of the proposed development.
 - Anticipated impacts to stormwater quality, quantity, water balance and erosion control, etc. post-development and any required mitigation strategies.
 - Grading and drainage considerations with confirmation of legal drainage outlet.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction to limit impacts on surrounding areas and infrastructure.
- **Photometric Plan**, demonstrating how the site is illuminated in accordance with Township Standards.

- **Landscaping Plan**, designed to illustrate existing and proposed plantings onsite and required restoration works for the property.
- **Spills Management Plan**.
- **Itemized Construction Cost Estimate**, for site works including servicing and grading, which includes 15% for engineering and contingencies.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



Parth Lad, E.I.T.
Technical Specialist



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M. Sc., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 25, 2025

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Dear Ms. Lynne Banks:

Re: Pre-consultation Request – 6683 Ellis Rd

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, we have reviewed the following submitted items:

- Site Plan drawing prepared by VanHarten dated February 19, 2025;
- Zone Change Sketch Drawing prepared by VanHarten dated February 19, 2025;
- Draft Zoning By-law Amendment

Proposal

The subject property was previously subject to a consent application that would sever a 0.33-hectare portion from the rear of 6681 Ellis Road and merge it with the adjacent property at 6683 Ellis Road for continued use of an outdoor storage area at the rear of 6681 Ellis Road. The severed parcel is currently zoned Agricultural (Zone A). As outdoor storage is not a permitted use in the Agricultural Zone, a Zoning By-law amendment application is required. It is understood that the applicant wishes to extend the site-specific provisions for 6683 Ellis Road to the 0.33-hectare portion of 6681 Ellis Road.

Planning Comments

- The subject property is designated as Secondary Agriculture.
- 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; c) public service facilities.
- Small scale commercial, industrial and institutional uses may be permitted provided that:
 - appropriate sewage and water systems can be established;
 - the proposed use is compatible with surrounding uses;
 - the use requires a non-urban location due to:
 - market requirements;



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo Salis, BES, M. Sc., MCIP, RPP, DIRECTOR

TEL: (519) 837-2600

FAX: (519) 823-1694

1-800-663-0750

ADMINISTRATION CENTRE

74 WOOLWICH STREET

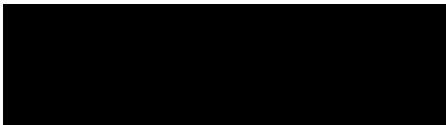
GUELPH, ONTARIO

N1H 3T9

- land requirements;
 - compatibility issues.
 - the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
 - 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.
- A Planning Justification Report, prepared by a qualified professional, will be required as part of the Zoning By-law Amendment Application with particular focus on section 6.5.5 of the County of Wellington Official Plan. The report will need to demonstrate conformity with the policies for small scale commercial uses in Secondary Agricultural areas.
- The site appears to be located within the Wellhead Protection Areas. Comments from Source Water Protection staff will need to be considered.

I trust these comments will be of assistance. If you have questions, please contact the County of Wellington Planning and Development Department.

Yours truly,



Thomas Freeman, RPP MCIP
Planner

Project: 2501.06 (Township File: B61-24 - VH 33381-24))

July 3, 2025

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks
Development and Legislative Coordinator

RE: Hydrogeological Comments for Zoning By-Law Amendment Application -
Preconsultation
6681 & 6683 Ellis Road, Puslinch, Ontario

Wellington Hydrogeology Ltd. (WHL) is pleased to provide hydrogeological comments on the above-noted submission for 6681 & 6683 Ellis Road, Puslinch, Ontario (the site).

Based on the applicant's submission, we understand that:

- 6681 Ellis Road is a 1.14 ha parcel zoned Agricultural (A). The retained 0.81 ha parcel contains a single detached dwelling and septic bed, and is used for residential purposes. The severed 0.33 ha parcel includes an outdoor storage area that is used as part of the existing business at 6683 Ellis Road.
- 6683 Ellis Road is a 1.0 ha parcel with site-specific zoning A (SP77) to include a contractor's office, accessory uses and site-specific provisions. The property currently includes a contractor's office, cellular tower, two sheds, sea cans and an outdoor storage area.
- The proposed Zoning By-law Amendment (ZBA) application is to rezone the 0.33 ha severed parcel to site-specific agricultural (A-77) to match the merged parcel for 6683 Ellis Road.
- The site is bound by agricultural and rural residential lands to the east and west, agricultural lands (former gravel pit) to the north, and commercial land (Cambridge ONroute) to the south.

- Municipal servicing is not available in the area of the site on the east side of Townline Road. As such, the rural residential properties in the area are serviced by private water supply wells and septic systems. The urban residential properties on the west side of Townline Road are part of the City of Cambridge and receive municipal water and sewer servicing.
- An additional building is proposed and there are also several seacans used for storage on the site.

Documents Reviewed

WHL reviewed the following documents in preparation of these hydrogeological comments:

1. Van Harten. 2025. Zone Change Sketch, Part of Lot 8, Concession 2, Township of Puslinch, County of Wellington. Project No. 33381-24, dated February 19, 2025.

Support of Application

It is understood that no development or changes to the existing site are proposed as part of the ZBA application, and as such, we have no objection to the proposed ZBA.

The proponent noted in the application details that a new building was proposed. WHL assumes that a Site Plan Control application will follow for approvals related to the proposed development and new building. The hydrogeological comments provided herein will apply to the Site Plan Control application stage.

Requirements to Consider Support of Application

We require the following to determine support for the application from a hydrogeological perspective:

1. Existing water supply information, including well construction details and daily water usage volume (existing and proposed).
2. Existing onsite sewage disposal details, including septic system construction details and daily sewage daily design volumes (existing and proposed).
3. An existing and proposed site plan detailing landscaped and impervious areas (asphalt/concrete, gravel), a grading plan, and a stormwater management plan.
4. A water balance assessment (existing and proposed).
5. Onsite salt use and chemical storage details (existing and proposed).
6. Existing and/or proposed use of imported fill material on the site.

Each of the above requirements is detailed in the technical review comments below.

WHL notes that the comments provided herein are preliminary and may be amended following the preconsultation meeting and as additional information is received from the proponent.

Hydrogeological Technical Review Comments

Wellington County Official Plan: The site is located within the Paris Galt Moraine Policy Area under Schedule B7 of the County of Wellington Official Plan and Section 4.9.7 Policies and Objectives will apply. The development must also adhere to Sections 4.9.3 (Groundwater), 4.9.4 (Policy Direction) and 4.9.5 (Source Water Protection).

Natural Features: The site is relatively flat and is situated within the Ellis Creek – Speed River subwatershed. The site does not include any wetlands or surface water features. A surface water body from a former gravel pit/quarry is located approximately 50 m north, across Ellis Road. The nearest wetland feature is a mapped portion of the Puslinch Lake Irish Creek Wetland Complex, a Provincially Significant Wetland, located approximately 220 m west. Additionally, a mapped Earth Science Area of Natural and Scientific Interest (ANSI) of the Puslinch Tract (Paris Moraine) is located 230 m south of the site (see image below).



Source Protection: The site is located in the Grand River Source Protection Area, and is within a Wellhead Protection Area (WHPA)-D for water quality and a WHPA-Q1/Q2 for quantity. The site is also within a mapped Highly Vulnerable Aquifer (HVA), Significant Groundwater Recharge Area (SGRA), and Issue Contributing Area (ICA) for chloride. Source protection staff may have specific requirements based on the site's location within these features.

Water and Wastewater: It is understood that the site utilizes a private well and septic system and that no changes are proposed to the existing water usage or sewage daily volumes as part of the ZBA. The proponent should provide existing well and septic system details, as well as existing and proposed water usage and daily wastewater design volumes as part of the Site Plan Control application.

Grading, Substrate Material, Surface Drainage and Water Balance: The proponent should provide an existing and proposed site plan indicating which areas are impervious asphalt/concrete, gravel, native soil, and/or imported fill material, and whether any stormwater management or drainage features are currently in use (e.g. tile drainage, drainage swales/ditches, infiltration trenches, etc.) and where the drainage is directed to. With the understanding that a new building is proposed and the site may undergo additional grading, substrate changes and/or paving, a water balance assessment is required as part of Site Plan Approvals to demonstrate that infiltration can be maintained or enhanced in the post-development condition. The design should infiltrate as much clean runoff as possible on the site.

Salt Use: We ask that the proponent clarify how snow is managed and whether de-icing salt is currently used or will be used on the site, including application areas, quantities and storage locations.

Chemical Storage: We ask that the proponent clarify whether chemicals are stored on site. If chemicals are stored on site, the proponent should provide a list of chemicals, quantities and storage locations (including buildings and/or seacans), as well as a spills management and reporting plan.

Excess Soil Management: We ask that the proponent clarify whether imported fill material has been used on the site for grading and/or whether additional fill material is proposed to be added or removed from the site. Any import/export of fill/soil from the site must be conducted in accordance with O. Reg. 406/19: On-Site and Excess Soil Management, the Rules for Soil Management and Excess Soil Quality Standards (Soil Rules) and O. Reg. 153/04, as amended.

Closure

The hydrogeological technical comments provided herein should be considered preliminary and may be updated as additional supporting materials are provided in subsequent submissions.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

WELLINGTON HYDROGEOLOGY LTD.



Angela Mason, M.Sc., P.Geo., QP_{ESA}

Senior Hydrogeologist and CEO

Cell: 519-831-9696

Email: amason@wellingtonhydrogeology.com



Environmental Assessments & Approvals

July 4, 2025

AEC 21-130

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

Attention: Lynne Banks, Development and Legislative Coordinator

Re: **Natural Heritage Pre-Consultation Review for Site Plan Amendment Application and Zoning By-law Amendment Application – 6681 & 6683 Ellis Road, Township of Puslinch**

Lynne Banks:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide the below natural heritage pre-consultation review for the Township of Puslinch (Township) pertaining to a proposed Site Plan Amendment and Zone Change Amendment for 6681 & 6683 Ellis Road. The proposal includes a Proposed Site Plan and Zone Change Sketch for the site. According to the pre-consultation application package and related documents, a lot line adjustment application (B61-24) was previously approved to sever the rear portion of 6681 Ellis Road and merge with the adjacent 6683 Ellis Road. The intent of this application is to add the severed parcel to the site plan agreement and update the Township's Zoning By-law to include the rear portion of 6681 Ellis Road within 6683 Ellis Road.

Background Information

The properties are located at 6681 & 6683 Ellis Road and include lands mapped as Secondary Agricultural, according to Schedule B7 Land Use of the County of Wellington Official Plan ("Wellington OP", 2025). The Wellington OP does not illustrate any lands designated as Core Greenlands, Greenlands, or Earth Science Area of Natural and Scientific Interest (ANSI) proximal to the subject properties. There are no areas mapped as Waterbody or Watercourse proximal to the subject properties, per Schedule B7 of the Wellington OP.

Provincial mapping resources available from the Natural Heritage Information Centre (NHIC; Ministry of Natural Resources) does not illustrate Woodlands, Unevaluated Wetlands, Evaluated Wetlands, or Significant Wetlands within or immediately adjacent to the properties. An Earth Science ANSI (Puslinch Tract (Paris Moraine)) is mapped approximately 200m south of the site, on the opposite



side of Highway 401. Based on NHIC background resources regarding provincially-designated Species at Risk (SAR) listed under Ontario's *Endangered Species Act, 2007* (ESA) and provincially-rare species (S1-S3), records occur for the following tracked species within 1km of the property:

- Blanding's Turtle (Threatened)
- Bobolink (Threatened)
- Eastern Meadowlark (Threatened)
- Eastern Wood-pewee (Special Concern)
- Golden-winged Warbler (Special Concern)
- Wood Thrush (Special Concern)
- Eastern Ribbonsnake (Special Concern)
- Snapping Turtle (Special Concern)
- Double-striped Bluet (*Enallagma basidens*; S3)
- Slender Bluet (*Enallagma taviatum*; S2S3)

Pre-Consultation Comments and Recommendations

Based on received background documentation and accompanying review of available natural heritage resources, there are no designated natural features on the properties that would be afforded explicit protections under provincial or municipal planning policies. Azimuth did not attend the property as a component of this pre-consultation peer review, but recognizes that the property is subject to and surrounded by human-influenced land uses.

The application pertains to a Township re-zoning exercise, and it is understood that no physical change to the site is proposed at this time. A change in land use including amendments to a Zoning By-law is technically considered "development" in accordance with the definition outlined in the Provincial Planning Statement (2024), however it is Azimuth's opinion that field investigations toward an Environmental Impact Assessment (EIA) or related natural heritage review (*e.g.* SAR Assessment) should not be necessary at this time. Given no physical change to the property is proposed at this time, potential impacts to natural heritage features and functions as a result of the proposed lot zoning change are not expected to occur.

This recommendation does not pertain to future physical development or site alteration (*e.g.* structures, demolition, grading), therefore potential future physical alteration on the property would require consideration under separate cover. Despite the anthropogenic character of the properties, there may be potential for natural features to occur requiring onsite review by a qualified



professional ecologist, particularly with regard for SAR afforded protection under the provincial ESA such as Butternut trees (Endangered) or SAR bat species (Endangered).

Closure

We trust that this peer review is helpful regarding the pre-consultation application for the proposed undertaking. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

[Redacted signature]

Dan Stuart, M.Env.Sc.
Ecology Lead/Partner

Ministry of Transportation

West Operations
Corridor Management Section West

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (226) 973-8580
Facsimile: (519) 873-4228

Ministère des Transports

Opérations ouest
Section de la gestion des couloirs routiers de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (226) 973-8580
Télécopieur: (519) 873-4228



Date: June 20, 2025

To: Lynne Banks

Via: Cloud permit

**Re: Pre-Consultation – Site Plan Amendment & Zoning for Severance B61-24
6681 & 6683 Ellis Road**

The Ministry of Transportation (MTO) has completed a review of the proposal for the Site Plan Amendment and Zone Change Amendment for 6683 and 6681 Ellis Road, Cambridge. The submission has been considered in accordance with the *Public Transportation and Highway Improvement Act* (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related MTO guidelines and policies. The following outlines our comments:

Highway 401 along the subject property is a **Class 1A - Freeway** with a posted speed of 100 km/hr. and is designated as a **Controlled Access Highway** (CAH). As such, all requirements, guidelines, and best practices in accordance with this classification and designation shall apply.

MTO has no objections to Site Plan Amendment and the Zone By-law Amendment.

Regards,

O'Neil Nembhard
Corridor Management Planner

Cloudpermit application number
CA-3523001-P-2026-21

Applicant

Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent

Last name Miller	First name Brianna	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email brianna.miller@vanharten.com	

Property owner, Payer

Last name Bender	First name Justin	Corporation or partnership Collaborative Structures Limited
Street address 6683 Ellis Road	Unit number	Lot / Con.
Municipality Cambridge	Province Ontario	Postal code N3C 2V4
Other phone	Mobile phone [REDACTED]	
Fax	Email jbender@collaborativestructures.com	

Subject Land Information**Address****Legal description****Roll number**

6683 ELLIS RD (Primary)

PUSLINCH CON 2 PT LOT 8 RP;61R11142 PART 2

2301000002007020000

Companion ApplicationsAre you submitting a companion Official
Plan Amendment application? Yes NoAre you submitting a companion Plan of
Subdivision/Condominium application? Yes NoAre you submitting a companion Site
Plan Control application? Yes No

Subject Land Information

If known, the date the subject land was acquired by the current owner

2020-10-29

Frontage

67.6 m

Depth

147.9 m

Area

13000.0 m²

Official Plan Designation

Secondary Agricultural

Current Zoning

Agricultural (A-77) and Agricultural

Existing Uses

Existing agricultural - commercial contractors yard business / office known as Collaborative Structures Limited.

If known, the lengths of time that the existing uses have continued

Purchased property in 2020

Previous uses

Unknown

List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land

Mortgage as in INST WC772774 with the Bank of Montreal

Are there any easements or restrictive covenants affecting the subject lands?

 Yes No**Has the subject land ever been subject of**

An application for a plan of subdivision / condominium or consent

 Yes No Not known

An application for a zoning by-law amendment or a minor variance

 Yes No Not known

Application number

Unknown

An application for approval of a site plan

 Yes No Not known

SPC application number

Unknown

A Minister's Zoning Order (Ontario regulation)

 Yes No Not known

Description of Amendment	
Amendment to Zoning By-law from Amendment to Zoning By-law from Agricultural (A-77) and Agricultural	Amendment to Zoning By-law to Amendment to Zoning By-law to a new Site Specific Agricultural (A-XX) with provisions
Proposed uses of subject land No Change in use - the existing business and buildings will remain, the parcel is expanding with the conditionally approved lot line adjustment (B61-24) and the rezoning is required as a condition, so that the entire merged parcel has the same zone and to update and acknowledge the existing and proposed buildings and features on site.	
Describe the nature and extent of the amendment(s) being requested The existing site specific use ("a building contractor's office which may include administration offices, workshop and storage buildings, buildings, structures and uses accessory to the above uses, including outdoor storage area") from A-77 is not changing; we are simply requesting a new site specific Agricultural (A-XX) to apply to the entire merged parcel and update the provisions slightly to address the existing / proposed site conditions which generally conform with the previous A-77. Please see the Planning Brief and Draft By-law for more information.	
Why is this amendment or these amendments being requested? Lot Line Adjustment Severance Application B61-24 has been approved, subject to conditions with the County Land Division Committee. The application is taking a portion of rear yard from #6681 Ellis Road and merging it with the abutting subject property at #6683 Ellis Road for additional yard / storage area. A rezoning and site plan amendment are required to satisfy Conditions 8 and 9 so that the parcel does not have a split zone as it will all be merged and to update the existing site-specific zone and regulations to acknowledge the existing / proposed buildings and features. Please see the Site Plan and Planning Brief for more details. A Site Plan Amendment Application is being submitted simultaneously.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The parcel is on Rural / Secondary Agricultural Land. The business has existed for a number of years and the land is slightly increasing in size to include an area that was already used for storage and the use is not changing and therefore conforms to the PPS.	
Explain how the application conforms to the City's Official Plan The subject property has an Official Plan designation of Secondary Agricultural which accommodates a range of uses including agriculture, rural residential, and limited rural-based commercial and industrial uses, provided they are compatible with the surrounding landscape and do not undermine the long-term agricultural function of the area. The proposal follows the requirements set out in Section 6.5.5 of the OP. The existing business has existed for years and conforms with the OP. The parcel is slightly increasing in size and the rezoning is necessary to ensure the entire parcel is zoned accordingly.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter N/A	
<input type="checkbox"/> See Official Plan Amendment	

Existing Buildings / Structures on Subject Land
Are there any buildings or structures on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area. Main Building Various Seacans Various Sheds / Accessory Buildings Cell Tower Please see the Site Plan for details.
<input checked="" type="checkbox"/> See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land

Do you propose to build any buildings or structures on the subject land?

Yes No

Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.

A storage building is proposed, however there are no immediate plans to build at this time. It is shown on the site plan for future building. A new cell tower compound is proposed. Please see the Site Plan for details.

See attached Site Plan Conceptual

Sign off

By click this button I have read and understand the below

I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Van Harten Surveying Inc. (Brianna Miller), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

City of Guelph

04/03/2026

Place an imprint of your stamp below

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.


Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on 2026-03-04, 11:41:53 a.m. EST by Hailey Keast.

Companion Applications

Are you submitting a companion Official Plan Amendment application?

Yes No

Are you submitting a companion Plan of Subdivision/Condominium application?

Yes No

Are you submitting a companion Site Plan Control application?

Yes No

Subject Land Information

If known, the date the subject land was acquired by the current owner
2020-10-29

Frontage
67.6 m

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147.9 m

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Amendment to Zoning By-law to
 Amendment to Zoning By-law to a new Site Specific
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No Change in use - the existing business and buildings will remain, the parcel is expanding with the conditionally approved lot line adjustment (B61-24) and the rezoning is required as a condition, so that the entire merged parcel has the same zone and to update and acknowledge the existing and proposed buildings and features on site.

Describe the nature and extent of the amendment(s) being requested

The existing site specific use ("a building contractor's office which may include administration offices, workshop and storage buildings, buildings, structures and uses accessory to the above uses, including outdoor storage area") from A-77 is not changing; we are simply requesting a new site specific Agricultural (A-XX) to apply to the entire merged parcel and update the provisions slightly to address the existing / proposed site conditions which generally conform with the previous A-77. Please see the Planning Brief and Draft By-law for more information.

Why is this amendment or these amendments being requested?

Lot Line Adjustment Severance Application B61-24 has been approved, subject to conditions with the County Land Division Committee. The application is taking a portion of rear yard from #6681 Ellis Road and merging it with the abutting subject property at #6683 Ellis Road for additional yard / storage area. A rezoning and site plan amendment are required to satisfy Conditions 8 and 9 so that the parcel does not have a split zone as it will all be merged and to update the existing site-specific zone and regulations to acknowledge the existing / proposed buildings and features. Please see the Site Plan and Planning Brief for more details. A Site Plan Amendment Application is being submitted simultaneously.

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014

The parcel is on Rural / Secondary Agricultural Land. The business has existed for a number of years and the land is slightly increasing in size to include an area that was already used for storage and the use is not changing and therefore conforms to the PPS.

Explain how the application conforms to the City's Official Plan

The subject property has an Official Plan designation of Secondary Agricultural which accommodates a range of uses including agriculture, rural residential, and limited rural-based commercial and industrial uses, provided they are compatible with the surrounding landscape and do not undermine the long-term agricultural function of the area. The proposal follows the requirements set out in Section 6.5.5 of the OP. The existing business has existed for years and conforms with the OP. The parcel is slightly increasing in size and the rezoning is necessary to ensure the entire parcel is zoned accordingly.

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter

N/A

See Official Plan Amendment

Existing Buildings / Structures on Subject Land

Are there any buildings or structures on the subject land?

Yes No

Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.

Main Building Various Seacans Various Sheds / Accessory Buildings Cell Tower Please see the Site Plan for details.

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A storage building is proposed, however there are no immediate plans to build at this time. It is shown on the site plan for future building. A new cell tower compound is proposed. Please see the Site Plan for details.

See attached Site Plan Conceptual

Sign off

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I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law



PLANNING JUSTIFICATION BRIEF

ZONING BY-LAW AMENDMENT APPLICATION

SUBJECT PROPERTY

6683 & 6681 Ellis Road

Part Lot 8, Concession 2, Township of Puslinch

PIN 71208-0149

PIN 71208-0150

Submitted: March 4, 2026

**Van Harten Surveying Inc.
File 33381-24**

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1.0 Scope of Work

This Planning Justification Brief has been prepared in support of a conditionally approved Consent application (lot line adjustment B61-24) and the associated Zoning By-law Amendment (ZBA) application for the lands municipally known as 6683 and the rear portion of 6681 Ellis Road in the Township of Puslinch.

The purpose of this report is to evaluate the proposed Zoning By-law Amendment within the context of the applicable planning policy framework and regulatory environment. This includes a review of relevant provincial policy, municipal planning documents, site characteristics, and surrounding land uses.

The approved Consent application facilitated a lot line adjustment whereby approximately 3,370 m² of land was severed from the rear of 6681 Ellis Road and merged with 6683 Ellis Road. As a result, the reconfigured parcel (hereafter referred to as the “subject property”) now has a total lot area of approximately 1.38 hectares. The lot line adjustment was undertaken to regularize an existing site condition, as a portion of the business operations associated with 6683 Ellis Road had historically extended onto the adjacent parcel. The adjustment aligns the legal lot boundaries with the established and long-standing on-site operational footprint (refer to Figure 1).

Collaborative Structures Ltd. (CLS), an established contracting business, operates from the subject property. The lands contain existing buildings, accessory structures, outdoor storage areas, and shipping containers used in conjunction with the business.

A future storage building is proposed to be constructed on the subject property which will allow for additional storage and the removal of most of the shipping containers, and an additional cell tower compound is also proposed on the subject property.

The additional lands resulting from the lot line adjustment contains shipping containers, a cell tower compound, and accessory buildings that will continue to function as part of the existing operation, with no expansion in use beyond what currently exists on the ground.

The severed lands is zoned Agricultural (A), while 6683 Ellis Road is subject to a site-specific Agricultural – 77 (A-77) zoning. The proposed Zoning By-law Amendment seeks to:

1. Administratively implement the zone change required on the site pursuant to a condition of the lot line adjustment approval
2. Apply consistent zoning across the entirety of the reconfigured parcel; and
3. Update and refine certain performance standards within the existing A-77 zoning to better reflect the established site conditions and operational requirements.

The remainder of 6681 Ellis Road will continue to be zoned Agricultural where the existing dwelling and shed will remain and where the Reduced Agricultural Lot Requirements of Section 11.4 of the zoning by-law apply and are met.

This report provides a professional planning opinion as to whether the proposed Zoning By-law Amendment represents good land use planning and is in the public interest.

2.0 Subject Property

Municipal Address: 6683 Ellis Road

Legal Description: Part of Lot 8, Concession 2, Part 2, 61R-11142

PIN: 71208-0149 (LT)

The subject property comprises approximately 1.38 hectares in area (pending finalization of the consent) and has approximately 67 metres of frontage along Ellis Road.

The property is currently developed with an established contracting business, known as Collaborative Structures Ltd. Existing site features include:

- Commercial-Industrial-style building, accessory buildings and structures;
- Outdoor storage areas;
- Shipping containers used for accessory storage purposes;
- Internal access areas and servicing; and
- Associated parking and circulation areas.

The lot line adjustment does not introduce new land uses but rather consolidates existing operational areas into a single legal parcel. The subject lands are serviced in a manner appropriate for the existing rural employment-type use.



Figure 1: Subject Property & Surrounding Lands

3.0 Surrounding Lands

The subject property is located within a semi-rural countryside setting in the Township of Puslinch. The broader area is characterized by agricultural lands and rural residential uses. The notable exception to this pattern is the Cambridge 401 ONroute service centre located directly to the south, at the rear of the subject property (refer to Figure 1), representing a significant commercial/highway-oriented use in proximity to the site.

Surrounding land uses are as follows:

- **North:** Ellis Road and agricultural lands
- **South:** Highway 401 corridor and Cambridge 401 ONroute service centre
- **East:** Rural residential dwellings and forested areas
- **West:** Agricultural lands

The proximity of Highway 401 and the ONroute facility establishes a surrounding context characterized by significant transportation infrastructure and commercial activity. The existing business use on the subject lands is compatible with the broader character of the area.

4.0 Township of Puslinch Zoning By-law

The subject property is currently split-zoned, see Figure 2:

- **Agricultural (A)** – applying to the severed lands; and
- **Agricultural – Site-Specific 77 (A-77)** – applying to the original 6683 Ellis Road parcel.



Figure 2: Zoning Map - Puslinch Zoning By-law

Following the lot line adjustment, the existing dual zoning does not appropriately reflect the unified ownership and operational function of the lands. The proposed Zoning By-law Amendment seeks to apply a consistent site-specific zoning across the entire 1.38-hectare parcel and to update certain performance standards to reflect the established use and proposed future building and structures.

The proposed site-specific provisions are summarized below:

Table 1: Proposed Zoning Regulations

Regulation	Current (A-77)	Proposed
Minimum Lot Area	1.0 ha	1.3 ha
Minimum Lot Frontage	65.0 m	65.0 m
Minimum Rear Yard	As existing	5.0 m
Maximum Lot Coverage	10%	15%
Minimum Landscaped Open Space	25%	20%
Minimum Side Yard	Each side yard equal to ½ the building height, but not less than 4.5 m	Each side yard equal to ½ the building height, but not less than 4.5 m
Minimum Landscape Buffer	3.0m wide shall be provided in the following locations: i) abutting the western limit of this zone commencing at a point of max 25 m setback from the street line for a min. length of 110 m ii) abutting the eastern limit of this zone commencing at a point max of 50 m setback from the street line	3.0 m wide along lot lines shared with residential or agricultural uses
Outdoor Storage Setback	Minimum 100 m from a street line	Minimum 100 m from a street line
Outdoor Storage Screening	Shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip	Must not be visible from any street line or adjacent lot; screening to be achieved by planting strip and/or fences
4.24 Shipping Containers		
Shipping Containers	A maximum of one shipping container shall be permitted per 0.4 ha of lot area to a maximum floor area of 255m ² of all shipping containers on one lot	Maximum of ten (10) shipping containers accessory to permitted uses up to a maximum of 200 m ² of all shipping containers on one lot.

The proposed performance standards ensure that the site continues to operate in a manner that is compatible with adjacent agricultural and rural residential uses. In particular:

- Outdoor storage is already significantly setback from Ellis Road;
- Screening requirements minimize visual impact, and are already in place;
- Landscape buffering provides mitigation along shared lot lines; and
- Lot coverage and landscaped open space requirements maintain a low-intensity rural character.

The shipping containers are important structures required on site for business viability - they are used to keep stored materials safe and dry. A total of 8 shipping containers are proposed to be removed from the site as part of this application and the request is to maintain a maximum of 10 shipping containers on the subject property. The shipping

containers are located within the rear yard, in the outdoor storage area where existing landscaped buffers are provided.

The ZBA does not seek to introduce new or expanded land use permissions beyond those already established through the existing A-77 zoning; rather, it rationalizes the zoning across the reconfigured parcel and refines standards to ensure clarity and appropriate site organization/development.

Zoning By-laws are intended to regulate land use, ensure compatibility between uses, and establish performance standards that protect adjacent properties and the broader public interest. The Agricultural (A) Zone and the site-specific Agricultural – 77 (A-77) Zone are designed to:

- Address and implement a ‘condition of approval’ of the Land Division Committee (proposed zoning must be in place prior to final approval of the associated lot line adjustment).
- Preserve the long-term viability of agricultural lands;
- Regulate non-agricultural uses to ensure compatibility with rural and farming operations;
- Control site development through setbacks, lot coverage limits, landscaping, and buffering requirements; and
- Minimize land use conflicts within the rural countryside.

The proposed Zoning By-law Amendment maintains and reinforces these core objectives.

First, the amendment does not introduce a new use to the lands. The contracting business operated by Collaborative Structures Ltd. is an established, legally recognized use under the existing A-77 zoning. The amendment simply extends appropriate zoning to the ‘additional lands’ corresponding to decision of the Land Division Committee. The revised zoning will apply to the entirety of the reconfigured parcel and reflect the functional reality of the property as a single operational unit.

Second, the proposed performance standards continue to implement the intent of the By-law by:

- Increasing the maximum lot coverage to 15%, thereby preserving the open and rural character of the lands;
- Requiring a minimum landscaped open space of 20%, ensuring that built form does not dominate the site;
- Requiring side yard setbacks tied to building height, thereby maintaining appropriate separation from adjacent properties;
- Establishing a 3-metre landscape buffer along lot lines abutting agricultural or residential lands where one isn’t already present, providing visual mitigation and transition; and
- Requiring that outdoor storage areas be setback a minimum of 100 metres from street lines and fully screened from the street view and adjacent lots.

- Regulating the number of shipping containers to facilitate a well-maintained and orderly site, where key materials can be safely stored.
- A berm is in place on the 401 ON-Route property acting as a buffer and a post and wire fence along the rear property line.

These provisions build upon existing zoning which is in effect on the subject property – existing zoning has been extending, with some additional controls added to capture the ‘merged’ lands approved by the Land Division Committee and enable long term viability of the existing use. Generally, the updated zoning will enable an existing site-specific use to increase/improve its business operation, allow this site-specific non-agricultural use in a manner that minimizes visual impact, mitigate potential land use conflicts, and preserve the rural character of the Township.

The amendment can be characterized as a technical and rationalizing exercise that brings the entire parcel under a unified zoning category while maintaining appropriate safeguards. It does not undermine the purpose of the Agricultural zone, nor does it erode the long-term protection of surrounding agricultural lands.

In this regard, the application is consistent with both the letter and the spirit of the Township of Puslinch Zoning By-law.

5.0 Conformity with the Wellington County Official Plan

The subject property is designated as Secondary Agricultural by the Wellington County Official Plan, see Figure 3. Per Section 6.5, lands within the Secondary Agricultural are intended to accommodate a range of uses including agriculture, rural residential, and limited rural-based commercial and industrial uses, provided they are compatible with the surrounding landscape and do not undermine the long-term agricultural function of the area.

The proposal conforms with the following requirements set out for Commercial uses on Secondary Agricultural lands in Section 6.5.5 of the County Official Plan:

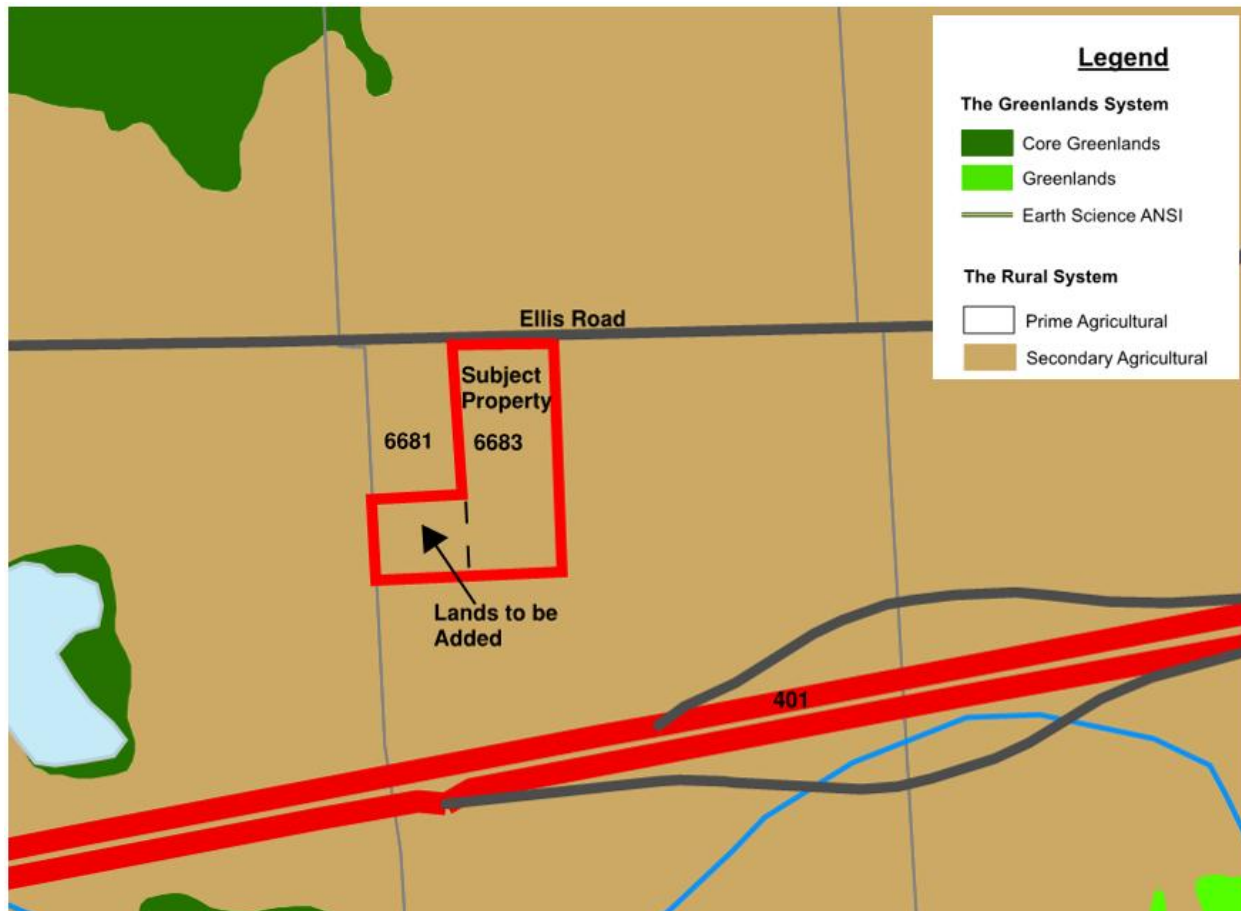


Figure 3: Schedule A7 Puslinch - Wellington County Official Plan

Table 2: Proposal conformity with Section 6.5.5 of the Wellington County Official Plan

	Official Plan Requirement	Comment
a	appropriate sewage and water systems can be established;	Private septic and well already exist
b	the proposed use is compatible with surrounding uses;	The use is already established, and the zoning is being updated to reflect the existing conditions and conditionally approved severance
c	the use requires a non-urban location due to: <ul style="list-style-type: none"> market requirements; land requirements; compatibility issues. 	The business has operated on the property for many years. The proposed ZBA is intended to formalize and reflect the existing conditions currently in place.
d	the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;	The proposal is not introducing a new sensitive use that will impact surrounding agricultural operations. Nor will the proposal hinder aggregate operations.
e	the use will be small scale and take place on one lot and large scale proposals or proposals	The use is small in scale, with a maximum lot coverage of only 15%—half of what is

involving more than one lot will require an official plan amendment.

permitted on a reduced rural lot—on a modestly sized 1.3-hectare parcel.

Further to the above comments, the proposed Zoning By-law Amendment conforms to the policies of the Official Plan for the following reasons:

1. No Expansion of Land Use Function

The proposal does not introduce a new use nor materially expand the existing business operations. The lot line adjustment consolidates lands that have already been used as part of the established business (storage area), and are not, nor have been part of a farming operation. The ZBA formalizes and regulates that condition rather than intensifying it.

2. Protection of Agricultural Lands

The amendment does not fragment additional agricultural land beyond the approved minor lot line adjustment. The overall lot area remains modest in scale (1.3 ha), and the balance of surrounding lands remain in agricultural production. The proposal does not create additional residential lots nor does it introduce sensitive uses that could constrain normal farm practices.

3. Compatibility with Surrounding Uses

The subject lands are located adjacent to Highway 401 and the Cambridge 401 ONroute facility, a significant transportation-oriented commercial use. In this context, the established contracting business is compatible with the broader character of the area. Furthermore, setbacks, landscaping, and screening requirements mitigate potential visual or land use impacts on adjacent rural residential and agricultural properties.

4. Appropriate Rural Scale and Character

With a maximum lot coverage of 15% and minimum landscaped open space of 20%, the development maintains a low-intensity rural form. The proposed regulations ensure that the site continues to reflect the open countryside character contemplated by the Official Plan.

Overall, the proposal represents a logical and minor refinement to an existing rural employment use. It does not undermine the agricultural land base, hinder aggregate operations, does not create land use conflicts, and does not compromise the long-term planning objectives of the County.

Accordingly, the proposed Zoning By-law Amendment conforms to the policies of the Wellington County Official Plan.

6.0 Conclusion

This Planning Justification Brief has reviewed the conditionally approved lot line adjustment and associated Zoning By-law Amendment in the context of the subject property, surrounding land uses, and applicable zoning framework.

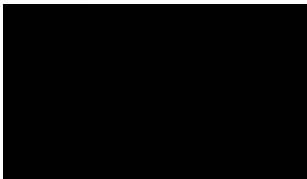
The lot line adjustment regularizes an existing condition and consolidates lands that have functioned as a single operational unit. The Zoning By-law Amendment ensures that the entire parcel is governed by consistent and appropriate site-specific zoning and allows the existing, long-standing business to continue to grow and operate.

The proposal:

- Implements a condition of approval for the lot line adjustment by the Land Division Committee
- Aligns lot boundaries with established on-site conditions;
- Maintains compatibility with surrounding agricultural and rural residential uses;
- Incorporates appropriate setbacks, buffering, and screening to mitigate potential impacts;
- Does not introduce new or intensified land uses beyond those historically established; and
- Represents an orderly and logical planning outcome.

It is the professional planning opinion of the undersigned that the proposed Zoning By-law Amendment will not result in negative impacts on the subject property or the surrounding area. The application is consistent with sound land use planning principles, is appropriate for the context, and is in the public interest.

Van Harten Surveying Inc.



Brianna Miller, M.Sc., M.Sc. (Planning), A.Ag.(P)
Planner

Appendix A- Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects properties known municipally as 6683 Ellis Road & 6681 Ellis Road, Puslinch, and legally described as Parts of Lot 8 Con 2; Being Part 1, 61R-11142 & Being Part 2, 61R-11142 Township of Puslinch, County of Wellington.

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-2018, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule 'A' attached, from Agricultural Zone (A) and Special Provision Agricultural (A-77) to site specific Agricultural (A-XX), as follows.

1. Permitted Uses

a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area.

2. Regulations - Section 11 Site Specific Provisions are amended as follows

Minimum Lot Area	1.3 ha
Minimum Lot Frontage	65.0 m
Minimum Rear Yard	5.0 m
Maximum Lot Coverage	15%
Minimum Landscaped Open Space	20%
Minimum Side Yard	Each side yard equal to ½ the building height, but not less than 4.5 m
Minimum Landscape Buffer	3.0 m wide along lot lines shared with residential or agricultural uses
Outdoor Storage Setback	Minimum 100 m from a street line
Outdoor Storage Screening	Must not be visible from any street line or adjacent lot; screening to be achieved by planting strip and/or fences
Shipping Containers	Maximum of ten (10) shipping containers accessory to permitted uses up to a maximum of 200 m ² of all shipping containers on one lot.

This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE A



By-law read a First, Second, and Third Time this ____ of _____, 2026

MAYOR

CLERK

33381-24

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

September 18, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B61-24** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

RECIPIENTS:

OWNER - Philip & Sheila Fletcher APPLICANT – Collaborative Structures Capital Holding Ltd. AGENT – Jeff Buisman

MUNICIPALITY – Puslinch Township

COUNTY PLANNING DEPARTMENT BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B61-24

APPLICANT

Philip & Sheila Fletcher
6683 Ellis Road
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 8
Concession 2

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Philip & Sheila Fletcher pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 8, Concession 2, Township of Puslinch to effect an addition to the abutting Collaborative Structures Capital Holding Ltd. parcel, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON SEPTEMBER 19, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B61-24 as a single parcel ("the consolidation") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7 **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the owner apply for, and receive approval of a zoning by-law amendment application to rezone the severed parcel to site specific zoning (A [sp-77]), to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 9 **THAT** the owner apply for, and receive approval of a site plan agreement amendment to include the storage structure(s) on the proposed severed parcel as part of the current site plan agreement for the property located at 6683 Ellis Road, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **THAT** any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 61-24, continued:

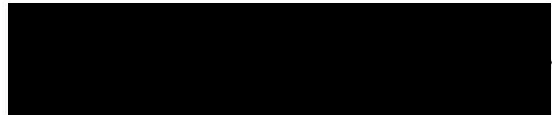
PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



Michael Dehn



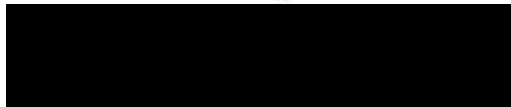
Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON SEPTEMBER 12, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

OCTOBER 8, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: SEPTEMBER 18, 2024

SIGNED: 

EXECUTORS DEED

This Indenture

made (in duplicate) the 30th day of November 19 72.
IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT AND OF THE
DEVOLUTION OF ESTATES ACT

B E T W E E N

HELEN PATRICIA BENNETT, of the City of
Galt, in the County of Waterloo,
Married Woman, and
WILSON AIKENS

of the Town of Val Gagne,
in the District of Cochrane, Farmer,
the Execut ORS of the last Will and Testament of JAMES ROBERT AIKENS
late of the Township of Puslinch in the
County of Wellington, Retired Farmer, deceased,
hereinafter called the Grantors ,

and

PHILIP J. FLETCHER, of the City of
Galt, in the County of Waterloo,
Superintendent, and SHEILA E. FLETCHER,
his wife, of the same place,

hereinafter called the Grantees ,

WHEREAS the said JAMES ROBERT AIKENS died on
or about the 19th day of June 1972 , having
duly made h is last Will and Testament, probate whereof was granted to the Grantors
as Execut ORS thereof by the Surrogate Court of the County of Wellington
on the 2nd day of October , 1972 ,
and which probate was duly registered in the Registry Office for the Registry Division
of Wellington South (No. 61) as No. M-122775. ~~ER.~~

AND WHEREAS the Consent of the Minister of Revenue for Ontario,
Number 664848 dated the 30th day of August 1972
was registered in the said Registry Office on the 12th day of September
19 72 as Number M-119874. ~~XGR.~~

~~AND WHEREAS the Consent of the Transfer of Property under the Estate Tax Act
Number dated the XXXXXX day of 19XX
was registered in the said Registry Office on the XX day of
19XX as Number XGR.~~

AND WHEREAS the said James Robert Aikens
was, at the time of h is decease, seized and possessed of the lands hereinafter described.

AND WHEREAS for the purposes of administering the Estate of the said deceased it
is necessary to sell the said lands.

Dye & Durham
Limited
Toronto
Form No. 22-31

or insert
"is hereto attached"
as the case may be

X

NOW THIS INDENTURE WITNESSETH, that in pursuance of the powers vested in the Grantors , as personal representative of the said JAMES ROBERT AIKENS deceased, and

in consideration of the sum of TWENTY-SIX THOUSAND FIVE HUNDRED -----
-----(\$26,500.00) ----- dollars of lawful money of Canada,

now paid by the Grantees to the Grantors , the receipt whereof is hereby acknowledged, the said Grantors do grant and convey unto the Grantees , in fee simple, as joint tenants

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Puslinch, in the

County of Wellington, and being composed of Part of the South

half of Lot 8, in the 2nd Concession of the said Township,

which said parcel may be more particularly described as follows:-

COMMENCING at an iron bar at the westerly angle of the said lot;

THENCE North 75 degrees 46 minutes 30 seconds East along the Southeasterly limit of a given road Nine Hundred and Ninety-two and thirty-eight one-hundredths feet (992.38') to the westerly angle of the lands heretofore conveyed to one Loyd Frank by registered instrument Number M.26014;

THENCE South 16 degrees 6 minutes 50 seconds East Three Hundred and Ninety-eight feet (398') more or less to the Northerly limit of the land of the Department of Highways as delineated in plan attached to instrument number M.24424, as amended by instrument number M.31732;

THENCE South 66 degrees 32 minutes West Three Hundred and Forty-five and Fifty one-hundredths feet (345.50') along the last mentioned limit to an iron bar planted;

THENCE South 66 degrees 32 minutes West Six Hundred and Fifty-one and Sixty-one one-hundredths feet (651.61') along the said last mentioned limit to an iron bar planted;

THENCE North 16 degrees 25 minutes 30 seconds West along the westerly limit of said lot Five Hundred and Fifty-eight and Fifty-five one-hundredths feet (558.55') to the point of commencement.

TO HOLD unto the Grantees their heirs and assigns to and for them and their sole and only use forever.

AND THE GRANTOR S covenant with the Grantee s that t hey ha ve done no act to incumber the said lands.

AND THE GRANTOR S release to the Grantee s all their claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

[Redacted signature area]



AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO

*For place of residence insert appropriate County, District, Regional Municipality, etc.

COUNTY OF
WATERLOO

I/WE HELEN PATRICIA BENNETT
of the City of Galt
in the County of Waterloo

To Wit:

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I/WE WAS of the full age of eighteen years;

If Attorney see footnote.

~~XXXXXX~~

~~who was named therein and who was of the full age of eighteen years~~

~~It was legally executed to the person named therein and he/she was of the full age of eighteen years~~

~~XXXXXX~~

SWORN before me at the City
of Galt
in the County of Waterloo,
this 18th day of December 1972.



A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for(State name)....., one of the parties named therein and he/she was of the full age of eighteen years."

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO

*For place of residence insert appropriate County, District, Regional Municipality, etc.

DISTRICT OF
COCHRANE

I/WE WILSON AIKENS
of the Town of Val Gagne
in the District of Cochrane,

To Wit:

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I/WE WAS of the full age of eighteen years;

If Attorney see footnote.

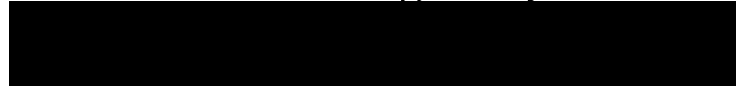
~~XXXXXX~~

~~who was named therein and who was of the full age of eighteen years~~

~~It was legally executed to the person named therein and he/she was of the full age of eighteen years~~

~~XXXXXX~~

SWORN before me at the Town
of Val Gagne
in the District of Cochrane,
this 12 day of Dec 1972.



A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for(State name)....., one of the parties named therein and he/she was of the full age of eighteen years."

MARIE GRUMMETT -
PUBLIC
OFFICE OF COCHRANE
EXPIRY FEBRUARY 13, 1974

Affidavit of Execution of Documents

Richmond Street East, Toronto
No. 114

DISTRICT OF
COCHRANE

J,
of the Town of Iroquois Falls
in the District of Cochrane

To Wit: make oath and say

1. THAT I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by WILSON AIKENS

one of the parties thereto

2. That the said Instrument and Duplicate were executed by the said party at the Town of Iroquois Falls

3. That I know the said party

4. That I am a subscribing witness to the said Instrument and Duplicate

SWORN before me at the Town of Iroquois Falls in the District of Cochrane

this 12 day of December 19 72

[Redacted Signature]

A Commissioner, etc.

For place of residence insert appropriate County, District, Regional Municipality, etc.

W. J. SCHMIDT
JURAT
COCHRANE
JANUARY 13, 1974

Affidavit of Execution of Documents

J,
of the of
in the

To Wit: make oath and say

1. THAT I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by

the part thereto

2. That the said Instrument and Duplicate were executed by the said party at the of

3. That I know the said party

4. That I am a subscribing witness to the said Instrument and Duplicate

SWORN before me at the of in the

this day of 19

A Commissioner, etc.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, HUGH GUTHRIE
of the City of Guelph
in the County of Wellington, Solicitor, make oath and say:
I am a subscribing witness to the attached instrument and I was present and saw it executed
at the City of Guelph by Helen Patricia Bennett.

*See footnote

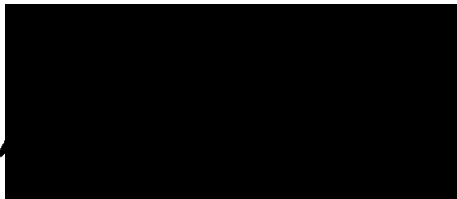
*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the City of
Guelph in the County
of Wellington,
this 25th day of January 1973.



COMMISSIONER FOR TAKING AFFIDAVITS, ETC.



* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

For place of residence insert appropriate County, District, Regional Municipality, etc.

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the make oath and say:
I am a subscribing witness to the attached instrument and I was present and saw it executed
at by

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the
in the
this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

In The Matter of The Land Transfer Tax Act

PROVINCE OF ONTARIO

I, HUGH GUTHRIE
of the CITY OF GUELPH
in the COUNTY OF WELLINGTON

To Wit:

*For place of residence insert appropriate County, District, Regional Municipality, etc.

make oath and say:

This affidavit may be made by the purchaser or vendor or by any person acting for the purchaser or the vendor under power of attorney, or by an agent accredited in writing by the purchaser, or vendor or by the solicitor of either of them or by some other person approved by the Minister of Revenue.

- I am SOLICITOR FOR THE GRANTORS named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- (1) The Total Consideration for this transaction has been allocated as follows:

(a) Land, buildings, fixtures and goodwill	\$ <u>26,500.-</u>
(b) Chattels—items of tangible personal property	\$ <u>-</u>
Total consideration	\$ <u>26,500.-</u>

(2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

- | | |
|---|--------------------|
| (a) Monies paid in cash | \$ <u>26,500.-</u> |
| (b) Property transferred in exchange (Detail Below) | \$ <u>-</u> |
| (c) Securities transferred to the value of (Detail Below) | \$ <u>-</u> |
| (d) Balances of existing encumbrances with interest owing at date of transfer | \$ <u>-</u> |
| (e) Monies secured by mortgage under this transaction | \$ <u>-</u> |
| (f) Liens, legacies, annuities and maintenance charges to which transfer is subject | \$ <u>-</u> |
| (g) Other | \$ <u>-</u> |
| Total Consideration (should agree with 3(1) (a)) | \$ <u>26,500.-</u> |

All blanks must be filled in.

- If consideration is nominal, is the transfer for natural love and affection?
- If so, what is the relationship between Grantor and Grantee?
(If other than husband and wife, complete 3(2) (d))
- Other remarks and explanations (if necessary)

Sworn before me at the City
of Guelph
County of Wellington
this 25th day of January 1973

[Redacted Signature] (signature)

[Redacted Signature]

A Commissioner, etc.

Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act.

M-124476
Puelinck

73 JAN 25 PM 4 04

Dated PRO NOVEMBER 30th 19 72

REGISTRY OFFICE

HELEN PATRICIA BENNETT and
WILSON AIKENS, as Executors
of the Estate of James
Robert Aikens, deceased,

TO

PHILIP J. FLETCHER and
SHELLA E. FLETCHER,

Address:

Galt, Ontario.

Executors Deed

Dye & Dunham Limited - Toronto, Canada

JAN 25 1973

in the

Registry Office
at Guelph,
Ontario.
1-11/75

No. M-124476
Registry Division of Wellington South (No. 61)
I certify that this instrument is registered as of
P.M. 4:04

79.50
10.00
Sutherland & H

HUNGERFORD & GUPPHEE,
Barristers & Solicitors,
15 Douglas Street,
Guelph, Ontario.

Sutherland and Huggarty
22 Water St. S.E.
Kitchener, Ont.

A Commissioner, etc.

1. THAT I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by Helen Patricia Bennett

2. That the said Instrument and Duplicate were executed by the said part y _____ at the _____ City _____ of _____ Galt.

3. That I know the said part y _____

4. That I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the _____ City _____ of _____ Galt, _____ in the County _____ of Waterloo, _____ this _____ day of _____ 1972

To Wit: _____ of the _____ City _____ of _____ Galt _____ County _____ of _____ Waterloo, _____ make oath and say:

one of the parties thereto.

Properties

PIN 71208 - 0136 LT *Interest/Estate* Fee Simple Split
Description PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH
Address PUSLINCH

Consideration

Consideration \$230,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name FLETCHER, PHILIP J.
Address for Service 6687 Ellis Road
 R.R. #22, Stn Preston
 Cambridge, Ontario
 N3C 2V4

I am at least 18 years of age.

SHEILA E. FLETCHER and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name FLETCHER, SHEILA E.
Address for Service 6687 Ellis Road
 R.R. #22, Stn Preston
 Cambridge, Ontario
 N3C 2V4

I am at least 18 years of age.

PHILIP J. FLETCHER and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name COLLINGWOOD CAMBRIDGE HOLDINGS INC.
Address for Service 135 Thompson Drive, Unit 5
 Cambridge, Ontario
 N1T 2E4

Statements

The Planning and Land Division Committee of the Corporation of the County of Wellington has consented to the severance herein. See Schedules

Signed By

Robert Bruce Sutherland 300-255 King St. N. acting for Signed 2009 10 26
 Waterloo Transferor(s)
 N2J 4V2

Tel 5197252500

Fax 5197252525

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Robert Bruce Sutherland 300-255 King St. N. acting for Signed 2009 10 26
 Waterloo Transferee(s)
 N2J 4V2

Tel 5197252500

Fax 5197252525

Signed By

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

SUTHERLAND MARK FLEMMING SNYDER PENNER 300-255 King St. N. 2009 11 03
Waterloo
N2J 4V2

Tel 5197252500

Fax 5197252525

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Provincial Land Transfer Tax</i>	\$2,025.00
<i>Total Paid</i>	\$2,085.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71208 - 0136 PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

BY: FLETCHER, PHILIP J.
FLETCHER, SHEILA E.

TO: COLLINGWOOD CAMBRIDGE HOLDINGS INC.

1. SHAWNA TIMLOCK

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for COLLINGWOOD CAMBRIDGE HOLDINGS INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	230,000.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	230,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	230,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 61 Registration No. WC261548 Date: 2009/11/03

B. Property(s): PIN 71208 - 0136 Address PUSLINCH Assessment -
Roll No

C. Address for Service: 135 Thompson Drive, Unit 5
Cambridge, Ontario
N1T 2E4

D. (i) Last Conveyance(s): PIN 71208 - 0136 Registration No. MS124476
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Robert Bruce Sutherland
300-255 King St. N.
Waterloo N2J 4V2

FORM 2

PLANNING ACT

CERTIFICATE OF OFFICIAL

Under subsection 53(42) of the *Planning Act, R.S.O. 1990, c.P.13*, I certify that the **consent** of the Planning and Land Division Committee of the Corporation of the County of Wellington was given on **September 30, 2009** to a **conveyance** of the following land:

Part Lot 8, Concession 2, Township of Puslinch, Being Part 2 on Reference Plan 61R-11142, Township of Puslinch, County of Wellington.

Dated this 30th day of September, 2009



Secretary-Treasurer

Certificate Number: 03101

File Number: B60/09 (Fletcher)

Properties

PIN 71208 - 0149 LT *Interest/Estate* Fee Simple
Description PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH
Address PUSLINCH

Consideration

Consideration \$2,200,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name COLLINGWOOD CAMBRIDGE HOLDINGS INC.
Address for Service 6683 Ellis Road
 Cambridge, Ontario
 N3C 2V4

I, Shawna Timlock, President, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)*Capacity**Share*

Name COLLABORATIVE STRUCTURES CAPITAL HOLDINGS
 LIMITED
Address for Service 6683 Ellis Road
 Cambridge, Ontario
 N3C 2V4

Signed By

Robert Bruce Sutherland 675 Queen Street South, Suite 100 acting for Signed 2020 10 29
 Kitchener Transferor(s)
 N2M 1A1

Tel 519-725-2500

Fax 519-725-2525

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Robert Bruce Sutherland 675 Queen Street South, Suite 100 acting for Signed 2020 10 29
 Kitchener Transferee(s)
 N2M 1A1

Tel 519-725-2500

Fax 519-725-2525

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

SUTHERLAND MARK FLEMMING SNYDER PENNER 675 Queen Street South, Suite 100 2020 10 29
 Kitchener
 N2M 1A1

Tel 519-725-2500

Fax 519-725-2525

Fees/Taxes/Payment

Statutory Registration Fee \$65.05
Provincial Land Transfer Tax \$40,475.00
Total Paid \$40,540.05

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71208 - 0149 PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

BY: COLLINGWOOD CAMBRIDGE HOLDINGS INC.

TO: COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED

1. DAVID TIMLOCK

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.
-

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
does not contain a single family residence or contains more than two single family residences.
-

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1,236,560.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$963,440.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,200,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,200,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
-

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 61 Registration No. WC614375 Date: 2020/10/29

B. Property(s): PIN 71208 - 0149 Address PUSLINCH Assessment -
Roll No

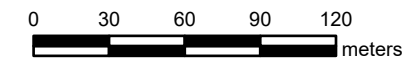
C. Address for Service: 6683 Ellis Road
Cambridge, Ontario
N3C 2V4

D. (i) Last Conveyance(s): PIN 71208 - 0149 Registration No. WC261548
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Robert Bruce Sutherland
675 Queen Street South, Suite 100
Kitchener N2M 1A1



SCALE



PROPERTY INDEX MAP
WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY DESCRIPTION: PART LOT 8, CON 2, PUSLINCH, PT 1 61R11142; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 71208-0136

PIN CREATION DATE:

2009/11/26

OWNERS' NAMES

FLETCHER, PHILIP J.
FLETCHER, SHEILA E.

CAPACITY SHARE

JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
MS124476	1973/01/25	TRANSFER	\$26,500		FLETCHER, PHILIP J. FLETCHER, SHEILA E.	C
LT10510	1998/12/17	NOTICE OF LEASE		FLETCHER, PHILIP J. FLETCHER, SHEILA E.	CLEARNET PCS INC.	C
61R9299	2003/01/06	PLAN REFERENCE				C
WC102682	2005/06/17	APL CH NAME INST		CLEARNET PCS INC.	TELUS COMMUNICATIONS INC.	C
REMARKS: LT10510						
61R11142	2009/06/16	PLAN REFERENCE				C
WC260299	2009/10/22	CHARGE	\$580,000	FLETCHER, PHILIP J. FLETCHER, SHEILA E.	ROYAL BANK OF CANADA	C
WC525596	2017/12/07	NOTICE	\$2	THE CORPORATION OF THE TOWNSHIP OF PUSLINCH		C
REMARKS: SITE PLAN AGREEMENT						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

71208-0150 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WC554704	2018/11/19	NOTICE OF LEASE	\$1	FLETCHER, PHILIP J. FLETCHER, SHEILA E.	ROGERS COMMUNICATIONS INC.	C
61R22976	2025/03/26	PLAN REFERENCE				C
		REMARKS: WC754546.				

PROPERTY DESCRIPTION: PART LOT 8, CON 2, PUSLINCH, PT 2 61R11142; PUSLINCH

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT WC261548.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 71208-0136

PIN CREATION DATE:
2009/11/26

OWNERS' NAMES
COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
61R9299	2003/01/06	PLAN REFERENCE				C
61R11142	2009/06/16	PLAN REFERENCE				C
WC614375	2020/10/29	TRANSFER	\$2,200,000	COLLINGWOOD CAMBRIDGE HOLDINGS INC.	COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	C
WC772774	2025/10/24	CHARGE	\$2,850,000	COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	BANK OF MONTREAL	C
WC772775	2025/10/24	NO ASSGN RENT GEN		COLLABORATIVE STRUCTURES CAPITAL HOLDINGS LIMITED	BANK OF MONTREAL	C
REMARKS: WC772774						

**SEVERANCE SKETCH
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & AGRICULTURAL (SP77).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. "CSL" = COLLABORATIVE STRUCTURES LIMITED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 2nd DAY OF JULY, 2024

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



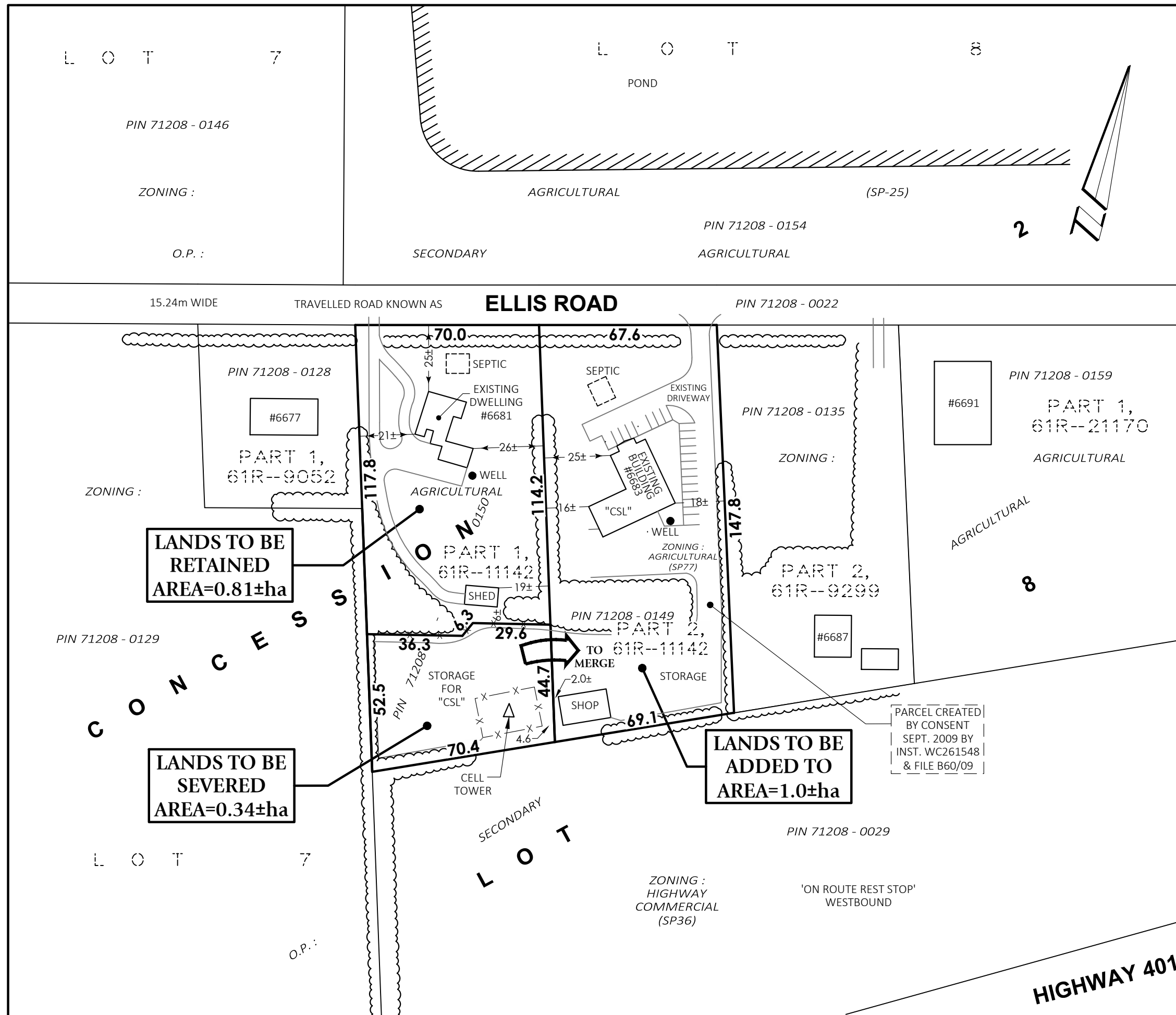
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33381-24

Jul 2, 2024-10:06:31 AM
G:\PUSLINCH\Con2\Acad\SEV PTLT 8 (33381-24 CSL) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



HIGHWAY 401

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB .025 x .025 x 1.20 STANDARD IRON BAR
- IB .015 x .015 x 0.60 IRON BAR
- SSIB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
- CC CUT CROSS
- OU ORIGIN UNKNOWN
- WIT WITNESS
- 375 BLACK, SHOEMAKER et. al., O.L.S.'s
- 1288 DEREK G. GRAHAM LIMITED
- MTO MINISTRY OF TRANSPORTATION OF ONTARIO
- VH VAN HARTEN SURVEYING INC., O.L.S.'s
- N, E, S, W NORTH, EAST, SOUTH, WEST
- P1 DEPOSITED PLAN 61R-11142 BY (VH)
- P2 DEPOSITED PLAN 61R-9299 BY (VH)
- P3 DEPOSITED PLAN 61R-9052 BY (VH)
- P4 HIGHWAY LAND PLAN MS31732 BY (MTO), PROJECT No. P-3156-99
- EXISTING ELEVATION x 206.55
- PROPOSED ELEVATION x (206.55)
- TOP OF FOUNDATION T/F=206.33
- FINISHED FLOOR ELEVATION F/F=206.33
- UTILITY POLE UP DECIDUOUS TREE
- HYDRO POLE HP CONIFEROUS TREE
- HP WITH LIGHT HPL
- LIGHT STANDARD LS
- HYDRO METER HM
- GUY WIRE GW
- FIRE HYDRANT FH
- WATER VALVE WV
- GATE
- SIGN
- DIRECTION OF FLOW
- DITCH/SWALE
- OVERHEAD HYDRO
- OVERHEAD BELL
- UNDERGROUND BELL
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- CENTRELINE OF ROAD
- EXISTING FENCELINE
- PROPOSED FENCELINE
- TOP OF BANK
- SILT FENCE
- TREE PROTECTION FENCE
- ASPHALT
- BUILDING
- GRAVEL
- CONCRETE
- WATER
- FLOWERBED
- PAVESTONE
- DECK
- PROPOSED LANDSCAPE BUFFER

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99960244.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3 & P4	-0°26'30"

UNDERGROUND SERVICES:

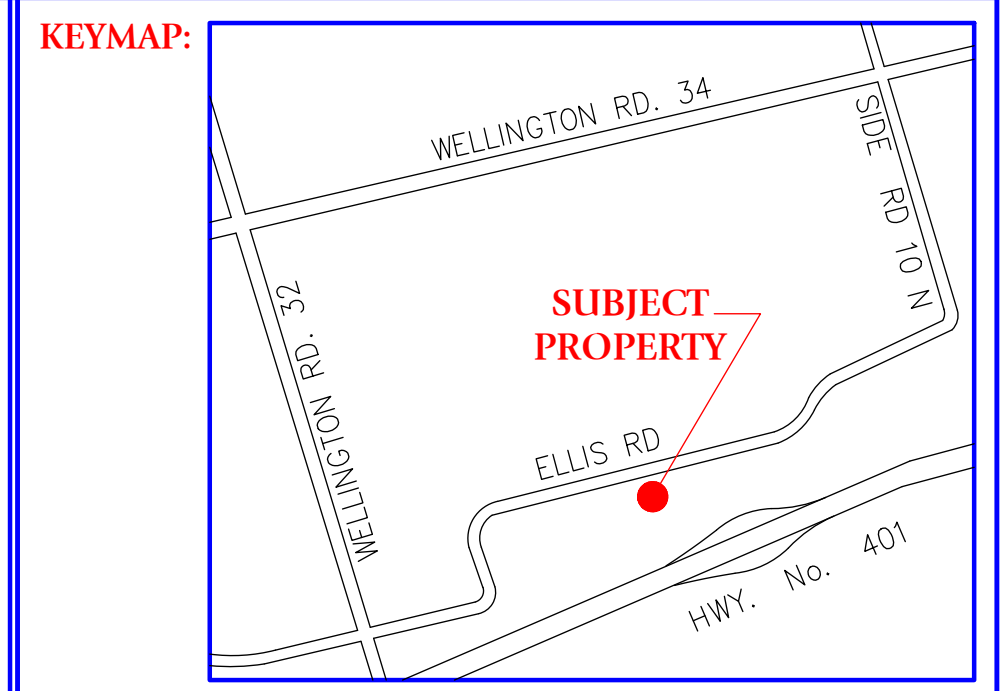
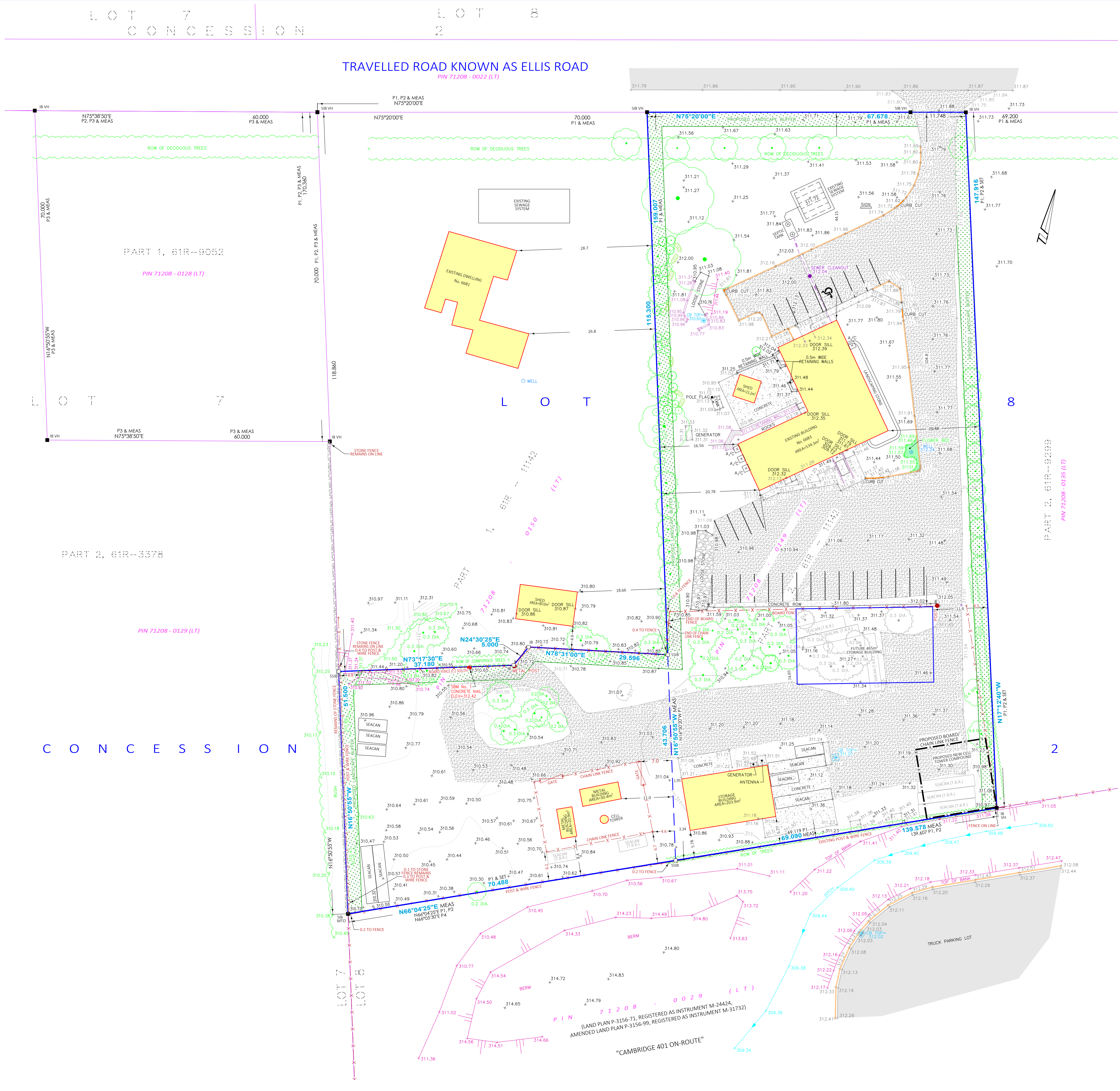
WATER: BASED ON LOCATION OF FIRE HYDRANTS, WATER VALVES AND SERVICE DRAWING

STORM: BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, AND SERVICE DRAWING

SANITARY: BASED ON LOCATION OF MANHOLES, AND SERVICE DRAWING

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



PROPERTY DESCRIPTION:

- PIN 71208-0149 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 2, 61R-11142
- TOWNSHIP OF PUSLINCH
- PART OF PIN 71208-0150 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 1, 61R-11142
- TOWNSHIP OF PUSLINCH

PROPOSED ZONING: AGRICULTURAL - XX (A-XX) ZONE

	REQUIRED	PROPOSED
MINIMUM Lot Area	1.3ha	1.3ha
MINIMUM Lot Frontage	65.0m	67.6m
MINIMUM Side Yard - Each equal to 1/2 building height but not less than 4.5m	4.5m	11.6m/16.6m
MINIMUM Rear Yard	5.0m	5.0m
MAXIMUM Lot Coverage	15%	11%
MINIMUM Landscaped Open Space	20%	40%
MINIMUM Landscape Buffer - 3 m wide along lots lines shared with residential or agricultural uses.		COMPLIES
ALL Outdoor storage areas are setback a MINIMUM of 100m from street lines		COMPLIES
ALL Outdoor storage areas must be screened so they are not visible from any street line or adjacent lot by means of a planting strip		COMPLIES
A MAXIMUM of ten (10) shipping containers may be permitted for the purpose of outdoor storage, accessory to the permitted uses on the subject lands.		COMPLIES

PARKING REQUIREMENTS (PER SECTION 5 OF THE ZONING BY-LAW)

	REQUIRED	PROVIDED
CONTRACTOR'S YARD 1 SPACE PER 50m ²	25	25
BARRIER FREE	1	1

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

- CONCRETE NAIL NORTH OF SOUTHWEST CORNER OF PIN 71208-0150 (LT) HAVING AN ELEVATION OF 312.42 METRES.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2025.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS PROTECTED BY COPYRIGHT, © 2025

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

SITE PLAN FOR:
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
2	ZONE CHANGE & SITE PLAN AMENDMENT SUBMISSION	MARCH 4, 2026
1	ADDITIONAL TOPOGRAPHIC INFORMATION	AUGUST 11, 2025

PREPARED FOR: COLLABORATIVE STRUCTURES LIMITED

PROJECT No. 33381-24

DRAWING SCALE 1 : 400

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

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: S.A.P. DESIGNED BY: W.V. CHECKED BY: P.C.
Mar 04, 2026 - 10:26am
G:\PUSLINCH\Con2\Acad\SITE_PT LOT 8 (CSL 33381-24) UTM-2010 R3.dwg

D14-COL – 6683 Ellis Rd – 1st Submission – Comment Summary

April 13, 2026

Consultant	Comments
NPG Planning – Township Planner	See attached letter
GEI – Township Engineer	See attached letter
Azimuth – Township Ecologist	See attached letter
Wellington Hydrogeology – Township Hydrogeologist	See attached letter
Source Water	See attached letter
GRCA	No comments
Township Bylaw Department	No comments
Township Roads Department	No comments
Township Fire Department	No comments
Township Building Department	A separate building permit will be required for the "future storage building" prior to proceeding with construction.
County of Wellington Planning	County Planning staff have no objection to the application being deemed complete.
MTO	See attached letter
County of Wellington Roads	No comments



April 10th, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

**RE: NPG Comments
6681 Ellis Road & 6683 Ellis Road
RE: Site Plan Amendment Application and Zoning By-law Amendment Application
(D14-COL) – Determination if Required Information and Materials Have Been
Provided**

NPG Planning Solutions Inc. (NPG) has been retained to comment on whether required information and materials have been provided regarding a Site Plan Amendment Application and a Zoning By-law Amendment Application (D14-COL) for 6681 Ellis Road and 6683 Ellis Road. These applications are required to fulfill the conditions of consent application (B61-24) that was provisionally approved for 6681 Ellis Road on December 9, 2024. The applicant is also now proposing to construct a 465 m² storage building and a new cell tower compound on 6683 Ellis Road.



A pre-consultation meeting was held for a telecommunication proposal at the southeastern corner of 6683 Ellis Road. We have advised the proponent of that proposal that, if municipal concurrence is recommended, the property owner would need to update the Site Plan Agreement to reflect this facility in the approved Site Plan. For clarity, our review of the current Site Plan Amendment Application applies only to the proposed storage building and to facilitate the consent application (B61-24) and not for the telecommunication facility. Nevertheless, the Site Plan submitted for the Zoning By-law Amendment and the Site Plan Amendment applications should continue to illustrate the proposed telecommunication facility, along with any related site plan changes arising from the facility, to ensure there are no conflicts.

This is the first submission for a Site Plan Amendment Application and a Zoning By-law Amendment. As part of this submission, NPG has reviewed the following documents:

For the Site Plan Amendment Application:



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

 (905) 321 6743
 info@npgsolutions.ca

- Notice of Decision for Consent B16-24, dated September 18, 2024; and
- Site Plan prepared by Van Harten Surveying Inc., dated March 4, 2026.

For the Zoning By-law Amendment Application:

- Notice of Decision for Consent B16-24, dated September 18, 2024;
- Document outlining Future Planning Application Requirements;
- Executors Deed dated November 30th, 1972;
- Instrument WC261548 dated November 3, 2009;
- Instrument WC614375 dated October 29, 2020;
- Property Index Map and Parcel Registers;
- Planning Justification Brief prepared by Van Harten Surveying Inc., dated March 4, 2026;
- Severance Sketch prepared by Van Harten Surveying Inc., dated July 2, 2024; and
- Site Plan prepared by Van Harten Surveying Inc., dated March 4, 2026.

Comments

1. **Determination of Completeness:**

- a) For the Zoning By-law Application, we have no issues with the Township deeming the application complete, provided that there is no objection from other commenting parties.
- b) For the Site Plan Amendment Application, the application should be deemed incomplete until the required plans/studies outlined in section 2 of this letter have been provided.

2. **Additional Requirements:**

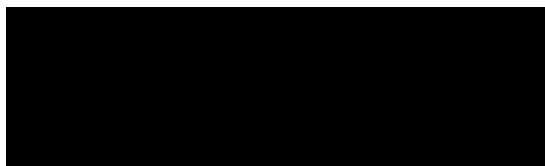
The following plans/studies are required to deem the Site Plan Amendment application complete:

- a) A Landscape Plan;
- b) A Photometric Plan (if applicable);
- c) Elevation drawings of the proposed storage building; and
- d) Cost estimates for all proposed onsite and off-site works.

3. Technical Comments:

- a) As previously noted, please confirm if any new exterior lighting is proposed. If so, a Photometric Plan would be required accordingly.
- b) As previously noted, a Landscape Plan is required and should illustrate the following at minimum:
 - ii. Existing vegetation, fences and other landscaping materials;
 - iii. Proposed vegetation including a list of all species using Canadian Landscape Standards, with information such as common and scientific names, the size at time of planting, quantity by species and any other relevant specifications;
 - iv. Typical tree planting details;
 - v. Proposed material, height, location and typical diagram of proposed fences;
 - vi. Different types of fencing (board fence, stone fence, post & wire fence, chain link fence) should be differently illustrated;
 - vii. The applicant should consult the Puslinch Design Guidelines and the Municipal Development Standards to follow the list of recommended trees, shrubs, and groundcovers and their corresponding recommended sizes.
- c) More fulsome technical comments will be provided once the applications are deemed complete and circulated for a technical review.
- d) The following information is available to assist with a submission:
 - ii. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - iii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iv. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



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

March 27, 2026
GEI Project No. 2501655/125006-008

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-COL

Monika Farncombe
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON NOB 2J0

**Re: ZBA First Submission
6683 Ellis Road
Puslinch, ON**

Dear Ms. Farncombe:

GEI Consultants Canada Ltd. (GEI) have reviewed first submission documents for a Zoning By-Law Amendment application received on March 17, 2026, in support of an existing contracting business operation on the subject lands located at 6683 Ellis Road in the Township of Puslinch.

A Site Plan Agreement Amendment and Zoning By-Law Amendment are required to satisfy the conditions of consent application B61-24, which involves severing the rear portion of 6681 Ellis Road and merging it with 6683 Ellis Road to reflect existing site conditions. It is our understanding that a new storage building is also proposed on the property.

A pre-consultation meeting was held on July 17, 2025. GEI provided pre-consultation comments dated July 3, 2025.

1. Documents Received

All plans and studies required from an engineering perspective have been submitted.

The following documents were received as part of this submission and will be reviewed by GEI at a later date:

- Site Plan, prepared by Van Harten, dated March 4, 2026.
- Severance Sketch, prepared by Van Harten, dated July 2, 2024.

The following documents were received as part of this submission and will be reviewed by Township staff and other consultants at a later date:

- Planning Justification Brief, prepared by Van Harten, dated March 4, 2026.
- Parcel Registers and Land Transfer Documents

2. Additional Documents Required

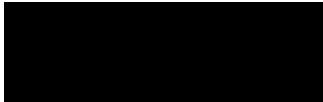
All plans and studies required from an engineering perspective to support the zoning bylaw amendment application have been submitted and additional documents are not required. We are in support of this application being deemed complete at this time.

Technical review of the submitted documents will be completed at a later date.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



Environmental Assessments & Approvals

March 27, 2026

AEC 21-130

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

Attention: Monika Farncombe, Planning and Corporate Services Coordinator

Re: **Natural Heritage Review for a Site Plan Amendment Application and Zoning By-law
Amendment Application – 6683 Ellis Road, Township of Puslinch**

Monika Farncombe:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide the below natural heritage review for the Township of Puslinch (Township) pertaining to a proposed Site Plan Amendment (SPA) and Zoning By-law Amendment (ZBA) for 6683 Ellis Road. The proposal accounts for the conditionally approved lot line adjustment (B61-24) and associated requirement for re-zoning of the entire merged parcel for additional yard/storage area. The proposed Site Plan accompanying the application (Van Harten Land Surveyors – Engineers; “Van Harten”) illustrates existing buildings (main building, various sea cans, sheds, and other accessory structures). The proposed Site Plan also shows a location of a proposed cell tower compound, and future storage building location. The Planning Justification Brief for the ZBA prepared by Van Harten was also considered as a component of the below review.

The scope of this natural heritage review is to determine whether the above application would require an EIA in accordance with municipal planning policy. This natural heritage review did not involve a site visit and is therefore prepared with regard for background resources and air photo interpretation.

Background Information

The property is located at 6683 Ellis Road and includes lands mapped as Secondary Agricultural, according to Schedule B7 Land Use of the County of Wellington Official Plan (“Wellington OP”, 2025). The Wellington OP does not illustrate any lands designated as Core Greenlands, Greenlands, or Earth Science Area of Natural and Scientific Interest (ANSI) proximal to the subject properties. There are no



areas mapped as Waterbody or Watercourse proximal to the subject properties, per Schedule B7 of the Wellington OP.

Provincial mapping resources available from the Natural Heritage Information Centre (NHIC; Ministry of Natural Resources) does not illustrate Woodlands, Unevaluated Wetlands, Evaluated Wetlands, or Significant Wetlands on or immediately adjacent to the property. An Earth Science ANSI (Puslinch Tract (Paris Moraine)) is mapped approximately 225m south of the site, on the opposite side of Highway 401. Based on NHIC background resources regarding provincially-designated Species at Risk (SAR) listed under Ontario's *Endangered Species Act, 2007* (ESA) and provincially-rare species (S1-S3), records occur for the following tracked species within 1km of the property:

- Blanding's Turtle (Threatened)
- Bobolink (Threatened)
- Eastern Meadowlark (Threatened)
- Eastern Wood-pewee (Special Concern)
- Golden-winged Warbler (Special Concern)
- Wood Thrush (Special Concern)
- Eastern Ribbonsnake (Special Concern)
- Snapping Turtle (Special Concern)
- Double-striped Bluet (*Enallagma basidens*; S3)
- Slender Bluet (*Enallagma taviatum*; S2S3)

Pre-Consultation Comments and Recommendations

Based on a review of available background information, the proposed development is not located within or within 30m of Greenlands or Core Greenlands designations defined by the Wellington OP. The proposed development is not located within 120m of mapped PSW or Unevaluated Wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, fish habitat, significant wildlife habitat, significant valleylands, or significant woodlands. The proposed development is not located within 50m of a provincially significant Earth Science ANSI, noting the Puslinch Tract (Paris Moraine) Earth Science ANSI is regionally-significant and located approximately 225m south of the proposed development. As such, the development would not be anticipated to occur within or adjacent to the County's Natural Heritage System, as defined by Section 5.6.2 and Section 5.6.3 of the Wellington OP.

Azimuth advises that all development proposals are subject to some provincial and federal environmental legislation concerning natural heritage, most notably the *Endangered Species Act*,




2007 (ESA), *Species at Risk Act* (SARA), *Fisheries Act* (FA), *Migratory Birds Convention Act* (MBCA), and *Fish and Wildlife Conservation Act, 1997* (FWCA). Based on a review of the proposed Site Plan in combination with available background information, the Proposed New Cell Tower Compound is situated in the southeast corner of the property entirely within an existing gravel parking area. An adjacent fenceline with intermittent tree/shrub cover exists along the eastern property boundary, however it appears that no trees stems or root zones (not already beneath existing gravel pad) are currently located with the Proposed Fencing area encapsulating the Proposed New Cell Tower Compound boundaries. It is noted that a 3-metre landscape buffer is proposed along lot lines abutting agricultural or residential lands where one is not already present, which in Azimuth's opinion is likely to represent and improvement upon the existing condition from a natural features perspective. Based on the above, **the proposed development does not require submission of an Environmental Impact Assessment (EIA) report**, and likely presents a **very low risk** for contraventions related provincial and federal natural heritage legislation including the ESA, SARA, FA, MBCA, and FWCA. It is ultimately the proponent's responsibility to demonstrate conformity with the above legislation, therefore if potential negative impacts to habitat for Endangered/Threatened species, fish habitat, migratory birds/nests or other wildlife is anticipated, the proponent should seek necessary permissions and approvals prior to implementation of site works.

This recommendation does not pertain to future physical development or site alteration related to construction the Future Storage Building illustrated on the proposed Site Plan, which would require consideration under separate cover. Despite the anthropogenic character of the property, there may be potential for natural features to occur requiring onsite review by a qualified professional ecologist, particularly with regard for SAR afforded protection under the provincial ESA such as Butternut trees (Endangered) or SAR bat species (Endangered). Future proposed tree removals to accommodate the storage building may require review for presence/absence of SAR.

Closure

We trust that this peer review is helpful regarding the proposed ZBA and SPA applications for the proposed undertaking. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Dan Stuart, M.Env.Sc.
Ecology Lead/Partner

Project: 2501.06 (Township File: D14-COL – 2301000002007020000 - 6683 Ellis Rd – Deeming Complete)

March 31, 2026

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

Attention: Justine Brotherson
Director of Corporate Services / Municipal Clerk

RE: Hydrogeological Comments for Zoning By-Law Amendment Application
6681 & 6683 Ellis Road, Puslinch, Ontario

Wellington Hydrogeology Ltd. (WHL) is pleased to provide hydrogeological comments on the above-noted submission for 6681 & 6683 Ellis Road, Puslinch, Ontario.

Based on the applicant's submission, we understand that:

- The submission supports a conditionally approved Consent application for a lot line adjustment where 3,370 m² of land was severed from the rear of 6681 Ellis Road and merged with 6683 Ellis Road, for a new total lot area of approximately 1.38 ha (the Site).
- The Site is bound by agricultural and rural residential lands to the east and west, agricultural lands (former gravel pit) to the north, and commercial land (Cambridge ONroute) to the south.
- Municipal servicing is not available in the Township of Puslinch. As such, the rural residential properties in the area are serviced by private water supply wells and septic systems. The urban residential properties on the west side of Townline Road are part of the City of Cambridge and receive municipal water and sewer servicing.
- A future storage building is proposed, which will allow removal of most of the shipping containers (8 shipping containers proposed for removal; maximum 10 shipping containers to remain). An additional cell tower compound is also proposed.

Documents Reviewed

WHL reviewed the following documents in preparation of these hydrogeological comments:

1. Van Harten Surveying Inc. 2026. Site Plan for: Part of Lot 8, Concession 2, Township of Puslinch, County of Wellington. Project No. 33381-24, dated March 4, 2026.
2. Van Harten Surveying Inc. 2026. Planning Justification Brief, Zoning By-Law Amendment Application, 6683 & 6681 Ellis Road, Part Lot 8, Concession 2, Township of Puslinch. File 33381-24, dated March 4, 2026.

Application Complete / Incomplete

From a hydrogeological perspective the current Zoning By-Law Amendment application is complete and we have no objection to the proposed Zoning By-Law Amendment.

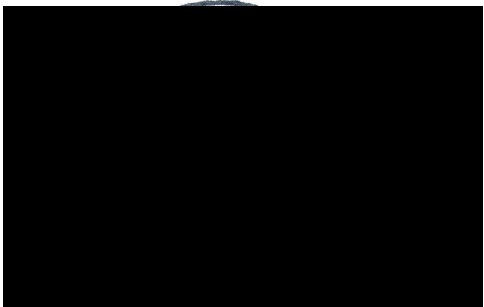
Hydrogeological comments related to the concurrent Site Plan Amendment Application will be provided separately.

Closure

The hydrogeological technical comments provided herein should be considered preliminary and may be updated as additional supporting materials are provided in subsequent submissions.

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

WELLINGTON HYDROGEOLOGY LTD.



Angela Mason, M.Sc., P.Geo., QP_{ESA}

Senior Hydrogeologist and CEO

Cell: 519-831-9696

Email: amason@wellingtonhydrogeology.com



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under Section 59 (2)(a) of the Clean Water Act, 2006.

Notice Number: PUS-S59-26-001

Description and Date of Application/Supporting Documents: Zoning By-Law Amendment
March 17, 2026 / Drawings, Application, WHPA Maps

Applicant: Hailey Keast

Email: hailey.keast@vanharten.com

Roll Number: 230100000200702 **WHPA:** WHPA-D, ICA

Vulnerability Score: 6, Chloride **Threats:** Application Of Road Salt, Storage Of Road Salt, Storage Of Snow

Property Address: 6683 Ellis Rd **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N3C 2V4

Source Protection Plan: Grand River **Drinking Water System:** Cambridge

Property Owner Information

Name: Collaborative Structures Limited c/o Justin Bender

Mailing Address: 6683 Ellis Rd

Town: Puslinch

Province: Ontario **Postal Code:** N3C 2V4

Phone: 519-504-8381

Email: jbender@collaborativestructures.com

This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description/Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the Clean Water Act and the application is either for a provision of the Planning Act prescribed under Section 62, Ontario Regulation 287/07 of the Clean Water Act or for a building permit under the Ontario Building Code.



The Application was reviewed in accordance with the Clean Water Act and the Grand River Source Protection Plan, as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Clean Water Act do not apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Zoning By-Law Amendment 6683 Ellis Rd, Puslinch. A Section 59 2 (a) Notice to proceed is being provided to deem the applications complete. As noted during the pre-consultation form on June 24, 2025, a Risk Management Plan for winter maintenance is required for this property. This will be drafted by our office, sent to the owner to review and is required to be issued prior to the Site Plan Approval. Further comments will be provided during the Site Plan process. Please refer to the attached pre-consultation form for additional information.

This Notice is only effective as it relates to the above referenced Application

- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the Planning Act or building permits under the Ontario Building Code for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the Clean Water Act, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 62/15. This Notice has been issued in accordance with the Clean Water Act, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.



If you require further information, please contact the undersigned.



31/03/2026

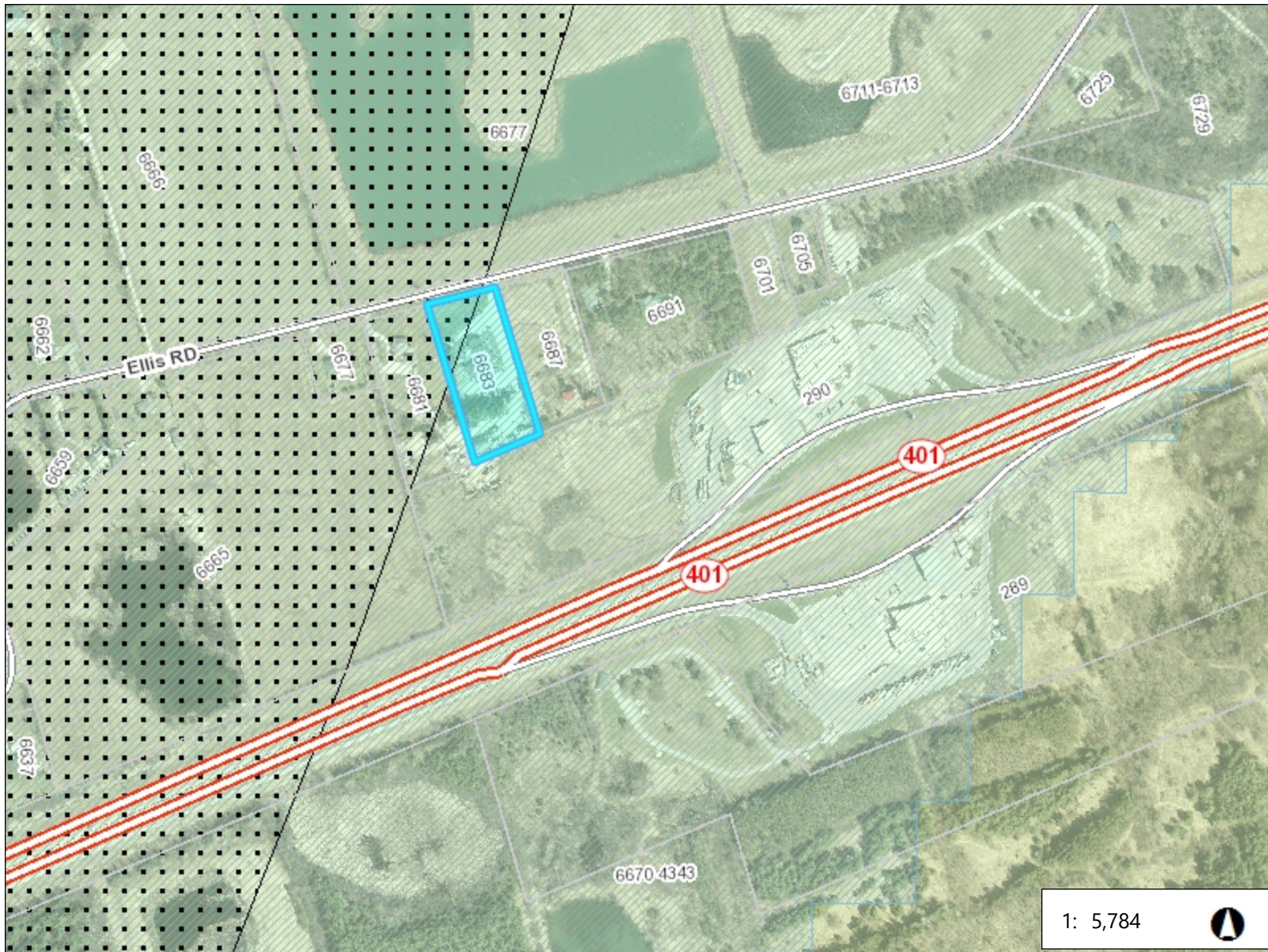
Kyle Davis, Risk Management Official

519-846-9691 ext 362

kdavis@centrewellington.ca

Attachment(s): WHPA Maps
Pre-consultation Form - June 24, 2025

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

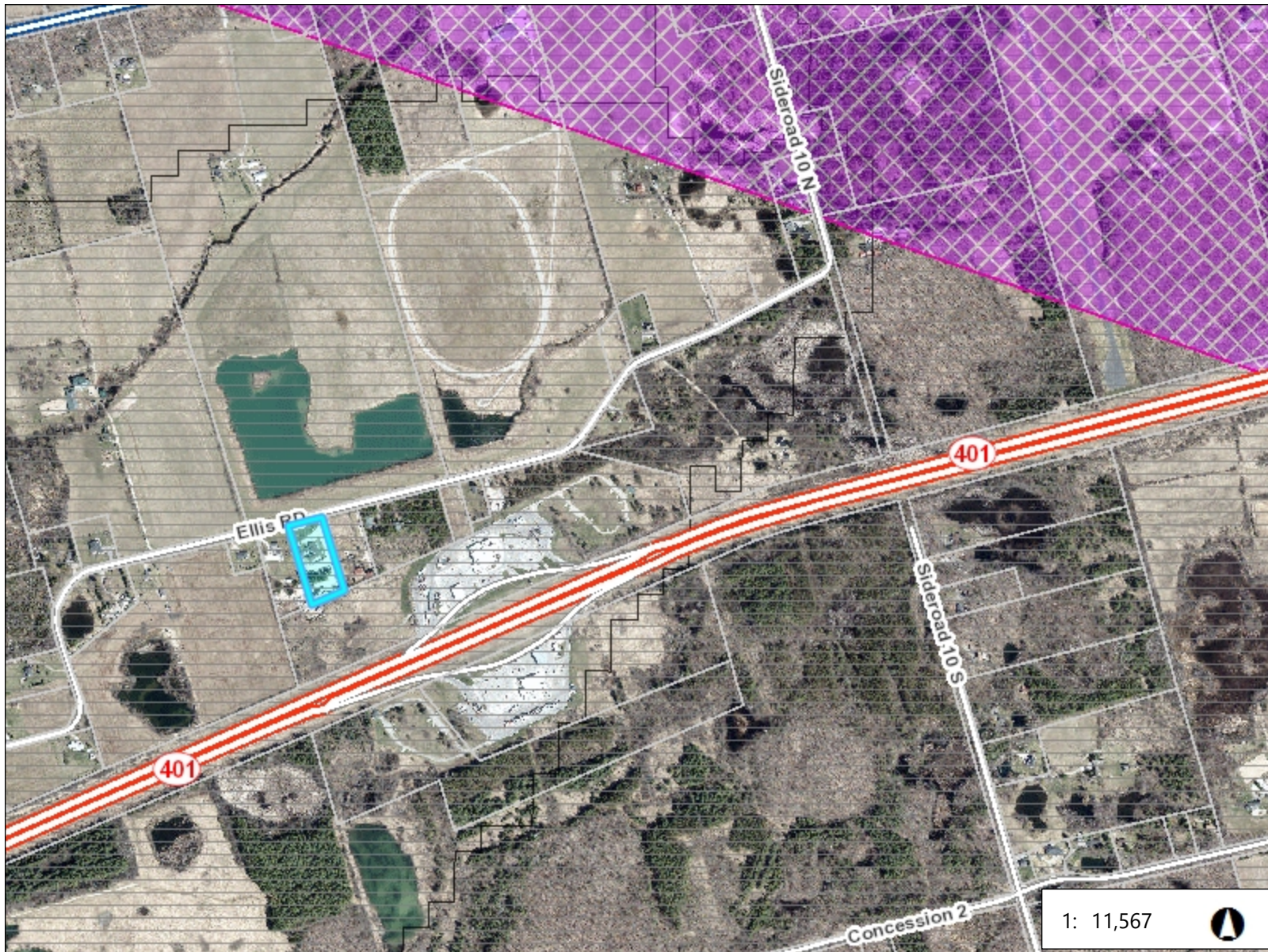
- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- RoadsLookup**
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C); 2, B
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture

1: 5,784

0.3 0 0.15 0.3 Kilometers

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Notes



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- RoadsLookup**
 - WHPA Q1/Q2 Boundary
 - WHPA Q1/Q2
 - Approved
 - Draft
 - SGRA
 - Prime Agriculture

0.6 0 0.29 0.6 Kilometers



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

Notes

Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

Section 1: Property and Application Information

Property Address: 6683 Ellis Road

Application Type:

- Official Plan Amendment
 Zoning By-law Amendment
 Site Plan

- Plan of Subdivision
 Plan of Condominium
 Type: _____

Section 2: Documentation to be provided by the Risk Management Office

	ZBA Application	Site Plan Application	Not Required
Section 59 Notice	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Risk Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 3: Documentation required to be provided by the owner or their agents

	ZBA Application	Site Plan Application	Not Required
Appendix A: Contact & Proposal Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drinking Water Threats Disclosure Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liquid Fuel Handling/Storage Spill Response Plan (>250L)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Winter Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical/ Waste Management Storage Spill Response Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydrogeological Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Balance Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recharge Infiltration Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Functional Service Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management Report – Source Protection Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase 1 and/or Phase 2 Environmental Assessments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTES: Please see [Appendix B](#) for required documentation descriptions. A Risk Management Plan (RMP) for winter maintenance is required for this property. This will be drafted by our office, sent to the owner to review and is required to be issued prior to Site Plan Approval. Please contact sourcewater@centrewellington.ca to provide additional details required for drafting the RMP.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA A B C D Q Score 2 4 6 8 10

IPZ Q

Issue Contributing Area (ICA): None Chloride Trichloroethylene Nitrate Sodium

Significant Groundwater Recharge Area: Yes No

Highly Vulnerable Aquifer: Yes No

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

June 24, 2025

Kim Funk, Risk Management Inspector
519-846-9691 ext. 283
kfunk@centrewellington.ca

Attachment: WHPA Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)
[Appendix B: Source Water Protection required document descriptions](#)
[Appendix C: Guidance documents](#)
[Appendix D: Water Balance Terms of Reference](#)

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as "not required", based on the information provided at the time of application.



LAND DEVELOPMENT REVIEW CORRESPONDENCE

Correspondence: Final Comments Zoning Bylaw Amendment - 6681&6683 Ellis Rd

Desmond Grant (Regional CMO)

Thursday April 2, 2026 2:10 p.m.

To: Monika Farncombe <planning@puslinch.ca>
Cc: Cambridge Planning <planning@cambridge.ca>
Attachments: Final Comments Zoning Bylaw Amendment -6681&6683 Ellis
Rd.msg

The Ministry of Transportation (MTO) has completed a review of the proposal for the Site Plan Amendment and Zone Change Amendment for 6683 and 6681 Ellis Road, Cambridge. The submission has been considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related MTO guidelines and policies. The following outlines our comments:

Highway 401 along the subject property is a Class 1A - Freeway with a posted speed of 100 km/hr. and is designated as a Controlled Access Highway (CAH). As such, all requirements, guidelines, and best practices in accordance with this classification and designation shall apply.

MTO has no objections to Site Plan Amendment and the Zone By-law Amendment.

Thank you,

Desmond Grant
Corridor Management Planner
Highway Corridor Management
Ministry of Transportation of Ontario



REPORT PDAC-2026-010

TO: Planning and Development Advisory Chair and Members of Committee

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: June 9, 2026

SUBJECT: Zoning By-law Amendment Application
2781-2809 Townline Rd
Request for Committee Review and Comments
File: D14/CUL

RECOMMENDATION

That Report PDAC-2026-010 entitled Zoning By-law Amendment Application D14/CUL Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site Specific Zoning By-law Amendment for the property described as Part Lot 1, Concession 2, And RP61R2992 PT Lots 1 to 3; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from an Agriculture (A) to Industrial (IND) with a site-specific special provision to permit the proposed retail store and gas bar use (IND(spXX)).
2. Seek comments from the Committee prior to the Public Meeting scheduled for June 17, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone the lands municipally referred to as 2781-2809 Townline Rd from Agriculture (A) to Industrial (IND) with a site-specific special provision to permit the proposed retail store and gas bar use (IND(spXX)).

The application required three submissions in order determine that all required documents and studies to support the application have been received.

Council deemed the application complete at its May 6, 2026 Council Meeting and the application is now being reviewed by Township staff and consultants and a recommendation will be brought forward for Council's consideration following the completion of this review.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on August 21, 2025 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans have been submitted with the pre-consultation application on August 21, 2025:

- Conceptual Site Plan
- Topographic Plan of Survey

2. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on November 18, 2025 and the prescribed fee was paid on November 19, 2025. There were three submissions in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – November 18, 2025:

- Planning Justification Report – Sajecki Planning - November 18, 2025
- Preliminary Site Plan – May 30, 2025
- Topographic Survey A – JD Barnes – July 15, 2025
- Topographic Survey B – JD Barnes – July 14, 2025
- Survey Boundary - JD Barnes – July 15, 2025
- Topographic Survey Boundary – JD Barnes – July 15, 2025
- Site Plan A – Ware Malcomb – July 1, 2025
- Site Plan B – Ware Malcomb – July 11, 2025
- Urban Design Brief – Ware Malcomb – November 11, 2025
- Traffic Impact Study – GHD – November 18, 2025
- Land Use Compatibility Study – GHD – November 13, 2025
- Tree Inventory and Preservation Plan Report – Jackson Arboriculture Inc. – November 11, 2025
- Minimum Distance Separation Report – MHBC – November 14, 2025
- Environmental Impact Study – GeoProcess Research Associates – October 22, 2025
- Geotechnical Investigation Report – Soil Engineers Ltd. – November 2025
- Hydrogeological Assessment – Soil Engineers Ltd. – November 13, 2025
- Grading Plan – Husson Engineering – October 31, 2025
- Functional Servicing Plan – Husson Engineering – November 12, 2025
- Functional Servicing and Stormwater Management Report – Husson Engineering – November 2025
- Private Servicing Assessment – C.F. Crozier & Associates – November 10, 2025
- Conceptual Site Plan – Ware Malcomb – August 5, 2025

2nd Submission – February 19, 2026

- Cover Letter – Fieldgate Properties Ltd – February 19, 2026
- Planning Justification Report – Sajecki Planning – February 2026
- Land Use Compatibility Study – GHD – February 17, 2026
- Surveyor Sketch – JD Barsed – January 2026
- Noise Study – Thorton Tomasetti – February 3, 2026
- Appendix A Source Water Contact Information Form
- Response Letter to Wellington Hydrogeology – Townline Gateway Holdings – February 9, 2026
- Response Letter to Wellington Hydrogeology – Crozier – January 27, 2026

- Response Letter to Wellington Hydrogeology – Soil Engineers Inc– February 9, 2026
- Response Letter to 1st Submission Comment Summary – Fieldgate Properties Ltd – February 18, 2026
- Site Plan A– Ware Malcomb – February 2, 2026
- Site Plan B– Ware Malcomb – February 2, 2026
- Preliminary Grading Plan – Husson – February 5, 2026
- Urban Design Brief – Ware Malcomb – February 17, 2026
- Natural Heritage Assessment – GeoProcess Research – February 2, 2026
- Tree Inventory and Preservation Plan – Jackson Arboriculture – February 6, 2026
- Preliminary Site Servicing Plan – Husson – February 5, 2026

3rd Submission – March 27, 2026

- Peer Review Response Letter Noise – Thorton Tomasetti – March 26, 2026

3. Application Review and Recommendation

The timelines in the *Planning Act* stipulate the Township has 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Issue statutory notice to properties within 120 metres and all required agencies;
- Complete peer review of all submitted materials to the Township’s satisfaction;
- Present the application to the Planning and Development Advisory Committee for comment (June 9, 2026);
- Hold at least one public meeting (June 17, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements, and post signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

- County of Wellington Official Plan
- Township of Puslinch Zoning By-law 2018-023
- *Planning Act, R.S.O. 1990, as amended*

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 planning staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township consideration of Zoning By-law Amendments

This initiative aligns with Action 2.3(b) by continuing to 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" – Key Map
- Schedule "B" – Pre-consultation Submission and Comment Summary (uploaded directly to website due to size limitations <https://puslinch.ca/calendar/2026-05-06-council-meeting/>)
- Schedule "C" – 1st submission Zoning By-law Amendment documents and Comment Summary (uploaded directly to website due to size limitations <https://puslinch.ca/calendar/2026-05-06-council-meeting/>)
- Schedule "D" – 2nd submission Zoning By-law Amendment documents and Comment Summary (uploaded directly to website due to size limitations <https://puslinch.ca/calendar/2026-05-06-council-meeting/>)
- Schedule "E" – 3rd submission Zoning By-law Amendment documents and Comment Summary (uploaded directly to website due to size limitations <https://puslinch.ca/calendar/2026-05-06-council-meeting/>)

Respectfully submitted,

Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

Schedule "A"

KEY MAP

