



June 12, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
Lands located at the northeast corner of Laird Road West and Side Road 10 North
(2301000001056800000)
RE: Application for Zoning By-law Amendment D14-BAR – 3rd Technical Review

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

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

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

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

- Illustrative Sketch for Zone Change prepared by VanHarten Land Surveyors – Engineering, dated May 28, 2026; and
- Addendum Information prepared by Scott Bardwell, dated May 28, 2026.

1. Application Support:

- a. We will continue to review the proposal for consistency with the PPS and conformity with the County Official Plan.



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

☎ (905) 321 6743
✉ info@npgsolutions.ca

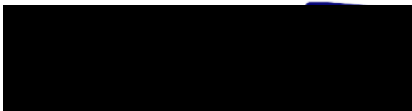
2. Additional Requirements:

- a. No additional requirements.

3. Technical Comments:

- a. The applicant has provided spatial information for the proposed Zoning By-law Amendment which provides the information that we had asked for.
- b. As previously mentioned, if the application is recommended for approval, we anticipate recommending that a holding provision is included in the Zoning By-law to require Site Plan Approval before the proposed outdoor storage use is permitted on the Subject Lands.
- c. If recommended for approval, we anticipate incorporating a regulation that establishes the maximum number of items to be stored in the outdoor storage area. We will review the number of items proposed by the applicant to determine if the scale of the operations is appropriate for the Rural System.
- d. The applicant has identified a number of potential non-compliances with the Puslinch Zoning By-law in the Addendum Information. We have reviewed these items and offer the following comments:
 - i. The applicant indicated that the intention is not to allow any accessory uses, structures or buildings in the outdoor storage area. If recommended for approval, we will consider prohibiting no accessory uses, structures or buildings associated with the outdoor storage use.
 - ii. Section 4.29 would not apply if the outdoor storage use is specifically permitted through the Zoning By-law Amendment application.
 - iii. From our review, the proposal complies with the other regulations identified in the Addendum Information.
- e. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

Sincerely,



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