

Addendum Information ... As Requested

Proposed Zoning Bylaw Amendment

SUBJECT PROPERTY: 6759 Laird Road West, Puslinch

OWNER: Scott Bardwell

SUBMITTED: May 28, 2026

The following discussion points and additional information are as requested, and as discussed during our May 5, 2026 Teams meeting (NPG – Jeremy Tran, Township – Monika Farncombe, VHS – Chris Corosky).

1. Suggested Wording for Locking in Minimum Total Lot Area for this Site

Minimum Total Lot Area Where Lot Contains Multiple Zones

Where any part of a lot is zoned to permit a Recreational Vehicle Storage Use, that part of the lot, as well as any other part of the same lot which may be zoned for any other purpose, shall have a collective minimum total lot area of 3.77 hectares.

2. Identify all ZB Sections that Exemptions are Required For

4.4 - Accessory Uses, Buildings and Structures – intention is to NOT allow any accessory uses, buildings, or structures in the portion of the lot zoned to permit RVSUs

4.23 – Services Required – subject site should be exempt if this is considered development (not sure it is considered as such by the ZB, but would be per Planning Act)

4.29 Uses Prohibited in All Zones – 4.29 a. xv. prohibits the parking or storage of trailers or commercial motor vehicles on a vacant lot – RVSU zone should be exempt from this.

5.0 Parking and Loading Regulations

- exempt from all loading regulations
- exempt from **5.2.3 Dimensions of Parking Spaces**
- exempt from **5.2.9 a. Access to Parking Areas** – only 1 driveway for RVSU
- exempt from **5.2.10 Surfacing** – natural surface to be used except for entryway (gravel)
- exempt from **5.2.13 Parking of Rec Vehicles & Boats** – this section of bylaw being replaced by site specific regulations
- exempt from **5.2.14 Barrier Free Parking** – none proposed/required

The above noted sections of the zb have been highlighted as you requested at our last meeting (Teams). As also discussed at our meeting, I believe all of the above could be addressed by an introductory ‘notwithstanding’ statement at the front end of the new ‘specialized zone’, along with a closing ‘all other applicable provisions shall continue to apply’ clause.

The general format of this approach would be as follows:

Notwithstanding any provision of By-law Number 023-18 to the contrary, By-law Number 023-18, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule “A” attached, from Agricultural (A) Zone to Recreational Commercial (RC) Zone – xxxx, subject to the following:

1. Permitted uses

- i) *Recreational Vehicle Storage Use (RVSU)*

2. Regulations

As we agree following your review of the CAD drawing

3. Definition

Recreational Vehicle Storage Use (RVSU): outdoor area used for the parking / storage of recreational vehicles, recreational trailers, and boats on a temporary or seasonal basis. Parking / storage may occur throughout the year, but customer access to the RVSU shall only be permitted from May 1 to November 1 of any year. No overnight use or occupancy of any stored vehicle shall be permitted.

4. All other applicable provisions of By-law Number 023-18 shall continue to apply.

Either approach can work, so whichever you prefer to go with is fine by me.

3. Number & Breakdown of Vehicle Types Being Parked / Stored

Depending on when, the total number is around 95 vehicles. Currently, the breakdown is 72 trailers and RV's 18 boats. These numbers fluctuate.

4. CAD Drawing

CAD version of site plan is attached in a separate file as requested.

5. Updated Site Pics

In terms of screening, the vehicles on the site are not invisible but neither are they apparent unless you are specifically looking for them. The view into the site from Laird Road is primarily experienced from an oblique angle by passing vehicles travelling at 60 kph+. There are trees and vegetation both on the site itself, and some within the road right of way that effectively screen the site. The more easterly stretch of the site is further screened by a change in grades where the road is actually lower than the site - - views into the site are blocked by the upward slope on the site. There is very minimal traffic on SR10 north of Laird, and this part of the site is also heavily screened by existing vegetation

The following pictures were taken on May 26, 2026, to supplement those included in the PJR (fall / winter 2025 conditions).

Name	Ext	Size	↑Date	Attr
 [..]		<DIR>	05/27/2026 12:10	----
 From SE Corner of SR10 & Laird - Looking East	jpg	10,817,794	05/26/2026 12:47	-a--
 From Laird into Site - P1	jpg	12,085,233	05/26/2026 12:48	-a--
 From Laird into Site - P2	jpg	12,601,530	05/26/2026 12:48	-a--
 From Laird into Site - P3	jpg	12,238,728	05/26/2026 12:49	-a--
 From Laird into Site - P4	jpg	11,724,064	05/26/2026 12:49	-a--
 From Laird into Site - P5 - Grade Change Screens Site From Road - Note ZC Sign	jpg	12,449,329	05/26/2026 12:49	-a--
 From SR10 into Site - North of Driveway into Site - Note ZC Sign	jpg	12,167,997	05/26/2026 12:52	-a--
 From SR10 into Site - South of Driveway into Site	jpg	12,909,330	05/26/2026 12:53	-a--

The first series of pictures starts at the south-east corner of SR10 and Laird Road, with incremental shots taken every 75 metres or so travelling east along Laird Road (P1 to P5).



View into site from south-east corner of SR10 and Laird Road – Looking East



View into site from Laird Road – P1



View into site from Laird Road – P2



View into site from Laird Road – P3



View into site from Laird Road - P4



View into site from Laird Road - P5 - Grade Change Screens Interior Part of Site From Road - Note Zone Change Sign

The following two pictures are from SR10 looking into the site from the west.



View into site from SR10 – North of Driveway - - Note ZC Sign



View into site from SR10 – South of Driveway

6. Requirement for Site Plan Approval

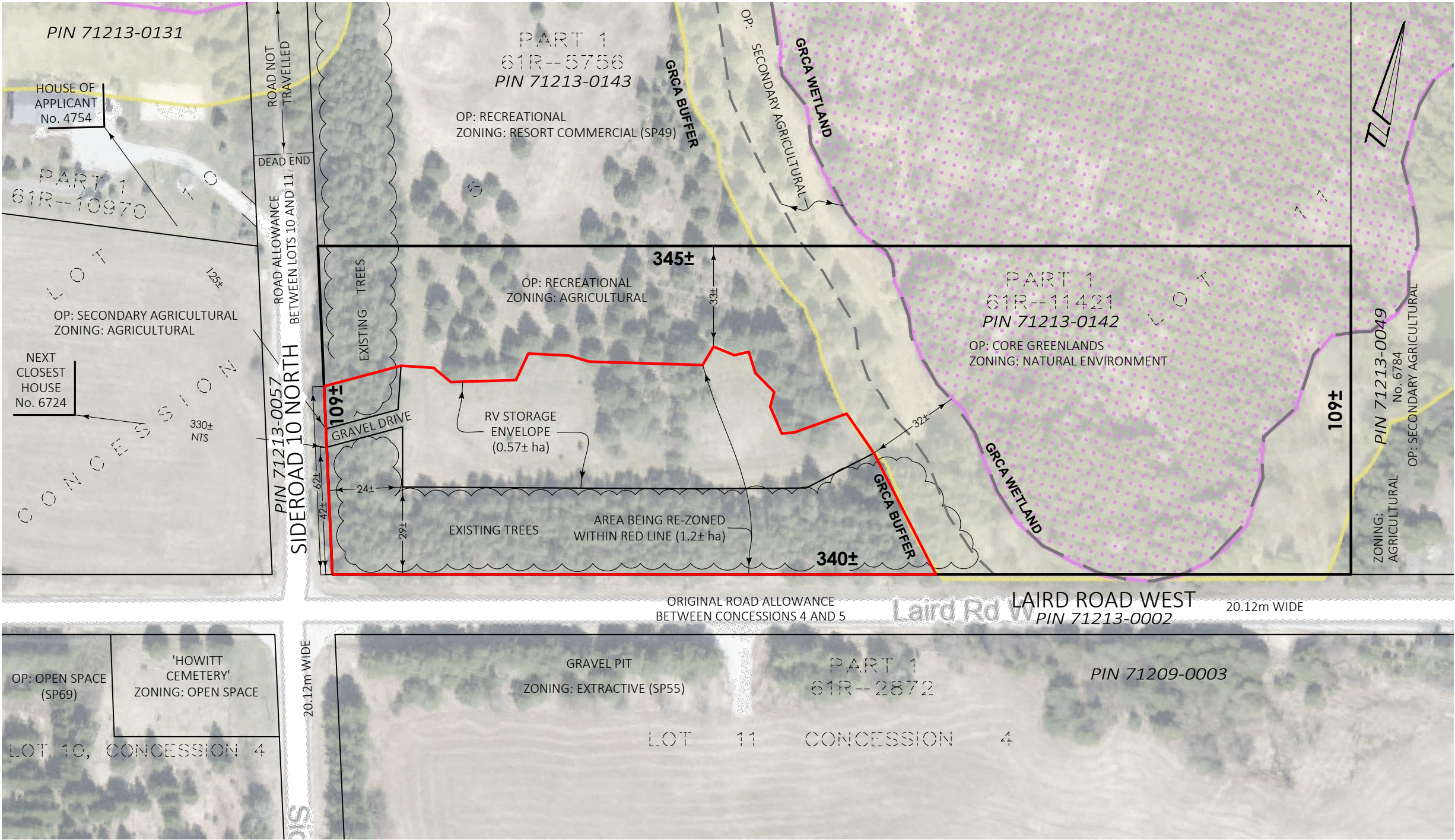
As has been discussed with Council, and with yourself at our Teams meeting, we would greatly appreciate a calibrated reduction corresponding to the comparatively streamlined process required for issuance of Site Plan Approval.

Given that the site will operate 'as is', hence no development is occurring in a practical context, a series of comments have been received from the Township's 'technical' consultants – site engineers, ground water protection engineers, environmental consultants, GRCA, and hydro-g consultants, and none of these comments expressed concern with the proposal or the site plan that has been submitted to support the application, we respectfully suggest that 10% of the work volume associated with processing a typical, urban-oriented application will be necessary, and that a commensurate reduction of municipal fees is reasonable.

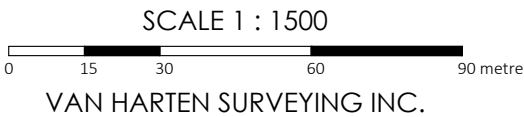
Yours truly,
Van Harten Surveying Inc.



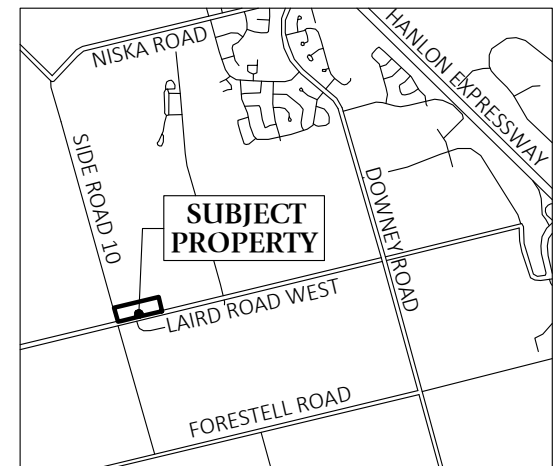
c/o **Chris Corosky, RPP**



ILLUSTRATIVE SKETCH
FOR ZONE CHANGE
PART OF LOT 11, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP:



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. FOR THE PURPOSE OF THIS APPLICATION, THE SUBJECT LANDS ARE ZONED AGRICULTURAL AND HAVE AN OFFICIAL PLAN DESIGNATION OF RECREATIONAL AREAS.
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
5. N.T.S. DENOTES NOT TO SCALE

NOTES:

STORAGE - TRAVEL TRAILERS, RV'S, CARGO TRAILERS, UTILITY TRAILERS & BOATS

FIRE ACCESS- FENCED SITE / LOCKED WITH A PADLOCK. PADLOCK CAN BE CUT EASILY WITH BOLT CUTTERS BY PFD. GATE IS ACCESSIBLE FROM SR10 WITH AMPLE ROOM FOR STAGING FIRE TRUCKS OFF THE MAIN ROAD (LAIRD ROAD). ENTRANCE HAS WIDTH WITH TREES TRIMMED UP TO 6 METERS FOR FIRE TRUCK ACCESS AND CLEARANCE. LANEWAY INTO THE SITE AND OPEN AREA IS LESS THAN 30 METERS IN LENGTH AND STRAIGHT.

EMERGENCY RESPONSE PLAN

- RV'S SCREENED FOR LEAKS/ISSUES BEFORE THEY ARE ALLOWED ENTRY
- NO REPAIRS PERMITTED ON SITE
- RV'S REQUIRED TO EMPTY TANKS OFF SITE BEFORE STORAGE
- NO DUMP FACILITIES OR GARBAGE ON SITE
- CURRENT PUSLINCH FIREFIGHTER / TRAINED WITH SPILL CONTAINMENT.
- HAZMAT LEVEL 1 & 2 TRAINING THOUGH PUSLINCH FIRE AND RESCUE
- FIRE PLAN INCLUDING EXITS AND TWO PALLETS OF WATER STORED ON SITE
- TRACTOR AND OTHER EQUIPMENT ON HAND (OWNER RESIDES NEXT DOOR)
- SITE IS FULLY FENCED, LOCKED AND SECURE.
- MULTIPLE MOTION LIGHTS & CAMERAS ARE INSTALLED THROUGHOUT THE SITE.

WINTER MAINTENANCE PLAN

- LARGE TRACTOR WITH HYDRAULIC SNOWBLOWER AVAILABLE
- ACCESS LANE AND STORAGE AREA PERIMETER ARE CLEARED OF SNOW
- SITE IS CLOSED FROM NOV 1- APRIL 30 (NO ACCESS)
- MOST RV'S ARE LEFT FOR THE OFF SEASON ON SITE WITH NO ACCESS.

STORAGE AREA WELL REMOVED FROM GCRA RESTRICTED AREAS

SITE HAS OPERATED WITHOUT ISSUE FOR OVER 5 YEARS

NO ADDITIONAL CLEARING OR ON SITE WORKS REQUIRED

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 28th DAY OF MAY, 2026

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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May 28, 2026-10:35:52 AM G:\PUSLINCH\Con5\ACAD\ZONE CHANGE LOT11 BARDWELL (33816-24) UTM 2010.dwg		
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