



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 14, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: June 14, 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. June 9, 2026 Planning & Development Advisory Committee Meeting Minutes

Recommendation

That the Consent Agenda items listed for the July 14, 2026, Planning & Development Advisory Committee meeting be received for information.

7. **Delegations**
 - 7.1. **Specific Interest (Items Listed on the Meeting Agenda)**



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

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1. July 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Township of Puslinch Council Chambers and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-MCC

9. Reports

9.1 Land Division (Consents)

9.1.1 None

9.2 Zoning By-law Amendment Applications

9.2.1 D14-MCC– McCrone, Stephanie 4539 Victoria Rd S, Township of Puslinch

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 Natural Environment (NE) to Agricultural (A) and Natural Environment (NE) with a site-specific special provision to permit the proposed outdoor storage of recreational vehicles (A(spXX)).

Recommendation:

That Report PDAC-2026-011 entitled Zoning By-law Amendment Application D14/MCC 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: June 9, 2026

MEETING: 7:35 PM

The June 9, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:35 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
Kirolous Attia
Kim McCarthy
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator
Jeremy Tran, NPG Planning Solutions – Township Planning Consultant
Justine Brotherston, Director of Corporate Services & Municipal Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-021:

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



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That the Committee approves the June 9, 2026, PDAC Agenda as circulated; and

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

- **Consent Item 6.2 Questions received from Committee seeking additional information and the corresponding responses provided by staff regarding the June 9, 2026 Planning and Development Advisory Committee Meeting agenda.**
- **That Committee moves to do the Land Division application B12-26 before the Zoning By-law Amendment applications.**

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes April 14, 2026

6.2 Questions received from Committee and Staff Responses

Resolution No. 2026-022:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held April 14, 2026 and acknowledges receipt of Consent item 6.2. Questions received from Committee and Staff Responses.

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

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



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- 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**

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.

Resolution No. 2026-023:

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

That the Committee supports Severance Application B12-26 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 severed and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch;*



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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 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.

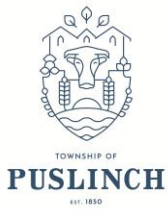
- 3 That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, 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.*
- 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.*

CARRIED

9.1.3 B14-26 –Domingues, Michael - 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.



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Resolution No. 2026-024:

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

That the Committee supports Severance Application B14-26 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 severed 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.*



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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 current and any future Aggregate operations located adjacent to the property, advising any potential purchaser of daytime and after hours operations, including potential noise of the aggregate property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*

CARRIED

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.

Resolution No. 2026-025:

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

That the Committee supports Severance Application B62-25 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.*



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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 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.*
5. *That the owner submit a grading plan prior to building permit issuance to demonstrate that the development will not create an adverse effect on the neighbouring property to the satisfaction of the Township's Building Department; 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.*



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6. *That the owner enters into a development agreement to cover the costs of the Township's review of the grading plan; 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.*

CARRIED

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-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.

Resolution No. 2026-026:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

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:

- 1. Need to ensure that this is a small-scale commercial operation in accordance with the County's Official Plan.*
- 2. Encourage Council to consider that the landscape area be retained at 25% and lot coverage be increased to 15%.*
- 3. Suggest that Council have an understanding as to why ten shipping containers would be required.*
- 4. The Planning & Development Advisory Committee would accept both planting and/or fencing as adequate outdoor storage screening.*



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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)).

Resolution No. 2026-027:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kiro Attia

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:

- 1. In principle, subject to meeting all the necessary application requirements and conditions, the Committee supports the application. The Committee is supportive of the approximately 600-700 local jobs that could be created by way of this development.*
- 2. That the Committee supports the use of on-site private services.*
- 3. The proponent should work to refine the proposal to ensure that it conforms with Class 1 and Class 2 definitions in the Wellington County Official Plan.*
- 4. That the Committee requests that noise impacts are worked out.*
- 5. That the Committee requests that a Well Protection Protocol be provided.*
- 6. The Committee requests that a cumulative water taking study be provided.*

CARRIED

9.3. STAFF REPORTS

None

10 CORRESPONDENCE

None

11 NEW BUSINESS

None



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12. ADJOURNMENT

Resolution No. 2026-028:

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

That the Planning and Development Advisory Committee hereby adjourned at 8:59 p.m.

CARRIED



REPORT PDAC-2026-011

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: July 14, 2026

SUBJECT: Zoning By-law Amendment Application
4539 Victoria Rd S
Request for Committee Review and Comments
File: D14/MCC

RECOMMENDATION

That Report PDAC-2026-011 entitled Zoning By-law Amendment Application D14/MCC 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 18, Concession 9; 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 Natural Environment (NE) to Agricultural (A) and Natural Environment (NE) with a site-specific special provision to permit the proposed outdoor storage of recreational vehicles (A(spXX)).
2. Seek comments from the Committee prior to the Public Meeting scheduled for July 15, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone the lands municipally known as 4539 Victoria Rd S from an Agriculture (A) and Natural Environment (NE) to Agricultural (A) and Natural Environment (NE) with a site-specific special provision to permit the proposed outdoor storage of recreational vehicles (A(spXX)).

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

Township staff and consultants will begin a fulsome review of the application based on the application merits once the application has been deemed complete by Council.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on May 10, 2024 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 May 10, 2024:

- Cover Letter
- Site Aerial Photographs

2. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on October 20, 2025 and the prescribed fee was paid on October 20, 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 – October 21, 2025:

- Planning Justification Report – Riepma Consultants Inc. - October 2025
- Draft Zoning By-law – October 2025
- Plan of Survey – VanHarten – September 2025

2nd Submission – January 14, 2026

- Planning Justification Report – Riepma Consultants Inc. – January 2026
- Site Plan – Riepma Consultants Inc
- Response Matrix - Riepma Consultants Inc.
- County of Wellington Tree Clearing Permit
- ExploreWellington Mapping
- Zoning Matrix – Riepma Consultants Inc.

3rd Submission – April 30, 2026

- Planning Justification Report – Riepma Consultants Inc. – April 2026
- Draft Zoning By-law
- Site Plan - Riepma Consultants Inc – April 2025
- Property Max Index Map
- Property Register
- Response Matrix – Riepma Consultants Inc.
- Spill Response Plan
- Zoning Matrix - Riepma Consultants – April 2025
- Woodland Dripline Confirmation and Natural Heritage Assessment Memo – GEI – April 16, 2026

Council, subject to staff's recommendation, deemed the application to be complete on June 17, 2026, and the timelines in the *Planning Act* stipulate 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:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (July 14, 2026);
- Schedule and conduct at least one public meeting (July 15, 2026);

- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical 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

Attachments

Schedule "A" – Key Map

Schedule "B" – Pre-consultation Submission and Comment Summary

Schedule "C" – 1st submission Zoning By-law Amendment documents and Comment Summary

Schedule "D" – 2nd submission Zoning By-law Amendment documents and Comment Summary

Schedule "E" – 3rd submission Zoning By-law Amendment documents and Comment Summary

Respectfully submitted,

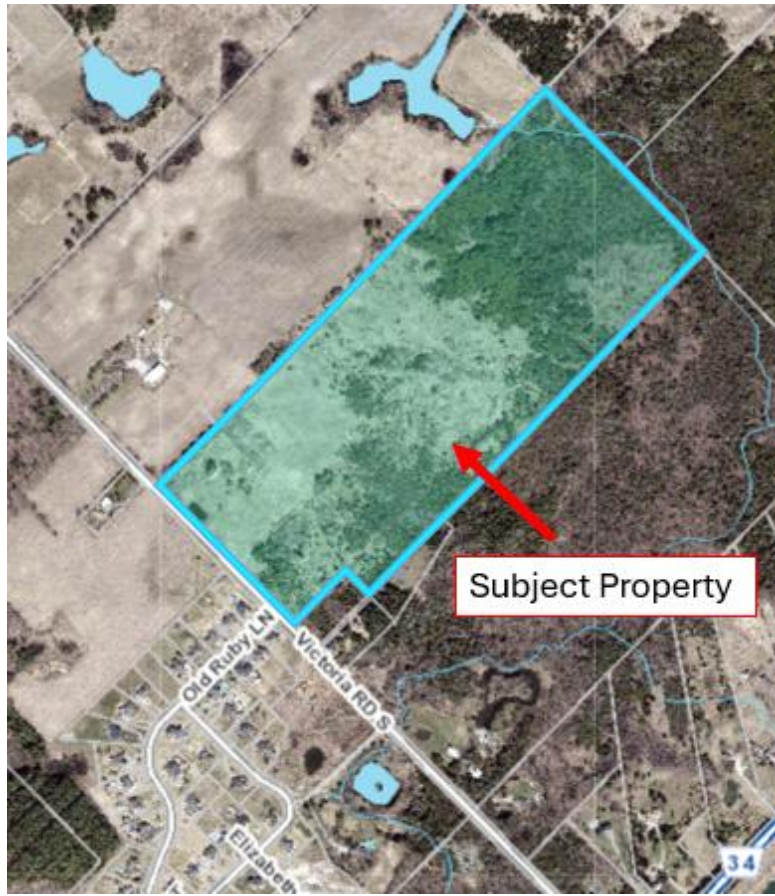
Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

Schedule "A"

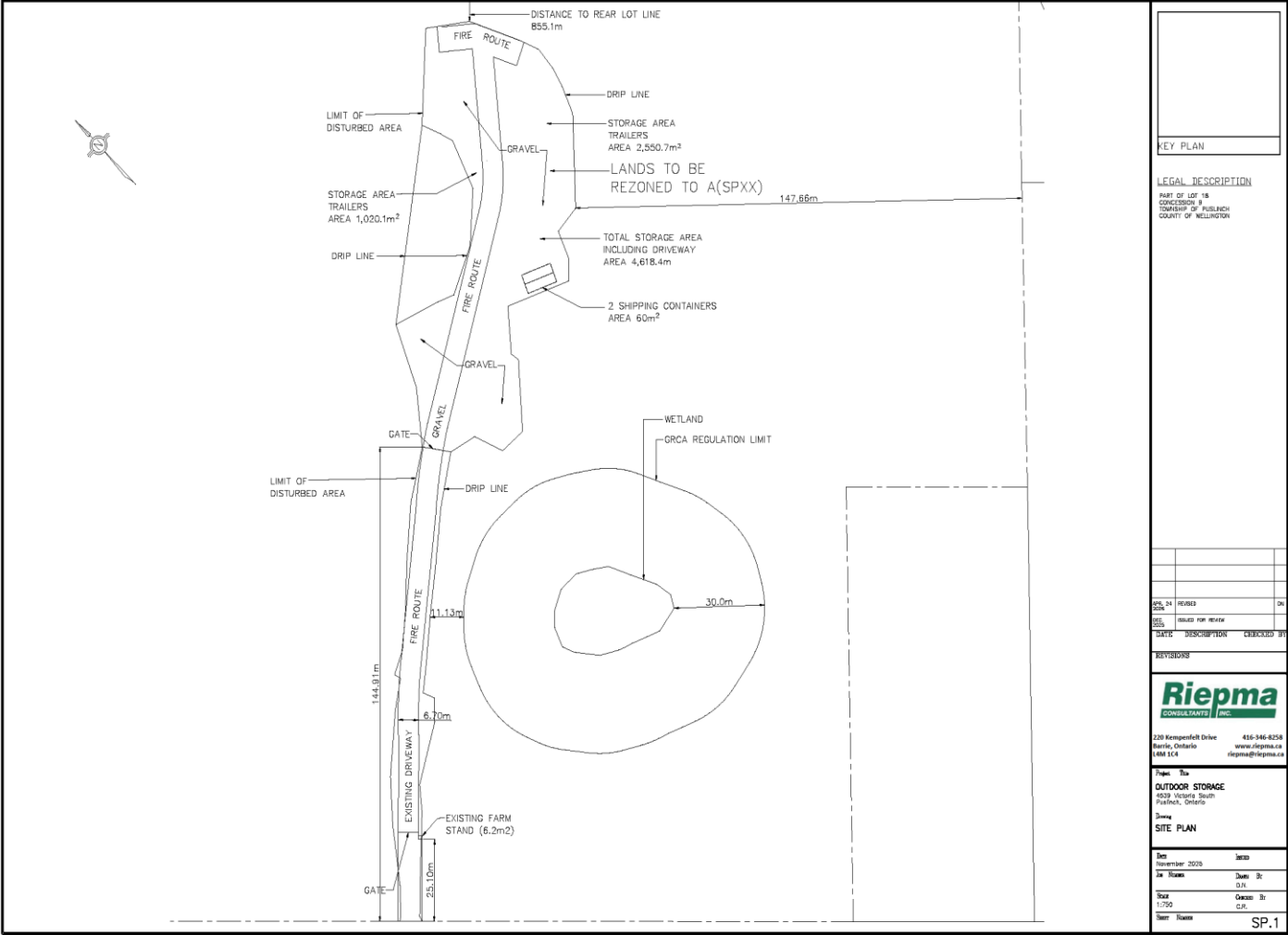
KEY MAP



4539 Victoria Road South

Zoning

Site



Rezoning

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

Official Plan

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

4539 Victoria Road South Puslinch

Future Planning Application Requirements

To answer everyones questions about the small area we are looking to have re-zoned please see below

RV's will not be sold from the property

No one is living in the RV's, approximately 15 RV's to be stored, and 18 7x7 sheds to be used for sales of produce, eggs, plants etc, and as hunting blinds, under an acre is the area to be used,

No buildings are being put up

There is no infrastructure, no water, no electrical

No site alteration is taking place, nothing is changing, no construction, not removing any trees or vegetation, what's there is there.

Fire Trucks, EMS have access

A spill kit is on site

The area was cleared decades ago. The area is not visible from any residential home. It can only be seen when travelling south on Victoria Road

I have attached a picture of the area to be re zoned. Van Harten is working on the official site plan

SCHEDULE 'B'

Re:

4539 VICTORIA RD S
PUSLINCH CON 9 PT LOT 18

Township of Puslinch

The item(s) listed herein are in violation of the,

Township of Puslinch, Zoning

By-Law No. 23/2018, as amended

Your property is zoned as Agricultural (A) with some portions of Naturalized Environment
(NE)





Edit

Perimeter
329.52 m
Area
0.84 ac



Comment Summary – 4539 Victoria Rd. S.

1st Submission

Consultant	Comments
NPG – Township Planning Consultants	See letter attached
County Planning Comments	See letter attached
GEI – Township Engineers	See letter attached
Hydrogeologist Comments	We have no hydrogeological concerns with the proposed zoning by-law amendment to store RVs on a small portion of the property, with the understanding that no significant site grading, import/export of excess soil, or other alterations will occur
Ecology Comments -NRSI	See letter attached
Township of Puslinch Fire Department	There aren't enough details provided to make adequate comments on the proposal. Details on the layout, access route locations, access widths, is there a gate? etc. would be helpful.
Township of Puslinch Building Department	If any buildings or septic systems are being constructed, building permits would be required. Otherwise, the Building Department does not have any concerns with the proposed zoning amendment.



	More comments may follow as more information is made available.
Township of Puslinch By-law Enforcement & Property Standards	There are currently Recreational Vehicles/Trailers/shipping containers stored on the property that are required to be removed by no later than June 7, 2024. In addition, there are approximately 18 shed-type structures on the property that are also required to be removed by no later than June 7, 2024. Will this use be included in your Zoning By-law Amendment application, or will it strictly be a Recreational Vehicle/Trailer storage?
Township of Puslinch Public Works Department	No comments
Source Water	See letter attached
GRCA	See letter attached
Township Administration	No comments



May 27th, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4539 Victoria Road S, Puslinch
RE: Pre-consultation for Site Plan Approval

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a pre-consultation pertaining to a Zoning By-law Amendment. The Application for Zoning By-law Amendment proposes a site-specific provision to permit the storage of recreational vehicles (RV's) on a small portion of the Subject Lands. The owner wishes to retain their agricultural zoning to permit the continued farming of the Subject Lands.

Based on aerial photography, there appears to be a dwelling and storage area on the Subject Lands. The Subject Lands are approximately 405,360 m² in area with approximately 350 m frontage along Victoria Rd S. The Applicant will be required to confirm the locations and use of existing and proposed buildings, lot fabric, parking areas, landscaping, access, setbacks, storage including recreational vehicle storage, access, a zoning matrix and other as per the Township's Site Plan and Drawing Requirements and Municipal Development Standards.

There appears to be natural heritage constraints located along the northeast of the Subject Lands including woodland, wetlands and a GRCA regulated watercourse. It is understood that the Township's ecological consultant and the Grand River Conservation Authority would provide comments regarding the requirement and scoping of an Environmental Impact Assessment.

Provincial and County Policy

The Subject Lands are considered to be Rural Lands as per the Provincial Policy Statement and the A Place to Growth: Growth Plan (Growth Plan) for the Greater Golden



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

(905) 321 6743
info@npgsolutions.ca

Horseshoe. The Subject Lands are designated Secondary Agricultural Area with portions of the Subject Lands being designated Core Greenlands and Greenlands as per Schedules B7 of the Wellington County Official Plan.

Rural Areas/Lands Policies

Section 2.2.9 of the Growth Plan states:

- 3. Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:*
- a) the management or use of resources;*
 - b) resource-based recreational uses; and*
 - c) other rural land uses that are not appropriate in settlement areas provided they:*
 - i. are compatible with the rural landscape and surrounding local land uses;*
 - ii. will be sustained by rural service levels; and*
 - iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations*

Second Agricultural Area

Section 6.5.3 of the Wellington County Official Plan states: “Permitted uses and activities in Secondary Agricultural Areas may include... small scale commercial, industrial and institutional uses... In Secondary Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards”.

Criteria for considering commercial, industrial and institutional uses in Secondary Agricultural Areas are included in 6.5.5 of the Wellington County Official Plan. Section 4.6.5 of the Wellington County Official Plan indicates that where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. Section 4.6.5 of the County of Wellington Official Plan further indicates requirements for an Agricultural Impact Assessment.

Section 6.5.5 of the Wellington County Official Plan states:

6.5.5 Commercial, Industrial & Institutional

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

- a) appropriate sewage and water systems can be established;*
- b) the proposed use is compatible with surrounding uses;*
- c) the use requires a non-urban location due to:*
 - market requirements;*
 - land requirements;*

- *compatibility issues.*
- d) *the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;*
- e) *the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.*

Core Greenlands and Greenlands

Section 5.6.2 of the Wellington County Official Plan provides criteria for considering development within or adjacent to Core Greenlands and Greenlands designations, including to prepare where required, an Environmental Impact Assessment. We defer to the Township's ecologist to provide comments regarding the requirements and scoping for an Environmental Impact Assessment.

The Application for Zoning By-law Amendment will need to be supported by an Agricultural Impact Assessment to consider any impacts the development may have on agricultural activities in the area and a Planning Impact Assessment to assess the merit of the Zoning By-law Amendment Application.

Conservation Authority

The Subject Lands fall within Grand River Conservation Authority regulated areas, that appear to be associated with wetlands on the Subject Lands. The Grand River Conservation Authority will provide comments regarding its regulated areas.

Zoning By-law

The Subject Lands are zoned Agricultural, Natural Environment (NE) and Environmental Protection Overlay (EP) as per Map A of the Township Zoning By-law. Zoning boundaries will be interpreted based on the results and recommendations of an accepted Environmental Impact Assessment should such assessment be required.

A Zoning By-law Amendment is required to permit the storage of Recreational Vehicles. The Township Zoning By-law provides definitions for the following uses:

- **Travel trailer park:** a lot used for overnight or short-term accommodation for travel trailers, tourist trailers, recreational vehicles, campers or tent trailers. The trailers may be parked or stored at the travel trailer park from season to season. No travel trailer park may be used for permanent accommodation except for one unit occupied by the owner or the caretaker. For further clarity, a travel trailer park may only be used for overnight or short-term accommodation between April 1 and November 1 inclusive.
- Recreational vehicle sales or rental establishment.

The Planning Justification Report and Draft Zoning By-law Amendment will need to provide further details on the proposed use. Some questions that should be considered are as follows:

- Will recreational vehicles be sold from the Subject Lands?
- Are recreational vehicles being used for short-term accommodation?
- How many recreational vehicles are proposed to be stored on the Subject Lands?
- What is the area of the Subject Lands that would be used for the storage of recreational vehicles?
- Are any buildings being proposed?

The draft Zoning By-law Amendment will need to address any general provisions and zone requirements that may apply.

Parking and Loading Space Requirements

Further information on the proposed uses is needed by the applicant to identify if there are any parking, bicycle parking or loading space requirements. Zoning standards are contained in Section 5.0 of the Township Zoning By-law.

Parkland Dedication

If applicable, cash-in-lieu of parkland will be required in accordance with Section 42(1) of the *Planning Act*. The cash-in-lieu of parkland amount will be determined based on Section 42(2.1)(a) of the *Planning Act*.

Development Charges

If applicable, development charges will be required in accordance with Section 2(1) of the *Development Charges Act*. The amount will be determined based on Schedule “B” of The Township’s Development Charges By-law 044-2019.

Submission Requirements

The following information is required to be submitted with an Application:

- Legal Description including Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments);
- Site Plan referenced to a current plan of survey inclusive of all requirements identified in Township Standards described below such as outdoor storage areas and sizes; and parking, accessible parking, loading space and bicycle parking

requirements. The Site Plan will need to show appropriate landscaping elements, such as fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands. The Site Plan should also include a zoning matrix, addressing zoning requirements applicable to the development; Of note a formal Application for Site Plan Approval will be required to ensure that the Site is constructed as per the approved plans.

- Cost Estimates for all proposed onsite and off-site works;
- Planning Impact Assessment including a Draft Zoning By-law Amendment prepared by a Registered Professional Planner; and
- Agricultural Impact Assessment to address matters contained within Section 4.6.5 of the Wellington County Official Plan prepared by a qualified professional, such as a professional agrologist (P.Ag.) registered with the Ontario Institute of Agrologists, a registered professional planner (RPP) who is a full member of the Ontario Professional Planners Institute, a professional geoscientist (P. Geo) who is a practicing member of the Association of Professional Geoscientists of Ontario, a professional engineer (P.Eng.) licensed by Professional Engineers Ontario.

The following information is available to assist with a submission:

- Site Plan and Drawing Requirements: https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
- Municipal Development Standards: https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
- Puslinch Design Guidelines: <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



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



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
TEL: (519) 837-2600

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 7th, 2024

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Dear Ms. Lynne Banks:

Re: Pre-consultation Request – 4539 Victoria Rd S

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 sketch not dated

Based on our review of the above information, we offer the following County planning comments for consideration:

Proposal

Based on the review of the application it is to our understanding that:

- The applicant is seeking permission to store RV vehicles on their property.

Planning Comments:

- **Provincial Policy:**
 - As the subject lands are designated as Secondary Agriculture, the development will need to demonstrate consistency with Section 1.1.4 Rural Area in Municipalities and Section 1.1.5 Rural Lands in Municipalities provisions of the Provincial Policy Statement.
 - It is further noted that the current Provincial Growth Plan requires a 30 metre setback from wetlands.
- **Official Plan Comments:**
 - The subject property is designated as Secondary Agriculture, Core Greenlands, and Greenlands within the Wellington County Official Plan. Identified features include, Provincially Significant Wetlands, Significant Wooded Areas, Environmentally Sensitive Areas, as well as Grand River Conservation Authority (GRCA) Floodplain, Wetlands, and Slope Erosion Allowance.



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N1H 3T9

- As per *Section 5.6.3 Adjacent Lands* of the Official Plan, where development is proposed in the Greenland System or on adjacent lands (120 m) an Environmental Impact Assessment is required. Comments from Grand River Conservation Authority (GRCA) staff and the Township's consulting ecologists should also be considered.

Although the proposal is very conceptual in nature, it appears the proposed use is not intended to be located within the Greenland System. However, depending on the final use layout, any development will need to be located outside of features such as the floodplain and Provincially Significant Wetlands and may be subject to an Environmental Impact Study requirement to demonstrate consistency with Part 5 of the County Official Plan.

- Section 6.5.3 of the Official Plan identifies the permitted uses and activities in the Secondary Agriculture Area. Within this designation, the follow uses include: all uses allowed in Prime Agriculture Areas, small scale commercial, industrial and institutional uses, as well as public service facilities.

Based on the nature of the use, its is assumed this use is being proposed under *Section 6.5.5 Commercial, Industrial & Institutional* of the Official Plan for a small-scale commercial use. Under this section, key criteria will need to be demonstrated in order to conclude that an Official Plan amendment is not required. The criteria is as follows:

- a. appropriate sewage and water systems can be established;
 - b. the proposed use is compatible with surrounding uses;
 - c. the use requires a non-urban location due to:
 - a. market requirements;
 - b. land requirements;
 - c. compatibility issues.
 - d. the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
 - e. the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.
- The subject lands are also located within the Paris Galt Moraine and subject to the applicable policies of the Official Plan, including Section 4.9.7. Comments from the Township's Hydrogeologist will need to be addressed.
- The site appears to be located within the Wellhead Protection Areas for Water Quantity (Q1 and Q2). Comments from Source Water Protection staff will need to be considered.



COUNTY OF WELLINGTON

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74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

- **General Planning Comments**

- Additional information about the use would be helpful to understand the intended proposal. For example – how much area will be dedicated to the use? How many RV's will be stored on-site at any given time? Is it for seasonal or year-round storage? How many people will be employed by the use? Will parking occur on grass or gravel? How will on-site security be addressed? Will there be any on-site lighting? What are the impacts to the current use of the site?
- Justification on site location, need and scale will be required.
- A Zoning By-law Amendment application will require submission of a Planning Justification Report (PJR) that addresses provincial policy and Official Plan policies. Section 4.6.2 Planning Impact Assessment of the Official Plan further sets out requirements for a PJR.
- A detailed conceptual plan is requested as part of a Zoning By-law amendment application if said application is determined to be required by the Township.

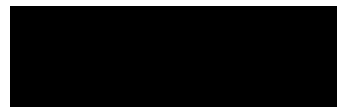
These comments have been prepared without the benefit of reviewing detailed comments from the Township, their consultants or agencies and is based on a conceptual proposal. These comments may change as the development progresses and as more details are provided.

I trust these comments will be of assistance and if you have questions please contact the County of Wellington Planning and Development Department.

Yours truly,



Jamie Barnes, Junior Planner



Meagan Ferris, RPP MICP
Manager of Planning and Environment

May 28, 2024
Project No. 2402588 / 123006-021

VIA CLOUDPERMIT: Township of Puslinch

Lynne Banks
Township of Puslinch
4704 Wellington Road 34
Puslinch, ON N0B 2J0

**Re: Pre-Consultation Request
4539 Victoria Road South
Puslinch, ON**

Dear Ms. Banks:

Following our review of pre-consultation application documents received on May 13, 2024, we are providing comments related to a future zoning by-law amendment on the subject lands located at 4539 Victoria Road South in the Township of Puslinch. It is our understanding that the property is currently zoned as agricultural with some portions of naturalized environment.

In support of the identification of engineering requirements, the following documents were received and reviewed:

- Schedule 'B' Re: 4539 Victoria Rd S Puslinch Con 9 Pt Lot 18, n.d.

We provide the following requirements in support of future zoning application:

- **Site Plan**, generally showing aboveground and underground infrastructure, including but not limited to, buildings, storage areas, parking areas, driveways, curbs, walkways, lighting, signage, fencing, potable water well, septic system, fire routes, fire protection infrastructure, and any stormwater infrastructure.

Further information is required for the identification of engineering requirements. Depending on this information, the following may be required:

- **Geotechnical and Hydrogeological Studies**, providing information as required to support building design, septic system design and availability of potable groundwater.
- **Site Grading and Servicing Plan**, generally showing existing and proposed drainage patterns on the subject lands, confirming legal drainage outlet, showing existing and proposed infrastructure and services including but not limited to storm sewers, sanitary sewers, water lines and stormwater management facilities.

- **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.
- **Functional Servicing and Stormwater Management Brief**, detailing:
 - The existing conditions of the site and the nature of the proposed development.
 - How the site will be serviced by potable water and wastewater servicing.
 - How stormwater management will be provided for the site including stormwater quality, quantity, water balance and erosion control, etc. as required by Township Development Standards.
 - Grading and drainage considerations, including confirmation of overland flow route and legal outlet.
 - Geotechnical and hydrogeological considerations.
 - Transportation considerations.
- **Itemized Construction Cost Estimate**, including 15% for engineering and contingencies.
- **GRCA Review**; the applicant is to provide conservation authority comments to the Township.
 - The subject lands contain wetlands and watercourses regulated by the GRCA.

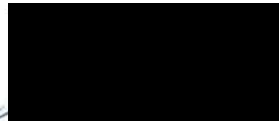
If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Parth Lad, E.I.T.
Technical Specialist



Steve Conway, C.E.T., rcsi, PMP
Construction Services Lead, Vice President



May 27, 2024

3378

Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Lynne Banks
Development and Legislative Coordinator

**RE: 4539 Victoria Road South, Puslinch
Peer Review of Pre-Consultation**

As requested, we have reviewed the Pre-Consultation Request submitted to the Township of Puslinch (the "Township") by Stephanie McCrone in support of a proposed recreational vehicle (RV) storage area at 4539 Victoria Road South, Township of Puslinch, Ontario ('subject property'). Our comments are set out below.

Background

The subject property is located northeast of Victoria Road South and southeast of Maltby Road East in the Township of Puslinch, Ontario. The above pre-consultation request was submitted to the Township of Puslinch by the subject property owner, Stephanie McCrone. It is understood that the applicant wishes to store RVs within the central portion of their property, as illustrated in the application. It is also understood that the applicant wishes to farm the property.

Reviewed Materials

In order to complete this review assignment, NRSI staff have reviewed the following materials:

- Pre-Consultation Request - Submitted to the Township of Puslinch (May 10, 2024);
- Natural Heritage Information Centre (NHIC) database (2024);
- "Make a Map: Natural Heritage Areas", Ministry of Natural Resources and Forestry (2024);
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated May 2021);
- County of Wellington Official Plan (last updated February 2024); and,
- Grand River Conservation Authority (GRCA) online mapping (2024).

Comments on Reviewed Materials

Based on our review of the pre-consultation materials, the following comments are provided:

- The subject property contains a variety of GRCA regulated features. A portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) overlaps the northeastern and southeast sections of the subject property. The Mill Creek Puslinch PSW is also located adjacent (i.e., within 120m) to the subject property, to the north, east, and south. A small (>0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (>0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property.
- Information available from the NHIC indicates records of herpetofauna species of special concern, including Snapping Turtle (*Chelydra serpentina*) and Eastern Milksnake (*Lampropeltis triangulum*) within proximity of the subject property (NHIC 2024).
- Information available from the NHIC also indicates records of threatened Eastern Meadowlark (*Sturnella magna*), Bobolink (*Dolichonyx oryzivorus*), and Smooth Yellow False Foxglove (*Aureolaria flava*), as well as species of special concern Eastern Wood-Pewee (*Contopus virens*) and Grasshopper Sparrow (*Ammodramus savannarum*) within proximity to the property (NHIC 2024).
- Available air photography shows intermittent tree cover throughout the subject property and a more densely treed area to the north and northeast of the property, which is identified as woodland by the Natural Heritage Information Centre (NHIC) (2024). Based on the available air photography, it is anticipated that treed areas of the subject property are likely to be contiguous woodland with the identified off-property woodlands.
- The subject property contains an existing residential dwelling within the southwest, as well as a driveway that extends from the south to the north.
- Existing trees on the subject property may have the potential to provide suitable roosting habitat for Species at Risk (SAR) bats, including Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*) and Tri-colored Bat (*Perimyotis subflavus*).
- Available air photography appears to show recent disturbance within the subject property, including what appears to be the development of a constructed access to the proposed RV storage area. It is anticipated that this activity would have involved the completion of vegetation removal from within the subject property. It is unclear if this activity has been completed in compliance with the relevant municipal regulations.

Recommendations

It is our opinion that the following steps should be taken to evaluate and address impacts associated with the area proposed for RV storage:

- Prepare a concept plan or similar design identifying the relevant development information as it relates to RV storage. Greater detail should also be provided on the proposed farming activity and conversion to agricultural lands that was referenced within the pre-consultation submission.
- Detail should be provided regarding the extent of vegetation removal that has been completed within the property. Should additional vegetation removal activity be required, it is recommended that a detailed assessment or inventory of that vegetation be completed, and an Arborist Report/Tree Preservation Plan, or similar report, be

completed. Should the proposal require the removal of woodlands, as identified in the County of Wellington Forest Conservation Bylaw (5115-09), conformity to that Bylaw must be demonstrated.

- Should the area proposed for RV storage include development or site alteration within or directly adjacent to regulated natural heritage features or the GRCA's regulation area, the completion of an Environmental Impact Study (EIS) may be required to assess potential impacts that the proposed development activity may have on the existing natural heritage features on and adjacent to the subject property.
- If required, the EIS will also need to demonstrate that the proposed development and associated construction activities will have no negative impacts on the existing natural features on or adjacent to the subject property. The assessment of impacts should include consideration of any SAR or SAR habitat that may occur within the subject property, including within the identified aquatic and wetland features, as well as trees. Should impacts to natural features be unavoidable, including the removal of trees or impacts to wildlife habitat, measures to reduce the impact to the existing features and their ecological function (e.g., the replacement of removed trees or habitat) should be provided.
- As part of any site alteration within the subject property, Erosion and Sediment Control (ESC) measures to be applied prior to and during construction should be identified in adequate detail to demonstrate that the risk of runoff and sedimentation will not impact adjacent natural features during construction.
- If an EIS is required, it is recommended that the Mill Creek Subwatershed Study (GRCA 1997) be reviewed as part of the assessment for potential negative impacts to natural features within and adjacent to the subject property.
- Any future vegetation clearing associated with the establishment of an RV storage area should occur outside the bird nesting season of April 1-August 31 so as to limit disturbance to nesting activities of birds and to avoid destruction of active nests. The destruction of migratory birds and their nests is prohibited under the federal *Migratory Birds Convention Act*. If SAR bat habitat is identified within trees within the subject property, it is recommended that additional mitigation measures be provided, such as limiting tree removals to outside of the bat roosting period (May 1-September 30). However, the suitability of this mitigation measure is subject to the discretion of the Ministry of Environment, Conservation and Parks (MECP).

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, M.F.C., R.P.F.
Terrestrial Biologist and Registered Professional Forester



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist

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: 4539 Victoria Road South

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

	Current Application	Future Application	Not Required
Section 59 Notice	☐	☐	☒
Risk Management Plan	☐	☐	☒

Section 3: Documentation required to be provided by the owner or their agents

	Current Application	Future Application	Not Required
Source Protection Screening Form	☒	☐	☐
Drinking Water Threats Disclosure Report	☐	☐	☒
Liquid Fuel Handling/Storage Spill Response Plan (>250L)	☒	☐	☐
Winter Maintenance Plan	☒	☐	☐
Chemical/ Waste Management Storage Spill Response Plan	☐	☐	☒
Hydrogeological Assessment Report	☐	☐	☒
Water Balance Assessment Report	☒	☐	☐
Recharge Infiltration Measures	☒	☐	☐
Functional Service Report – Source Protection Design	☐	☐	☒
Stormwater Management Report – Source Protection Design	☐	☐	☒
Record of Site Condition	☐	☐	☒
Phase 1 and/or Phase 2 Environmental Assessments	☐	☐	☒

Please see [Appendix B](#) for required documentation descriptions. Additional detail is required to determine if the above noted documents are required. This will be discussed during the pre-consultation meeting and an updated list will be provided.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA ☐ A ☐ B ☐ C ☐ D ☒ Q Score ☐ 2 ☐ 4 ☐ 6 ☐ 8 ☐ 10

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.

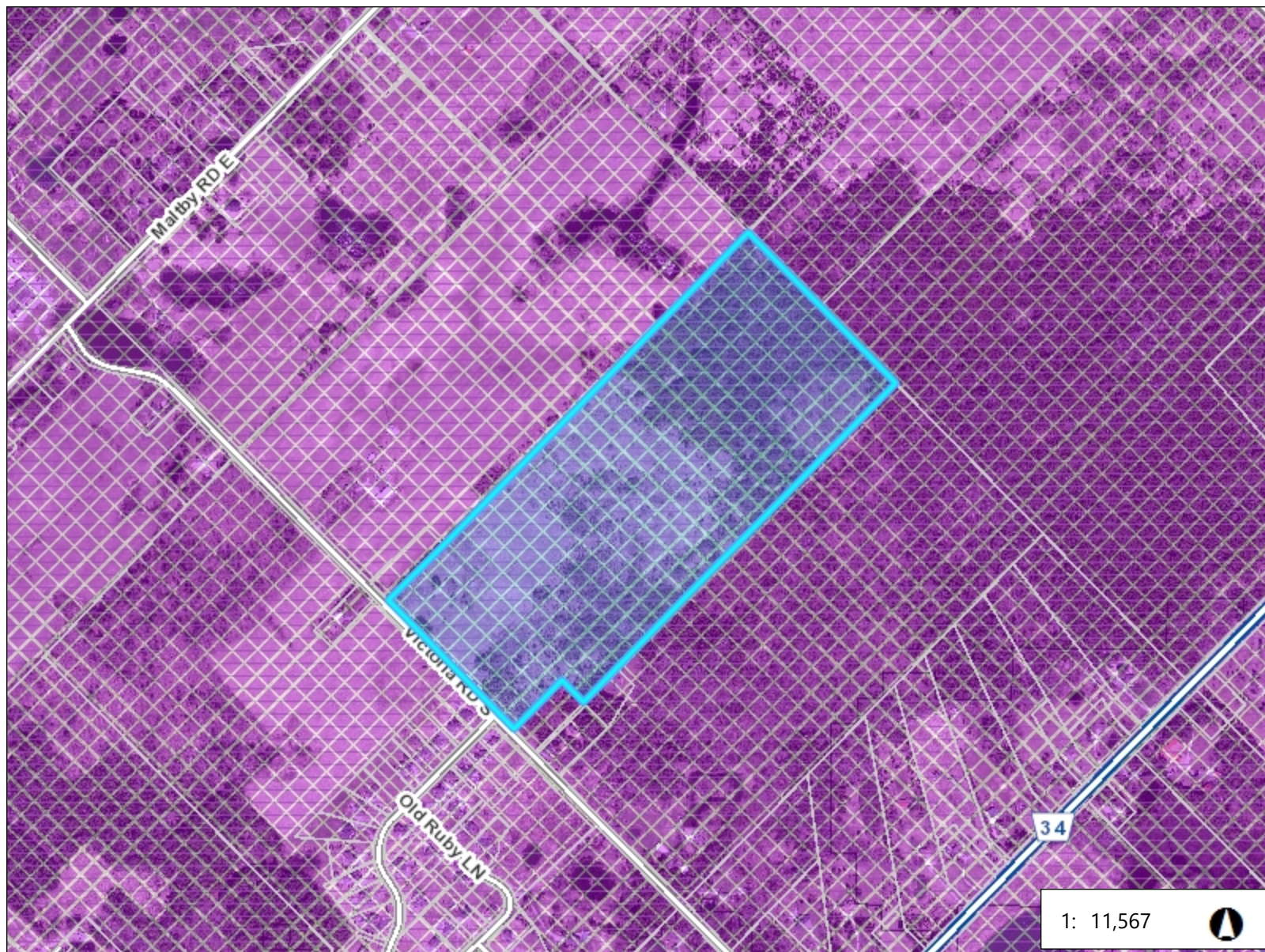
Sincerely,

Kim Funk, Source Protection Coordinator
519-846-9691 ext. 283
kfunk@centrewellington.ca

Attachment: WHPA Map(s)
 Source Protection Screening Form

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.



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- WHPA Q1_Q2_Boundary
- WHPA Q1_Q2
 - Approved
 - Draft
- HVA
- SGRA
- RoadsLookup

0.6 0 0.29 0.6 Kilometers

Notes



May 28, 2024

VIA EMAIL

Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

Re: Pre-Consultation Meeting
4539 Victoria Road South, Township of Puslinch
Applicant and Owner – Stephanie McCrone

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Pre-Consultation Meeting Application submission for a prospective Zoning By-law Amendment for a site-specific provision to store RVs on a portion of the subject property at 4539 Victoria Road South in the Township of Puslinch.

Recommendation

GRCA staff do not object to the proposed Zoning By-law Amendment pre-submission concept. For the formal submission, the access/egress to the storage area should be located outside of the GRCA regulated areas on the site.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Concept Plan prepared by Stephanie McCrone.

GRCA Comments

GRCA staff have reviewed this submission under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject land contains wetlands and slope erosion hazards. Due to the presence of these features and their associated regulated allowances, portions of the subject land are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). A copy of GRCA's resource mapping is attached.

It is our understanding that the proposal is for a site-specific rezoning to permit the storage of RVs on the subject property. Staff do not object to the proposal concept, however, the applicant is encouraged to contact the GRCA to allow us to identify any concerns or requirements with regards to an access/egress to the storage area, and any other associated development activities. All development activity must be outside the natural hazards.

Any future development activity within the GRCA regulated area will require the prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

Consistent with GRCA's 2024 approved fee schedule, this application will be considered a minor zoning by-law amendment. Upon receipt of a formal application, the applicant will be invoiced in the amount of \$465 for the GRCA's review of the application.

Should you have any questions, please contact Vanessa Wismer at 519-621-2761 ext. 2327 or vwismer@grandriver.ca.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Supervisor of Resource Planning and Regulation Services
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping



Legend

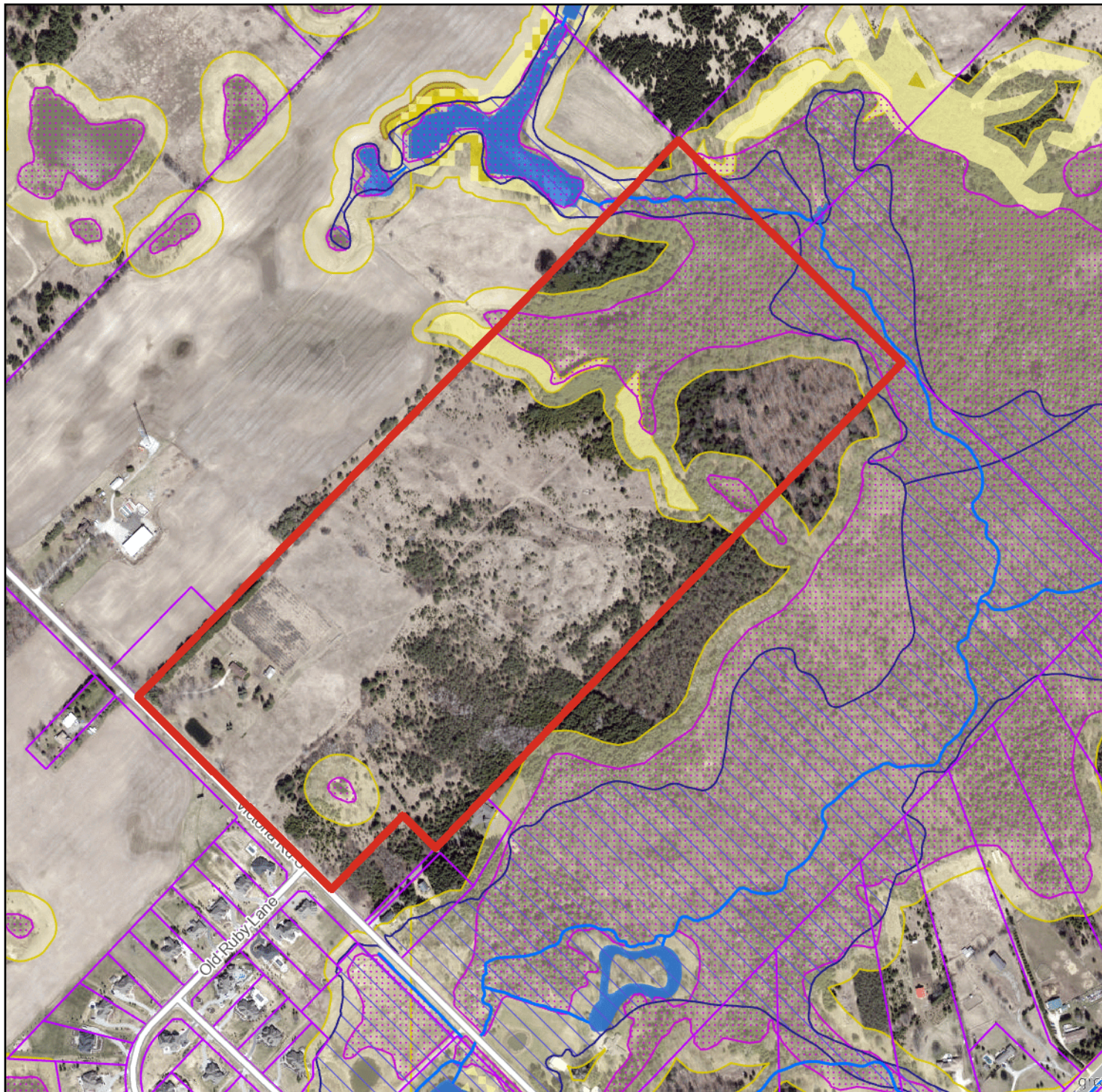
- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- PREGS Violation (GRCA)
- Conservation Area Boundary (GRCA)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:7,267

NAD83 UTM zone 17 (EPSG:26917)



4539 Victoria Road South Puslinch

Planning Justification Report

October 2025



1.0 Introduction

Riepma Consultants Inc. was retained to provide this report with respect a rezoning at 4539 Victoria Road South in the Township of Puslinch.

2.0 Background

A pre-consultation meeting with respect to the application was held on June 20, 2024.

3.0 Location

The subject property is located on the east side of Victoria Road south approximately 1000 meters north of Wellington Road 34. See location Plan Appendix 1.

4.0 Site Description

The subject property is rectangular and has an area of 49.7 hectares (98 acres) with a frontage on Victoria Road South of 349.6 meters (1,150 ft.). The property is approximately 1,130 metres (3,700 ft.) deep. The front portion of the property contains a residence and is currently used for agricultural purposes. The southern and rear portion of the property contains a forested area. A portion of the open area of the property is subject to a fill permit. Fill is being imported to the site to create additional land for agricultural use. The topography of the site is flat to gently rolling. A produce stand is located near the road in the area where the outdoor storage area is proposed. See Appendix 2 for the site survey.

5.0 Surrounding Land Uses

The lands to the north are used for agricultural purposes. The lands to the south are generally tree covered with interspersed residential uses. An estate residential subdivision is located on the west side of Victoria Road South. Agricultural lands are located directly across from the site. See also Appendix 3.

6.0 Proposal

The application being made seeks a rezoning to recognize the outside storage that has occurred in a small area (0.6 ha) of the property along the southern border of the land. The site is to be used for the storage of recreational vehicles, portable sheds and similar items and has been used for this purpose for several years. No grading, tree removal or any site disturbance is required and no buildings are to be constructed. See the survey plan in Appendix 2.

7.0 Planning Considerations

7.1 Provincial Policy Statement 2024

The PPS is a broad policy statement regarding matters of provincial importance.

The PPS defines Rural Lands as:

Rural lands: means lands which are located outside settlement areas and which are outside prime agricultural areas.

The subject lands are Rural Lands as defined in the PPS.

Policy 2.5.3 Rural Areas in Municipalities states:

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

Further in Policy 2.6 the PPS states:

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

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses.*

2. *Development that can be sustained by rural service levels should be promoted.*

3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

While the PPS directs most development to areas within settlement boundaries, the policy anticipates that other rural land uses can be accommodated in the rural area subject to appropriate servicing requirements. Municipalities are to support a diversified rural economy by directing uses not related to agriculture to locations where their impact will be minimized.

The requested rezoning is consistent with the Provincial Policy Statement as the use does not impact the continued agricultural productivity of the property and does not impact the nature woodland on the site.

7.2 Greenbelt Plan

The subject property is not within the Greenbelt Plan.

7.3 County of Wellington Official Plan

The subject property is designated Secondary Agricultural with the wooded areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan. See Appendix 4.

Section 6.5.2 of the Official plan lists the following permitted uses:

- *All uses permitted in prime agricultural areas*
- *Small Scale commercial, industrial and institutional uses*
- *Public service facilities*

Section 6.5.5 outlines the criteria applicable to commercial uses in the secondary agricultural area:

Small scale commercial uses may be permitted provided that:

- o Appropriate sewage and water systems can be established;*
- o The proposed use is compatible with surrounding uses;*
- o The use **requires a non-urban location** due to:*
 - *Market requirements;*
 - *Land requirements;*
 - *Compatibility issues.*
- o The use will not hinder or preclude the potential for agriculture or mineral aggregate operations.*
- o The use will be **small scale** and take place on one lot.*

7.4 Township of Puslinch Zoning Bylaw

The subject property is zoned Agricultural, Natural Environment and Rural Environmental Protection in the Township's zoning bylaw. See appendix 5. The

area where the outside storage zoning is requested is within the Agricultural A zone. The Agricultural zoning permits a variety of agricultural, agricultural related and on-farm diversified uses. It does not specifically permit outdoor storage uses. As a result this rezoning is required.

7.6 Grand River Conservation Authority

While part of the farm property is included in the regulation limit of the GRCA, the area where the proposed storage is located is not within the regulated are. See Appendix 6.

8.0 Planning Analysis

The County Official Plan is consistent with the Provincial Policy Statement, as it permits the introduction of small scale industrial uses within the rural area. Section 6.5.5 of the Wellington Official Plan addresses new commercial uses in the rural area:

- As the site is to be used only as an outdoor storage area there will be no need for any water or sanitary servicing
- The adjacent lands are largely forested or are in a relatively low state of agricultural production. The storage area is also not visible from Victoria Road South. As a result, there will be no negative impact of this proposal on the adjoining properties.
- The use is well suited to a Rural area as there will be no construction of buildings and no regrading or tree removal.
- The proposed use will not interfere with the continued agricultural use of the property.
- The use is small in scale and limited to 0.6ha. of the entire site.
- The site is no within the regulated area of the GRCA. As a result no impact on the natural environment will occur.

In summary, the application fulfills the requirements of the County of Wellington Official Plan and is in conformity with its policies.

While permitted in the Official Plan, the Township of Puslinch zoning bylaw does not permit a small scale commercial use in the Rural area. As a result, the approval of this application is required. The proposal meets all of the lot and setback requirements set out in the Agricultural A zone.

8.0 Conclusions

The application for a rezoning should be approved because:

- The proposed small scale use is consistent with the Provincial Policy Statement.
- The proposal is in conformity with the County of Wellington Official Plan.
- The proposal will have no negative impact on the existing agricultural uses in the vicinity.
- The proposal is Not included within the regulated area of the GRCA and no negative environmental impacts are expected.

Respectfully submitted

Riepma Consultants Inc.

Clare Riepma P.Eng., R.P.P., MES

President

Appendices

Appendix 1 Location Plan

Appendix 2 Existing survey

Appendix 3 Surrounding area

Appendix 4 County of Wellington Official Plan Land Use Schedule

Appendix 5 Township of Puslinch Zoning bylaw

Appendix 6 GRCA Regulated Area Map

Appendix 1



4995 Wellington 125

Google Earth

Image © 2025 Airbus

Hwy 25

Halton-Errin Rd

Hwy 7

3 Line

Fourth Line

N

2 km

25

7

Appendix 2

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

SCALE 1 : 1500
0 15 30 60 90 metres
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500

LEGEND:

■	SURVEY MONUMENT FOUND
IB	.015 x .015 x 0.60 IRON BAR
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
SSIB	.025 X .025 X 0.60 SHORT STANDARD IRON BAR
N, E, S, W	NORTH, EAST, SOUTH, WEST
VH	VAN HARTEN SURVEYING INC.
P1	DEPOSITED PLAN 61R-22818
P2	DEPOSITED PLAN 61R-22261
P3	DEPOSITED PLAN 61R-21901

BEARING & DISTANCE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999612

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.
FOR THE PURPOSE OF DIRECTIONAL TIES, NORTH IS CONSIDERED TOP OF THE SHEET.

METRIC:

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 2025.

DATE: SEPTEMBER 29, 2025

COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-112163

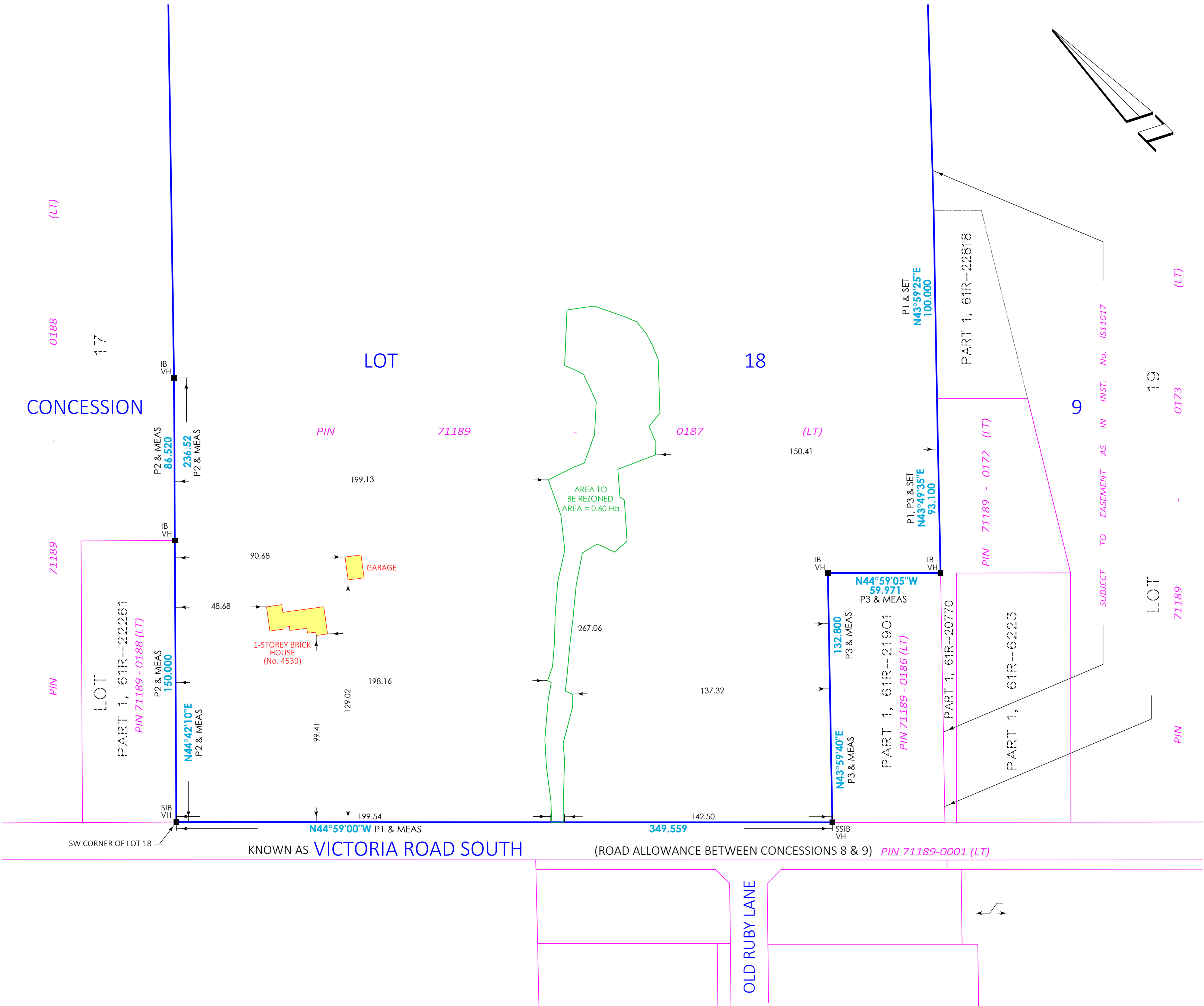


Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: PJ	CHECKED BY: CJV	PROJECT No. 33589-24
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Appendix 3



Google Earth

Imagery © 2025 Airbus

25



4995 Wellington 125



300 m

Appendix 4



County Growth Structure PUSLINCH

Rural System

- Secondary Urban Centre
- Employment Area
- Hamlet
- Rural Employment Area
- Regionally Significant Economic Development Study Area

Other

- Greenbelt Area
- T Greenbelt Town/Village
- Waterbody/Watercourse



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Sources:
County of Wellington 2025
Ministry of Natural Resources and Forestry,
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Last Revised: May 2025

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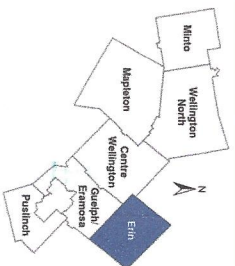
Appendix 5



County Growth Structure

ERIN

- Urban System**
 - Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
 - Hamlet
- Other**
 - Greenbelt Area
 - T Greenbelt Town/Village
 - H Greenbelt Hamlet
 - Waterbody/Watercourse

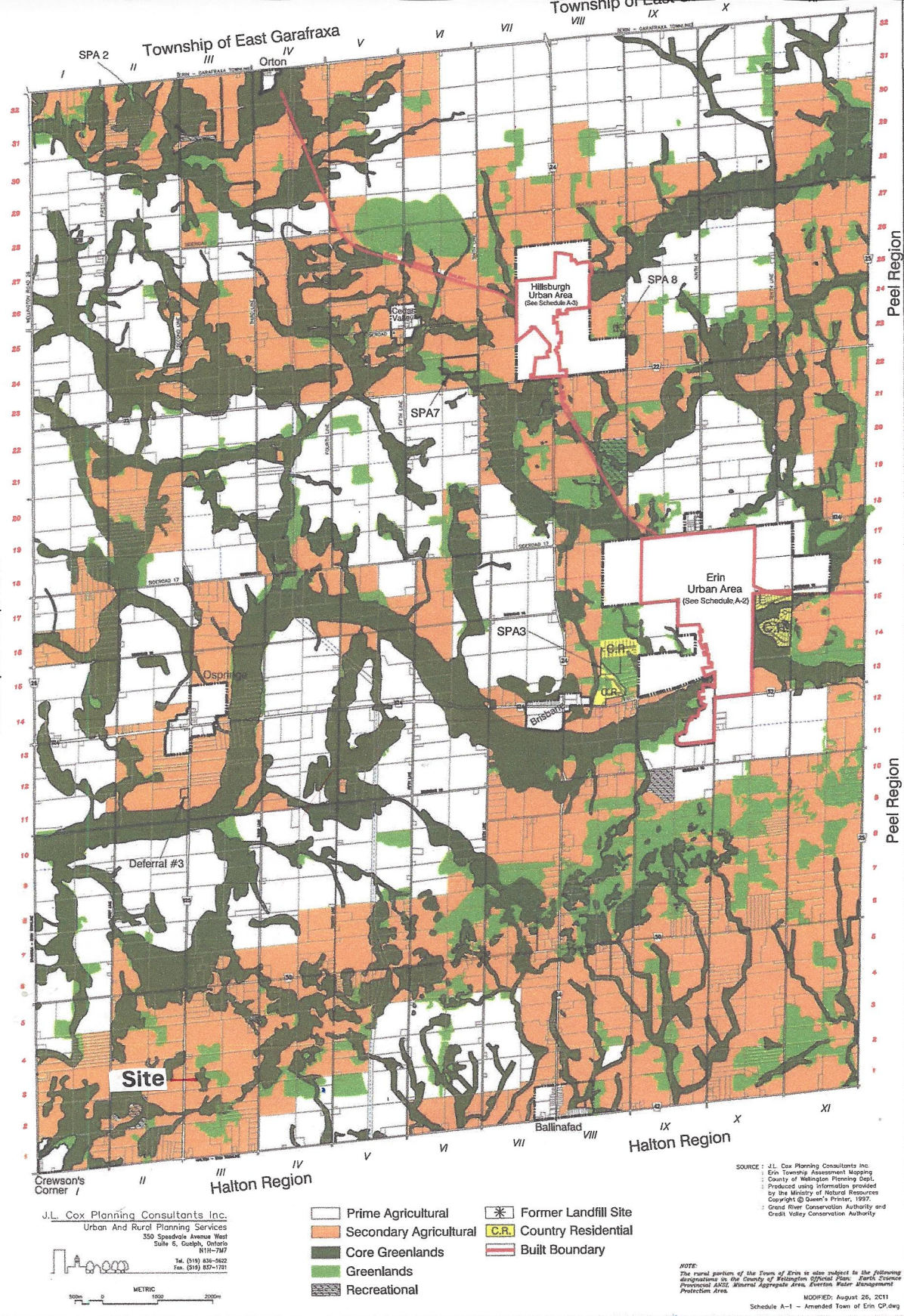


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 Sources:
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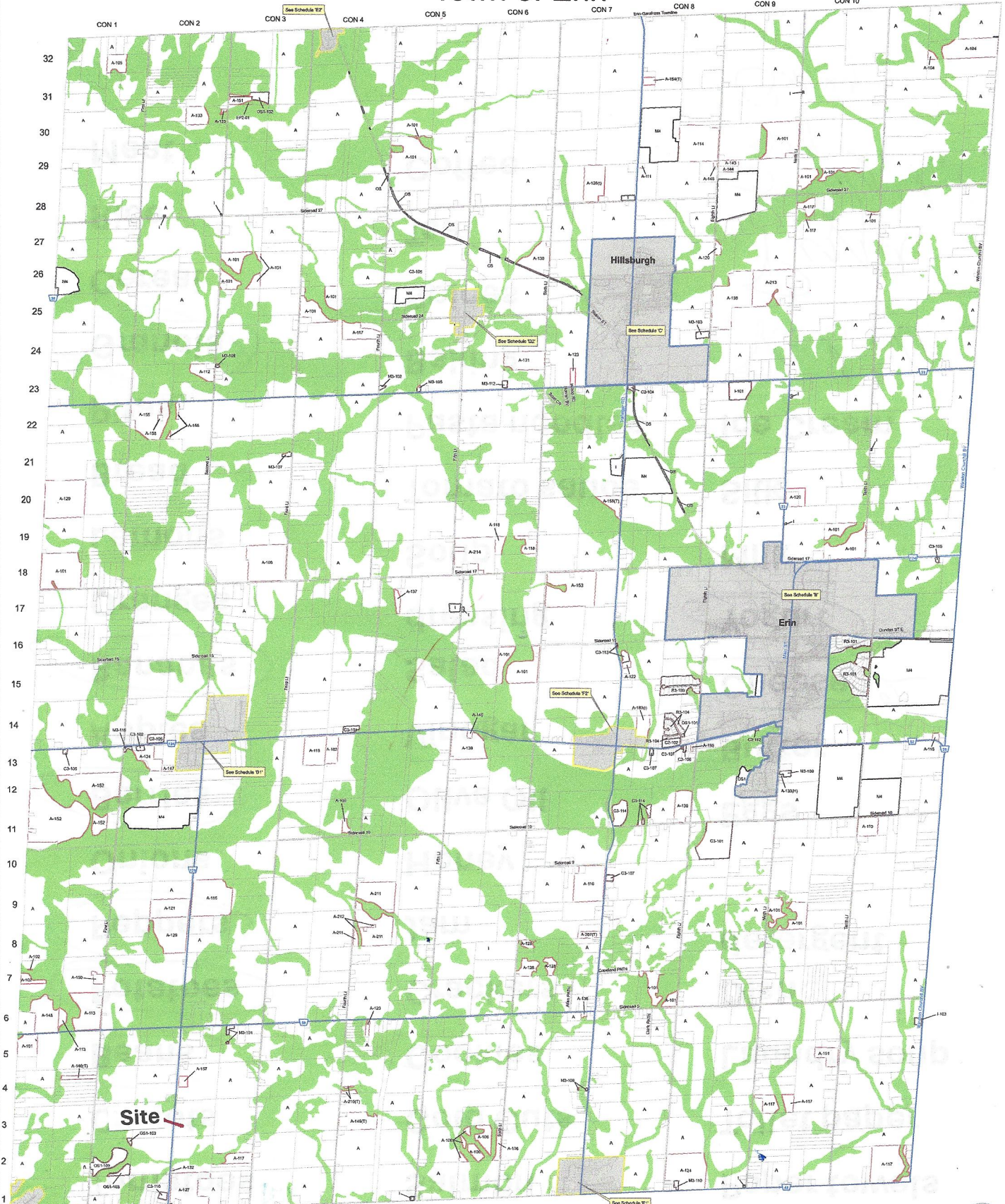
Appendix 6

Township of Guelph-Eramosa



Appendix 7

Town of Erin



Legend

- A Agricultural zone unless otherwise specified
- Site Specific Zoning Provision
- EP2

Schedule 'A' By-law No. 07-67

0 1 2 4
Kilometres

Updated: June 2023
Created By: County of Wellington Planning and Development Department
File: F:\GIS\Projects\Zoning\Municipal Zoning By-law Schedule
Erin\ZBL MAPS\Schedule A - Town of Erin.mxd
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Sources:
County of Wellington Planning and Development Department 2023.

File: F:\GIS\Projects\Zoning\Municipal Zoning By-law Schedule\Erin\ZBL MAPS\Schedule A - Town of Erin.mxd



4.2.2 Prime Agricultural Areas

Prime Agricultural Areas consist of primarily Class 1 to Class 3 soils under the Canada Land Inventory for Agriculture system.

The use of lands in the Prime Agricultural Area designation shall be guided by the policies of Section 6.4 of the County of Wellington Official Plan. The creation of new lots will be guided by Section 10.3 of the County Official Plan.

4.2.3 Secondary Agricultural Areas

Secondary Agricultural Areas consist of lands within the rural area which are determined to be non-prime farmland, generally consisting of Class 4 to 7 and Organic Canada Land Inventory for Agriculture ranked soils, but which can sustain certain agricultural activities.

It is intended that agriculture will continue to be the dominant use in areas designated Secondary Agricultural, Minimum Distance Separation (MDS) requirements will continue to apply. Where a development application is made an adjacent landowner may request that an MDS II calculation be made to consider his potential for expansion and to be considered as part of the review of the application.

The use of lands in the Secondary Agricultural Area designation shall be guided by the policies of Section 6.5 of the County of Wellington Official Plan. The creation of new lots will be guided by Section 10.4 of the County Official Plan.

4.3 Greenlands

4.3.1 Overview

The Core Greenlands designation as illustrated on Schedule A-1, A-2 and A-3 of the Plan apply to a variety of natural heritage resource features found in the Town. These features have varying levels of significance or sensitivity. The Greenland designation includes a Core Greenlands component where no development is permitted and a Greenlands portion where some development may occur subject to the preparation of an Environmental Impact Assessment satisfactory to the Town, the applicable Conservation Authority and other applicable agencies.

General policies applying to the natural heritage resources are found in Section 3.1 of this Plan. Greenlands policies will not limit the ability of agricultural uses to continue.

4.3.2 Core Greenlands Designation

a) Definition

SECTION 5 - REQUIREMENTS FOR AGRICULTURAL ZONES

No person shall use land or erect or use a building or structure in an Agricultural Zone in the Town of Erin except in accordance with the provisions contained herein.

5.1 Agricultural (A) Zone

Amended by
By-law 18-34
& 21-53

.1 Permitted Uses

- *agricultural uses*
- *single detached dwelling*
- *additional residential dwelling unit* in accordance with Section 4.1.1 and Section 4.1.2
- *B & B (Class 1 & 2)* in accordance with Section 4.3
- *home industry* in accordance with Section 4.17
- *home occupation* in accordance with Section 4.18
- *commercial nursery*
- *portable asphalt plant*
- *wayside pit or quarry*
- *uses accessory to any permitted use*
- *agriculture-related uses* in accordance with Section 5.1.3
- *on-farm diversified uses* in accordance with Section 5.1.4

.2 Lot Regulations

TABLE 4 - LOT REGULATIONS FOR THE A ZONE

LOT REQUIREMENTS	LOT AREA 10 HA. OR MORE	LOT AREA LESS THAN 10 HA.
Minimum Lot Area (1)	10.0 ha	0.4 ha
Minimum Lot Frontage (1)	120.0 m	30.0 m
Minimum Front Yard (2)	10.5 m	10.5 m
Minimum Rear Yard (2)	7.5 m	7.5 m
Minimum Interior Side Yard	3.0 m	3.0 m
Minimum Exterior Side Yard (2)	7.5 m	7.5 m
Maximum Lot Coverage	30%	30%
Maximum Height Main Building	11.0 m	11.0 m

clock towers, water tanks, elevator enclosures, flagpoles, radio, television or telecommunications transmitting or receiving antennae, ventilators, skylights, silos, wind turbines, windmills or chimneys.

4.16 Holding Provisions ("H" Suffix)

Where a zoning symbol shown on Schedules "A" through "E" has the suffix (H), this indicates that holding provisions have been applied in accordance with the provisions of the applicable Official Plan. Until such time as the suffix (H) has been removed from the zone symbol by a by-law passed under the authority of the Planning Act, and in accordance with the provisions of the Official Plan, only the following uses shall be permitted:

- i) those *uses* which legally existed as of the date of passing of this By-law;
- ii) *uses, buildings or structures accessory* to the foregoing

4.17 Home Industries

Where permitted, home industries are subject to the following regulations:

- .1 It is clearly secondary to the *main use* on the *lot*.
- .2 The *lot* shall have a minimum area of 2.5 ha.
- .3 There is no *outdoor storage* of materials, *shipping containers*, or finished products.
- .4 The total *floor area* of all *buildings or structures* or parts of *buildings or structures* used for a *home industry* shall not exceed 186.0 m². For the purposes of this section, total *floor area* shall mean all *storeys* including cellars.
- .5 No *building or structure* used for a *home industry* shall be located within 22.0 m of a *lot line* or 60.0 m of a residence on a separate *lot*.
- .6 A *home industry* may include such *uses* as a carpentry shop, a welding shop, a machine shop, a tool and equipment repair shop and a small engine shop but does not include automotive body repair shop, or *automotive sales establishment*, or *automotive service station* or a wrecking yard.
- .7 At no time may any *home industry* employ more than two *persons* who do not reside on the *lot* on which such *home industry* is conducted.
- .8 Any *home industry* shall provide a minimum of three off-street *parking spaces*.
- .9 The activity is in compliance with all other relevant regulations of this Zoning By-law.

4.18 Home Occupations

Where permitted, a *home occupation* may be conducted only in a *dwelling* unit provided

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NO. _____

Being a by-law to amend Comprehensive Zoning By-law 023/18, as amended,
with respect to 4395 Victoria Road South,

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Township of Puslinch considers it desirable to pass a zoning by-law to permit an Open Storage Area at 0.6ha of area at 4395 Victoria Road South,

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

1. That the lands shown on Schedule A attached are rezoned to permit an Open Storage Area in the area to be rezoned.

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

Mayor

Clerk

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

SCALE 1 : 1500
0 15 30 60 90 metres
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500

LEGEND:

IB	SURVEY MONUMENT FOUND
IB	.015 x .015 x 0.60 IRON BAR
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
SSIB	.025 X .025 X 0.60 SHORT STANDARD IRON BAR
N, E, S, W	NORTH, EAST, SOUTH, WEST
VH	VAN HARTEN SURVEYING INC.
P1	DEPOSITED PLAN 61R-22818
P2	DEPOSITED PLAN 61R-22261
P3	DEPOSITED PLAN 61R-21901

BEARING & DISTANCE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999612

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.
FOR THE PURPOSE OF DIRECTIONAL TIES, NORTH IS CONSIDERED TOP OF THE SHEET.

METRIC:

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 2025.

DATE: SEPTEMBER 29, 2025

COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-112163

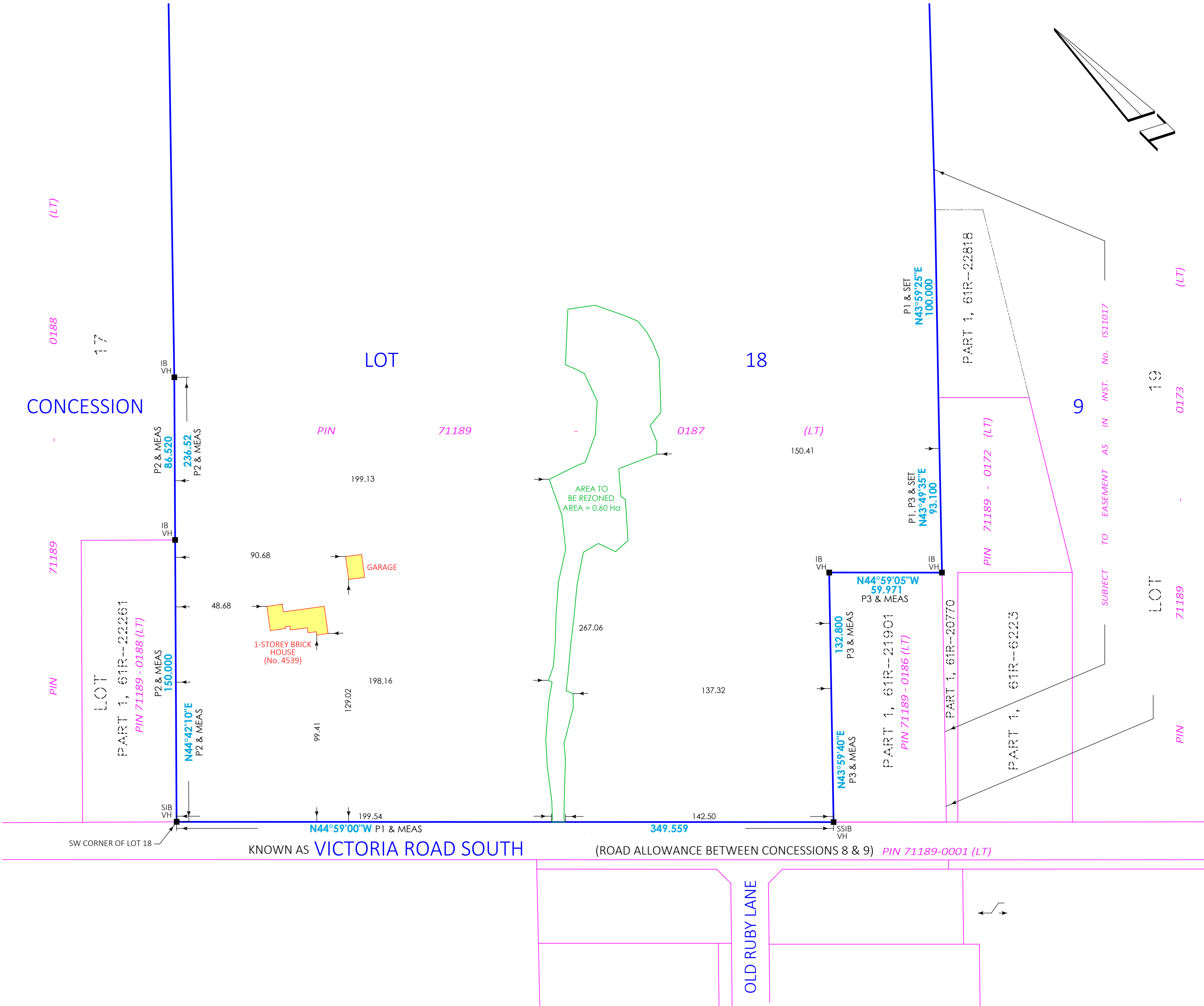


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www.vanharten.com info@vanharten.com

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**D14-MCC – 4539 Victoria Rd S – Zoning Bylaw Amendment – 1st Submission Comment
Summary**

Consultant	Comments
Ecology – NRSI	See attached letter
Source Water	See attached letter
GRCA	See attached letter
Township Bylaw Department	No Comments
Township Engineer – GEI	See attached letter
County Planning Department	Please find the County Planning comments below in reference to deeming the Zoning By-law Amendment application for 4539 Victoria Road South complete: It is acknowledged that the applicant has provided a Planning Justification Report and a Draft Zoning By-law Amendment. It is noted that, as part of the pre-consultation, a detailed Site Plan was requested by both the Township and the County. It is recommended that additional details be added to the Site Plan for the next submission, specifically the extent of the Greenlands System on the subject property and the associated setbacks between the proposed use and the Greenlands System. It is noted that within the submitted Planning Justification Report, reference is made to a property in the Town of Erin. It is recommended that these references be removed from the report. County Planning staff have no objection to the application being deemed complete. Detailed comments will be provided after the application has been deemed complete and circulated for formal review.
Township Fire Department	No comments

Township Public Works Department	No comments
Township Building Department	No comments
NPG	See attached letter
Hydrogeology	No comments



November 7, 2025

3378

Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Monika Farncombe
Planning and Corporate Services Coordinator

**RE: 4539 Victoria Road South, Township of Puslinch
Zoning By-law Amendment Application Review Comments**

As requested, we have reviewed the Zoning By-law Amendment (ZBA) Application ('Application') submitted to the Township of Puslinch by Riepma Consultants Inc. (Clare Riepma) on behalf of Stephanie McCrone for proposed recreational vehicle (RV) storage at 4539 Victoria Road South, Township of Puslinch, Ontario ('subject property'). Our comments are set out below.

Background

The subject property is located northeast of Victoria Road South and southeast of Maltby Road East in the Township of Puslinch, Ontario. It is understood that the applicant wishes to store RVs, portable sheds, and similar items within the central portion of their property, as illustrated in the Application. In May 2024, NRSI staff provided peer review comments (May 27, 2024) on a Pre-Consultation Request, at the request of the Township.

Reviewed Materials

In order to complete this review assignment, NRSI staff have reviewed the following materials:

- 4539 Victoria Road South, Puslinch, Planning Justification Report. Prepared by Riepma Consultants Inc. (October 2025);
- Plan of Survey of Part of Lot 18, Concession 9, Township of Puslinch, County of Wellington. Prepared by Van Harten Land Surveyors-Engineers (September 2025);
- Grand River Conservation Authority Regulation Mapping, Grand River Conservation Authority (2025);
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated April 2025);
- County of Wellington Official Plan. Corporation of the County of Wellington (last updated May 2025); and,
- Natural Heritage Information Centre (NHIC) Make a Natural Heritage Area Map Application (MNR 2025).

Comments on Reviewed Materials

- The subject property contains a portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) within the northeastern and southeast. A small (<0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (<0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property.
- Available air photography shows intermittent tree cover throughout the subject property and a more densely treed area within the north and northeast sections of the property. Based on this, it is anticipated that the property contains woodland that may be considered Significant under the County of Wellington Official Plan (last updated May 2025).
- As stated in our previous letter (NRSI 2024), available air photography appears to show recent disturbance (i.e., between 2021-2022 and 2022-2024) within the subject property, including what appears to be the development of a constructed access to the proposed RV storage area. It is unclear if this activity has been completed in compliance with the relevant municipal regulations. Clarification should be provided on this.
- Within the Pre-Consultation Request response (NRSI 2024), NRSI staff recommended a concept plan be prepared. It is recommended that an ecologist or similar qualified biologist be retained to confirm the presence or absence of woodland within the property, or other natural heritage features adjacent to the storage area. If woodland presence is confirmed, it is recommended that the dripline be delineated where it exists on the subject property and the concept plan identify natural heritage features/constraints in relation to the proposed storage area.
- Should the area proposed for RV storage exist within or directly adjacent (as per County of Wellington Official Plan standards) to regulated natural heritage features or the GRCA's regulation area, the completion of an Environmental Impact Study (EIS) may be required to assess potential impacts that the proposed storage activity may have on the existing natural heritage features on and adjacent to the subject property.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, M.F.C., R.P.F.
Terrestrial Biologist and Registered Professional Forester



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist



11/03/2025

Memorandum

To: Monika Farncombe - Planning and Corporate Services Coordinator, Township of Puslinch

From: Keira Martinson - Source Protection Coordinator, Wellington Source Water Protection

Reviewed By: Kyle Davis - Risk Management Official, Township of Puslinch

**RE: 4539 Victoria Rd S, Township of Puslinch
Zoning By-Law Amendment**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. This property is located within a vulnerable area and our review was completed to ensure the activities at this property meet the requirements of relevant Source Protection Plan and County of Wellington Official Plan policies.

Clean Water Act Section 59 Notice & Risk Management Plan:

A Section 59 Notice and Risk Management Plan are not required for this proposal. If the nature of the development changes, Notices may apply and Risk Management Plan may be required.

Land Use Planning:

WSWP recommends the following conditions be added to the Zoning By-Law Amendment:

1. The submission of a fuel spill plan, which outlines what actions would be taken to contain and mitigate fuel if it were to spill from any of the vehicles stored on site.

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,



Nov 3, 2025

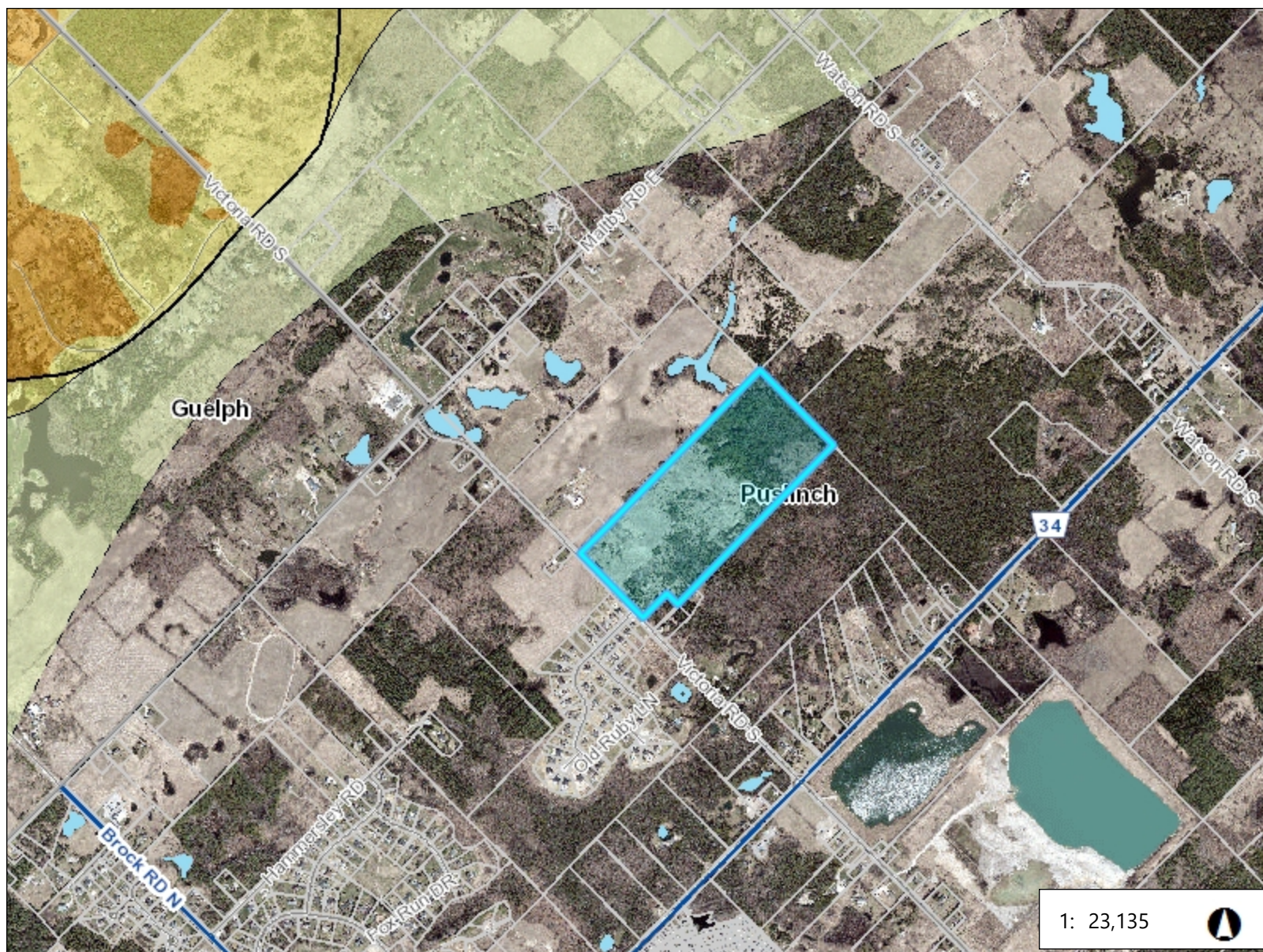
Keira Martinson
Source Protection Coordinator
519-846-9691 ext 283
kmartinson@centrewellington.ca



Nov 3, 2025

Kyle Davis
Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachments: Vulnerable Area Maps

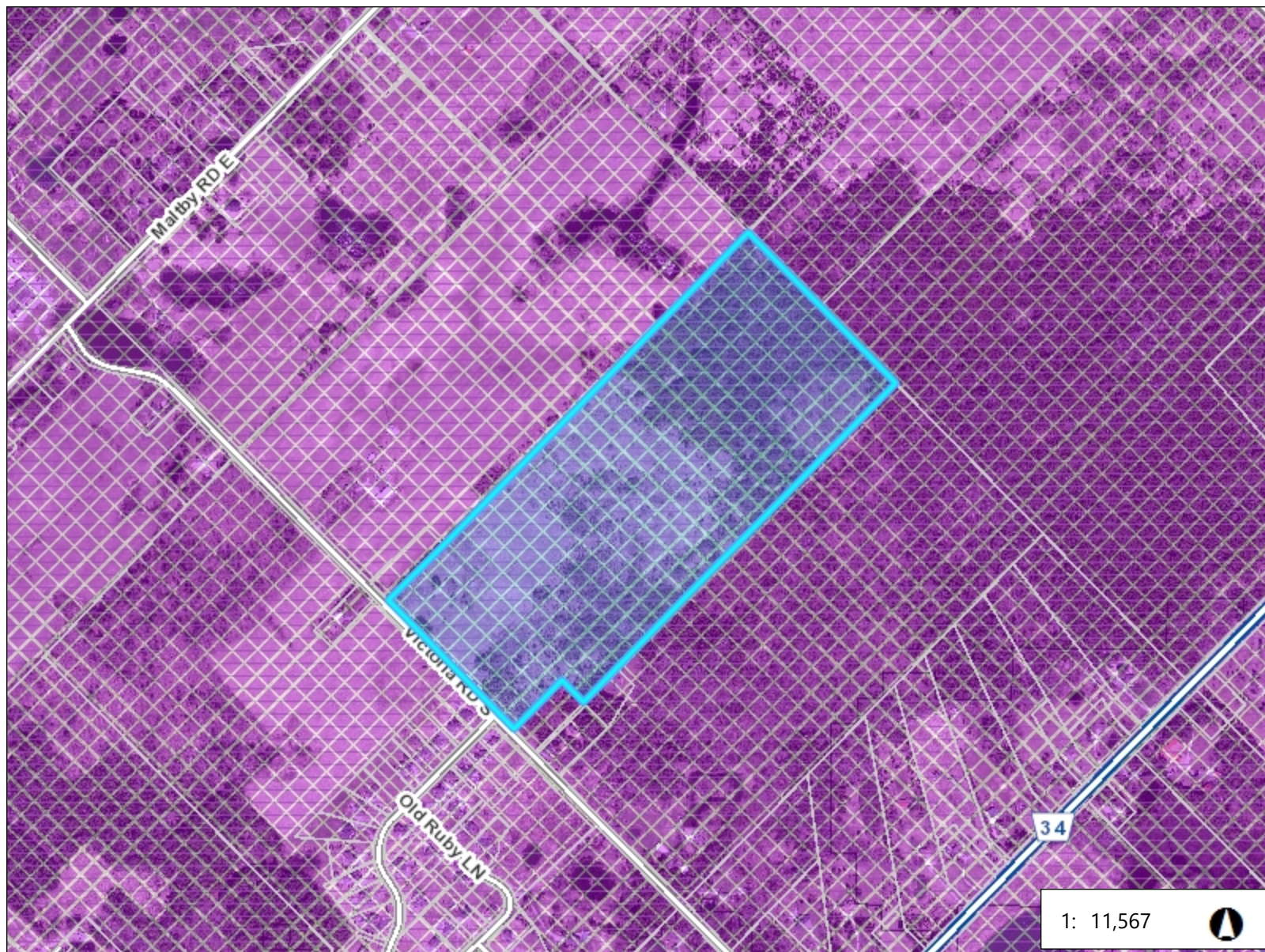


Legend

- Parcels
- Roads - Small Scale
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Municipalities
- Well Locations
 - Existing
 - Proposed
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA

1.2 0 0.59 1.2 Kilometers

Notes



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- WHPA Q1_Q2_Boundary
- WHPA Q1_Q2
 - Approved
 - Draft
- HVA
- SGRA
- RoadsLookup

0.6 0 0.29 0.6 Kilometers

Notes



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

October 31, 2025

Via email

D14-MCC

Monika Farncombe
Development and Legislative Coordinator
7404 Wellington Road 34
Township of Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Complete Application Review
D14-MCC
4539 Victoria Road South, Puslinch

Grand River Conservation Authority (GRCA) staff has reviewed the materials submitted in support of Zoning By-law Amendment application D14-MCC located at 4538 Victoria Road South, within the Township of Puslinch. The Zoning By-law Amendment proposes to re-zone a 0.6 ha portion of the property to outdoor storage for recreational vehicles, portable sheds, and similar uses.

Information currently available at this office indicates that the subject land contains wetlands and slope erosion hazards. Due to the presence of these features and their associated regulated allowances, portions of the subject land are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). A copy of GRCA's resource mapping is attached.

Any future development activity within the GRCA regulated area will require the prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

Recommendation

GRCA staff recommend that the site plan is updated to include the wetland features and the extent of the GRCA's regulated area. All development should be located outside of the regulated area. This information may be downloaded from our website:

<https://data.grandriver.ca/downloads-geospatial.html>.

Consistent with GRCA's 2024 approved fee schedule, this application will be considered a minor zoning by-law amendment. Upon receipt of a formal application, the applicant will be invoiced in the amount of \$465 for the GRCA's review of the application.

Should you have any questions, please contact Brandon Henderson at Bhenderson@grandriver.ca or 519-621-2763 ext. 2327.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Supervisor of Resource Planning and Regulation Services
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

October 21, 2025

GEI Project No. 2402588 – 123006-021

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-MCC

Monika Farncombe
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Re: ZBA 1st Submission
4539 Victoria Road South
Puslinch, ON

Dear Ms. Farncombe:

Following our review of first submission documents for Zoning By-Law Amendment application received on October 21, 2025, we are providing comments in support of the proposed development on the subject lands located at 4539 Victoria Road South in the Township of Puslinch.

It is our understanding that the proposed development does not include any grading, tree removal or site disturbance. Rezoning is required to permit outdoor storage.

A pre-consultation meeting was held on June 20, 2024.

1. Documents Received

The following documents were received and reviewed as part of this submission:

- Draft Zoning By-law Amendment.
- Plan of Survey, prepared by Van Harten, dated September 29, 2025.

We defer detailed review of the following documents to Township staff and other consultants:

- Planning Justification Report, prepared by Riepma Consultants, dated October 2025.

2. Additional Documents Required

From an engineering perspective, the documents requested as part of the pre-consultation to support the future zoning bylaw amendment application have been provided. The zoning bylaw amendment application can therefore be considered complete from an engineering perspective.

3. Technical Comments

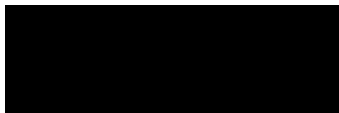
We note that as part of the pre-consultation (our letter dated May 28, 2024), a Site Plan was requested. While the Plan of Survey provided as part of this submission does show some of required details of a Site Plan, additional information should be added to the plan for the next submission, including:

- GRCA regulation limits. The GRCA's pre-consultation letter (dated May 28, 2024) notes that access/egress to the storage area shall be located outside the regulated areas.
- Well and septic system for the existing residence.
- All driveways, walkways and parking areas.
- Any fencing, lighting or signs.
- Outdoor storage areas and suitable fire route.

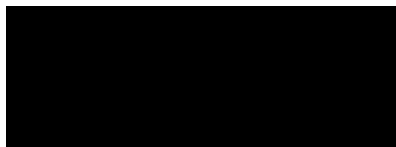
If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



Parth Lad, E.I.T.
Technical Specialist



November 5, 2025

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
4539 Victoria Road South
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment application to permit an existing outdoor storage area of 0.6 hectares for recreational vehicles, portable sheds and other items on lands municipally known as 4539 Victoria Road South (Subject Lands). The Subject Lands currently contain a single detached dwelling, a detached garage and the existing outdoor storage area. In addition, a portion of the lands are presently used for agricultural purposes. The Subject Lands have a frontage of 349.6 meters along Victoria Road South and are 49.7 hectares in size. Surrounding uses consist of natural features to the east, natural features and residential uses to the south, residential uses to the west and agricultural uses to the north.

A large portion of the Subject Lands is located within the Grand River Conservation Authority (GRCA) regulation limit. In detail, a large portion of the rear yard contains wetlands (including provincially significant wetlands), woodlands, a regulated watercourse and associated floodplains. In addition, there appears to be a wetland located in the southwest corner of the Subject Lands (which is also within the GRCA regulation limit) near the proposed outdoor storage use.

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

- Draft Zoning By-law Amendment;
- Plan of Survey of the Subject Lands prepared by Van Harten Surveying Inc., dated September 29, 2025; and
- Planning Justification Report prepared by Riepma Consultants Inc., dated October 2025.



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

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

1. Determination of Completeness:

- a) We have no issues with the Township deeming the Zoning By-law Amendment Application complete from a planning's perspective, provided that there is no objection from other commenting parties.

2. Additional Requirements

- a) From a planning perspective, the following materials are required in the subsequent submission for our comprehensive review of the application:
 - i. An updated Site Plan including the information outlined below;
 - ii. Legal Description including Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments); and
 - iii. An updated Planning Justification Report (PJR) with the matters outlined below addressed.

3. Technical Comments:

- a) We note that the Applicant submitted a plan of survey, prepared by Van Harten Surveying Inc., in lieu of a conceptual site plan. This plan should be updated to include the following information:
 - i. The entire extent of the Subject Lands and existing land uses of adjacent properties;
 - ii. The extent of the NE zone and the minimum setback between the proposed outdoor storage area and the NE zone. Subject to the setback, we may provide further comments;
 - iii. The surface of the outdoor storage area;
 - iv. The extent of the current agricultural operations on the lands;
 - v. All existing and proposed driveways;
 - vi. The location and size of the farm stand;
 - vii. A zoning matrix to demonstrate the proposal's compliance with the Puslinch Zoning By-law's applicable regulations, including regulations of the parent zone and General Provisions. In particular, Section 4.22, including requirements for outdoor storage areas, needs to be addressed in the zoning matrix.
- b) It appears that the 0.6 hectares of lands identified as outdoor storage area include an access off Victoria Road South. If the access is only to connect the outdoor storage area and Victoria Road South, it may not have to be included in the

calculation of the outdoor storage area. Please update the Site Plan to show the extent of lands proposed for the outdoor storage use which should include areas dedicated to store the proposed items as well as maneuvering aisles and driveways needed for the circulation within the outdoor storage area. Please also identify the minimum setbacks from the outdoor storage use to all property lines.

c) With respect to the Planning Justification Report, we offer the following commentary:

- i. We note that Appendices 5-7 seem to reference to a different property in the Town of Erin instead of the Subject Lands. Section 7.4 of the report identifies the Subject Lands' zoning as Agricultural, Natural Environment and Rural Environmental Protection. The Subject Lands are zoned Agricultural (A) and Natural Environment (NE) with an Environmental Protection Overlay under the Puslinch Zoning By-law. Please revise this report, particularly if any of the planning opinions change as a result.
- ii. This report mentions a portion of the open area of the property is subject to a fill permit to create additional land for agricultural use. Please confirm if a Site Alteration permit has been obtained or is intended to be applied. Please confirm if this means there is additional land identified for agricultural operations in the future. If so, please identify them on the Site Plan.
- iii. Should the zoning matrix identify any non-compliances with the Puslinch Zoning By-law, this report should provide justifications for any site-specific zoning amendment required to facilitate the proposed use.
- iv. As mentioned, the proposed use is on adjacent lands as per Policy 5.6.3 of the County Official Plan. We defer to the Township's ecologist and the GRCA to determine whether an Environmental Impact Statement is required and whether the relevant environmental policies under the County Official Plan have been met.
- v. As mentioned, the proposed use needs to demonstrate conformity with the County of Wellington Official Plan, specifically section 6.5.5. Although this report includes discussion of this section, more analysis is required to justify the proposed use in the Secondary Agricultural Areas. Specifically, please discuss the following in the revised report:
 - Please elaborate on the need for the proposed use to be in a non-urban location, specifically from a market requirements, land requirements and compatibility issues' perspectives;
 - In lieu of an Agricultural Impact Assessment, please elaborate on the nature of the current agricultural operation on the property and discuss how the proposed use does not hinder or preclude the potential for agriculture on the Subject Lands and in the immediate surrounding areas; and
 - Furthermore, the applicant should provide comparable examples of other outdoor storage areas in comparable municipalities to justify the scale of

the outdoor storage area in accordance with Policy 6.5.5 e) of the County of Wellington Official Plan.

- d) As we do not have all the necessary information, we are not able to conduct a comprehensive review of the proposal against the Puslinch Zoning By-law. However, we want to highlight the following:
- i. It is mentioned that the outdoor storage area will be used to store recreational vehicles, portable sheds and similar items. Please provide a list of all the items that are proposed to be stored in this area. Section 4.22 of the Puslinch Zoning By-law prohibits the storage of certain items in outdoor storage areas. If shipping containers are proposed to be stored within this area, Section 4.24 of the Puslinch Zoning By-law will apply.
 - ii. Please provide the maximum number of recreational vehicles, portable sheds and other items that are proposed to be stored in the outdoor storage area.
 - iii. Please confirm if any recreational vehicles will be sold from the Subject Lands;
 - iv. Please confirm if the outdoor storage area will be seasonal or year-round storage;
 - v. Please confirm how many people will be employed by the use;
 - vi. Please confirm if the farm stand fits the definition of “farm products sale outlet”, a permitted use under the Agricultural Zone (A) and whether the farm stand is permanently attached or fixed to the ground or other structures.
 - vii. Section 4.22 iii. of the Puslinch Zoning By-law requires the outdoor storage area to not exceed the lesser of 25% of the total lot area and the total ground floor area of the principal building on the lot. The Applicant should provide the total lot area and the total ground floor area of the dwelling to verify zoning compliance.
 - viii. Section 4.22 iv. of the Puslinch Zoning By-law states outdoor storage areas shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township. Please identify if any of such measures are proposed. At the minimum, some form of physical demarcation of the outdoor storage area would be supported so as to encroach into the agricultural areas in the future.
- e) We have reviewed the Draft Zoning By-law and have the following comments:
- i. Please provide Schedule A to the draft Zoning By-law;
 - ii. Please identify what the lands are proposed to be rezoned into, for example an Agricultural Site-Specific Zone (A(spXX)); and
 - iii. The draft Zoning By-law should also include any site-specific provisions

required to address non-compliances from the Puslinch Zoning By-law.

- f) If the Zoning By-law Amendment application is recommended for approval, we anticipate a holding provision would be proposed, requiring the outdoor storage use to receive Site Plan Approval and a Site Plan Agreement is registered on title.
- g) Please confirm if there is any existing or proposed exterior lighting in the outdoor storage area. Section 4.15 of the Township Zoning By-law provides regulations related to exterior lighting. If outdoor lighting is proposed as part of the proposed development, a Photometric Plan will be required at the site plan stage.
- h) Cash-in-lieu of parkland may be required in accordance with Section 42(1) of the *Planning Act*. Development charges may be required in accordance with the Township's Development Charges By-law No. 053-2024.
- i) The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements:
https://puslinch.ca/wpcontent/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards:
https://puslinch.ca/wpcontent/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September2019.pdf

Sincerely,



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

4539 Victoria Road South Puslinch

Planning Justification Report

October 2025

Updated January 2026



1.0 Introduction

Riepma Consultants Inc. was retained to provide this report with respect a rezoning at 4539 Victoria Road South in the Township of Puslinch.

2.0 Background

A pre-consultation meeting with respect to the application was held on June 20, 2024.

3.0 Location

The subject property is located on the east side of Victoria Road South approximately 1000 meters north of Wellington Road 34. See location Plan Appendix 1.

4.0 Site Description

The subject property is rectangular and has an area of 49.7 hectares (98 acres) with a frontage on Victoria Road South of 349.6 meters (1,150 ft.). The property is approximately 1,130 metres (3,700 ft.) deep. The front portion of the property contains a residence and is currently used for agricultural purposes. The southern and rear portion of the property contains a forested area. A portion of the open area of the property is subject to a fill permit. Fill is being imported to the site to create additional land for agricultural use. The topography of the site is flat to gently rolling. A produce stand is located near the road in the area where the outdoor storage area is proposed. See Appendix 2 for the site survey.

5.0 Surrounding Land Uses

The lands to the north are used for agricultural purposes. The lands to the south are generally tree covered with interspersed residential uses. An estate residential subdivision is located on the west side of Victoria Road South. Agricultural lands are located directly across from the site. See also Appendix 3.

6.0 Proposal

The application being made seeks a rezoning to recognize the outside storage that has occurred in a small area (0.6 ha) of the property in the southern portion of the property. The site is to be used for the storage of recreational vehicles, portable sheds and similar items and has been used for this purpose for several years. No grading, tree removal or any site disturbance is required and no buildings are to be constructed. See the survey plan in Appendix 2.

7.0 Planning Considerations

7.1 Provincial Policy Statement 2024

The PPS is a broad policy statement regarding matters of provincial importance.

The PPS defines Rural Lands as:

Rural lands: means lands which are located outside settlement areas and which are outside prime agricultural areas.

The subject lands are Rural Lands as defined in the PPS.

Policy 2.5.3 Rural Areas in Municipalities states:

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

Further in Policy 2.6 the PPS states:

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

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses.*

2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

While the PPS directs most development to areas within settlement boundaries, the policy anticipates that other rural land uses can be accommodated in the rural area subject to appropriate servicing requirements. Municipalities are to support a diversified rural economy by directing uses not related to agriculture to locations where their impact will be minimized.

The requested rezoning is consistent with the Provincial Policy Statement as the use does not impact the continued agricultural productivity of the property, does not impact the nature woodland on the site and does not require any services.

7.2 Greenbelt Plan

The subject property is not within the Greenbelt Plan.

7.3 County of Wellington Official Plan

The subject property is designated Secondary Agricultural with the wooded areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan. See Appendix 4.

Section 6.5.2 of the Official plan lists the following permitted uses:

- *All uses permitted in prime agricultural areas*
- *Small Scale commercial, industrial and institutional uses*
- *Public service facilities*

Section 6.5.5 outlines the criteria applicable to commercial uses in the secondary agricultural area:

Small scale commercial uses may be permitted provided that:

- o Appropriate sewage and water systems can be established;*
- o The proposed use is compatible with surrounding uses;*
- o The use **requires a non-urban location** due to:*
 - *Market requirements;*
 - *Land requirements;*
 - *Compatibility issues.*
- o The use will not hinder or preclude the potential for agriculture or mineral aggregate operations.*
- o The use will be **small scale** and take place on one lot.*

The application conforms to the policies of the County Official Plan as:

1. The use is small in scale only using 0.6 ha of a 49.7 ha property.
2. No sewage or water systems are required or proposed.
3. The use is compatible with the surrounding area. The driveway and entrance already exist, it is entirely surrounded by vegetation and is not visible from any surrounding use. It is some 140 meters from the nearest lot line and does not generate any noise, dust or light that might affect neighbours. No change of grade is required.
4. Many outside storage areas of this type are located in non-urban locations. Other outdoor storage areas in the vicinity are 1873 Townline Road, 4397 Victoria Road S, and 4458 Victoria Rd S. The proposed site is much smaller than the other outside storage areas in the vicinity.
5. The proposed use has existed for a number of years and has had no negative impact on the nearby agricultural use nor will it preclude or hinder the expansion of agricultural operations in the future. The front portion of the farm is actively used for agricultural purposes. The large treed areas of the property continue in their natural state. The open heavily rolling area in the central portion of the property is being filled to increase the arable land on the site and increase agricultural activity on the lot. The proposed storage area will have no impact on agricultural operations.
6. The use occurs on part of the existing farm lot and the proposed bylaw ensures it will remain at a small scale.

7.4 Township of Puslinch Zoning Bylaw

The subject property is zoned Agricultural, Natural Environment and Rural Environmental Protection in the Township's zoning bylaw. See appendix 5. The area where the outside storage zoning is requested is within the Agricultural A zone. The Agricultural zoning permits a variety of agricultural, agricultural related and on-farm diversified uses. It does not specifically permit outdoor storage uses. As a result this rezoning is required.

7.6 Grand River Conservation Authority

While part of the farm property is included in the regulation limit of the GRCA, the area where the proposed storage is located is not within the regulated area. See Appendix 6.

8.0 Planning Analysis

The County Official Plan is consistent with the Provincial Policy Statement, as it permits the introduction of small scale industrial uses within the rural area. Section 6.5.5 of the Wellington Official Plan addresses new commercial uses in the rural area:

- As the site is to be used only as an outdoor storage area there will be no need for any water or sanitary servicing
- The adjacent lands are largely forested or are in a relatively low state of agricultural production. The storage area is also not visible from Victoria Road South. As a result, there will be no negative impact of this proposal on the adjoining properties.
- The use is well suited to a Rural area as there will be no construction of buildings and no regrading or tree removal.
- The proposed use will not interfere with the continued agricultural use of the property.
- The use is small in scale and limited to 0.6ha. of the entire site.
- The site is not within the regulated area of the GRCA. As a result no impact on the natural environment will occur.

In summary, the application fulfills the requirements of the County of Wellington Official Plan and is in conformity with its policies.

While permitted in the Official Plan, the Township of Puslinch zoning bylaw does not permit a small scale commercial use in the Rural area. As a result, the approval of this application is required. The proposal meets all of the lot and setback requirements set out in the Agricultural A zone.

8.0 Conclusions

The application for a rezoning should be approved because:

- The proposed small scale use is consistent with the Provincial Policy Statement.
- The proposal is in conformity with the County of Wellington Official Plan.
- The proposal will have no negative impact on the existing agricultural uses in the vicinity.
- The proposal is not included within the regulated area of the GRCA and no negative environmental impacts are expected.

Respectfully submitted

Riepma Consultants Inc.

Clare Riepma P.Eng., R.P.P., MES, MCIP

President

Appendices

Appendix 1 Location Plan

Appendix 2 Existing survey

Appendix 3 Surrounding area

Appendix 4 County of Wellington Official Plan Land Use Schedule

Appendix 5 Township of Puslinch Zoning bylaw

Appendix 6 GRCA Regulated Area Map

Appendix 1



4995 Wellington 125

Google Earth

Image © 2025 Airbus

Hwy 125

Hwy 25

3 Line

Fourth Line

2 km

N

25

7

Hwy 7

Appendix 2

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

SCALE 1 : 1500
0 15 30 60 90 metres
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500

LEGEND:

IB	SURVEY MONUMENT FOUND
IB	.015 x .015 x 0.60 IRON BAR
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
SSIB	.025 X .025 X 0.60 SHORT STANDARD IRON BAR
N, E, S, W	NORTH, EAST, SOUTH, WEST
VH	VAN HARTEN SURVEYING INC.
P1	DEPOSITED PLAN 61R-22818
P2	DEPOSITED PLAN 61R-22261
P3	DEPOSITED PLAN 61R-21901

BEARING & DISTANCE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999612

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.
FOR THE PURPOSE OF DIRECTIONAL TIES, NORTH IS CONSIDERED TOP OF THE SHEET.

METRIC:

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 2025.

DATE: SEPTEMBER 29, 2025

COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-112163

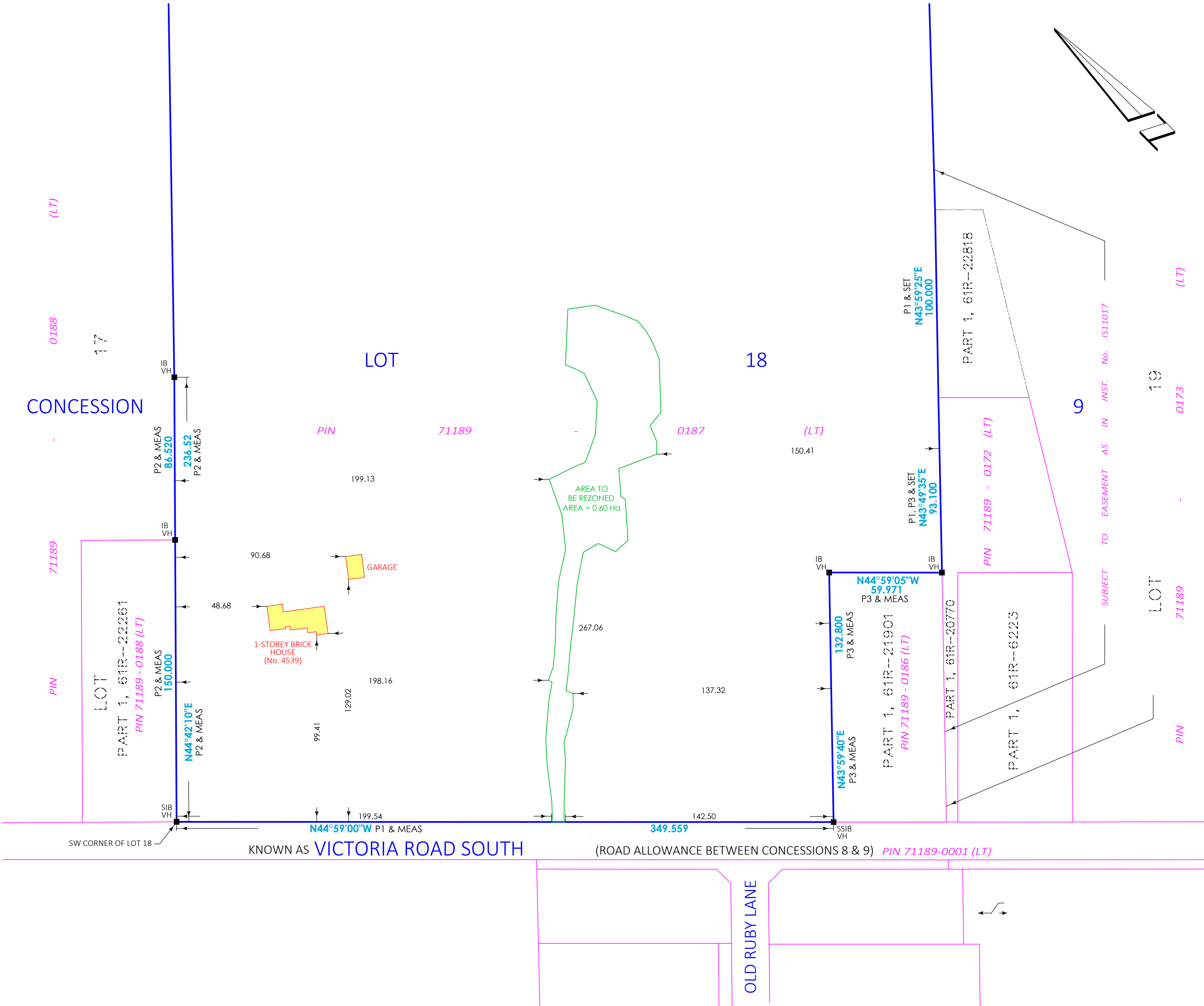


Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: PJ	CHECKED BY: CJV	PROJECT No. 33589-24
Sep 29, 2025-12:03:31 PM		
G:\PUSLINCH\CON9\LOT 18\ACAD\Pos LT18 CON9 (33589-24) (UTM2010).dwg		

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Appendix 3



Google Earth

Imagery © 2025 Airbus

25

4995 Wellington 125

300 m

N

Appendix 4



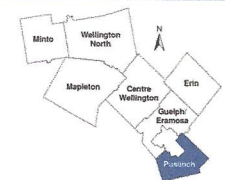
County Growth Structure PUSLINCH

Rural System

- Secondary Urban Centre
- Employment Area
- Hamlet
- Rural Employment Area
- Regionally Significant Economic Development Study Area

Other

- Greenbelt Area
- T Greenbelt Town/Village
- Waterbody/Watercourse



Produced by: County of Wellington Planning & Development Department

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

Last Revised: May 2025

0 1 2 4 km

Appendix 5

Township of Puslinch

Zoning By-Law No. 023-18

Schedule 'A'



Legend

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

Zone Descriptions

- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Rural Residential
- RUR Urban Residential
- UR Urban Residential
- f- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone

This is not survey data.

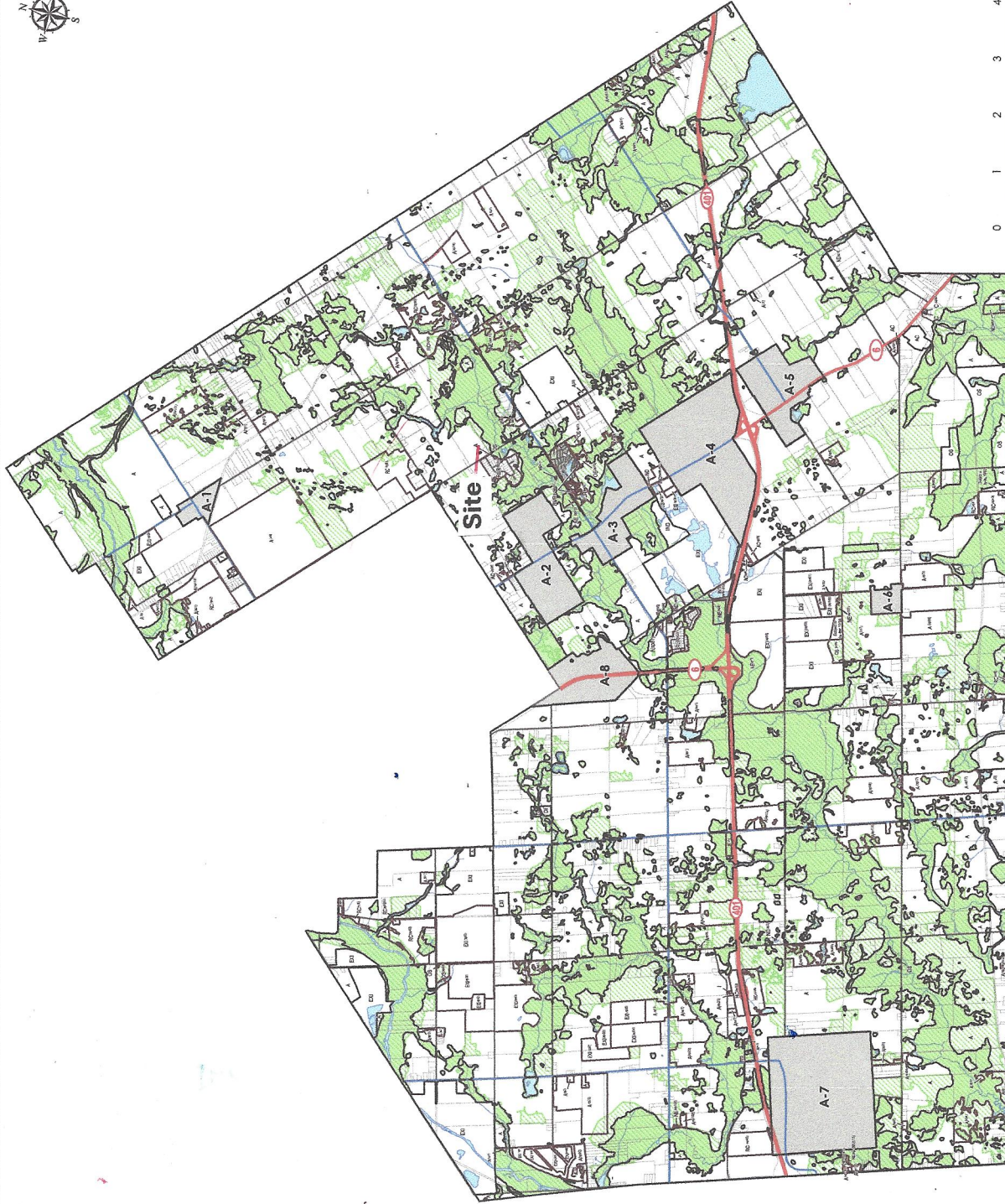
Parcels - Wellington County 2023.

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Updated: April 14, 2023.

Date printed: April 17, 2023

Sources: Wellington Planning Department, Ministry of Natural Resources
Grand River Conservation Authority, Hamilton Region Conservation
Authority, and Conservation Halton.



11.0 AGRICULTURAL ZONE

11.1 LIST OF APPLICABLE ZONES

Agricultural Zone A

11.2 PERMITTED USES

Uses permitted in an Agricultural **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 11.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use- specific special provisions apply, which are listed below Tables 11.1.

Table 11.1 Agricultural **Zone** Permitted Uses

USE	A
Additional Residential Unit (Attached and Detached)	✓
Agricultural use	✓
Agriculture-related uses	✓ (2)
Animal clinic, agricultural	✓
Bed and breakfast	✓
Community garden	✓
Conservation use	✓
Daycare centre	✓
Dwelling, single detached	✓
Group home	✓
Farm related business	✓ (3)
Farm greenhouse	✓
Farm products sales outlet	✓

USE	A
Farmer's market	✓
Home business	✓
Home industry	✓
Institutional use (1)	✓
Private home day care	✓

Use-Specific Special Provisions:

- (1) Permitted only where the use legally existed on the effective date of this By-law.
- (2) **Agriculture-related uses** shall be subject to the Commercial **Zone** Standards established for the AC **Zone**, provided in Section 8.3 of this By-law.
- (3) **Farm related businesses** shall be subject to the use-specific special provisions in Section 11.5 of this By-law.

11.3 ZONE REQUIREMENTS

No person shall, within any Agricultural **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 11.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 11.2.

Table 11.2 Agricultural **Zone** Standards

STANDARD	A
Minimum Required Lot Area	4.0 ha
Minimum Required Lot Frontage	120 m
Minimum Required Front Yard	10 m
Minimum Required Interior Side Yard	3 m
Minimum Required Exterior Side Yard	6 m
Minimum Required Rear Yard	7.5 m
Maximum Permitted Lot Coverage	30%

Appendix 6



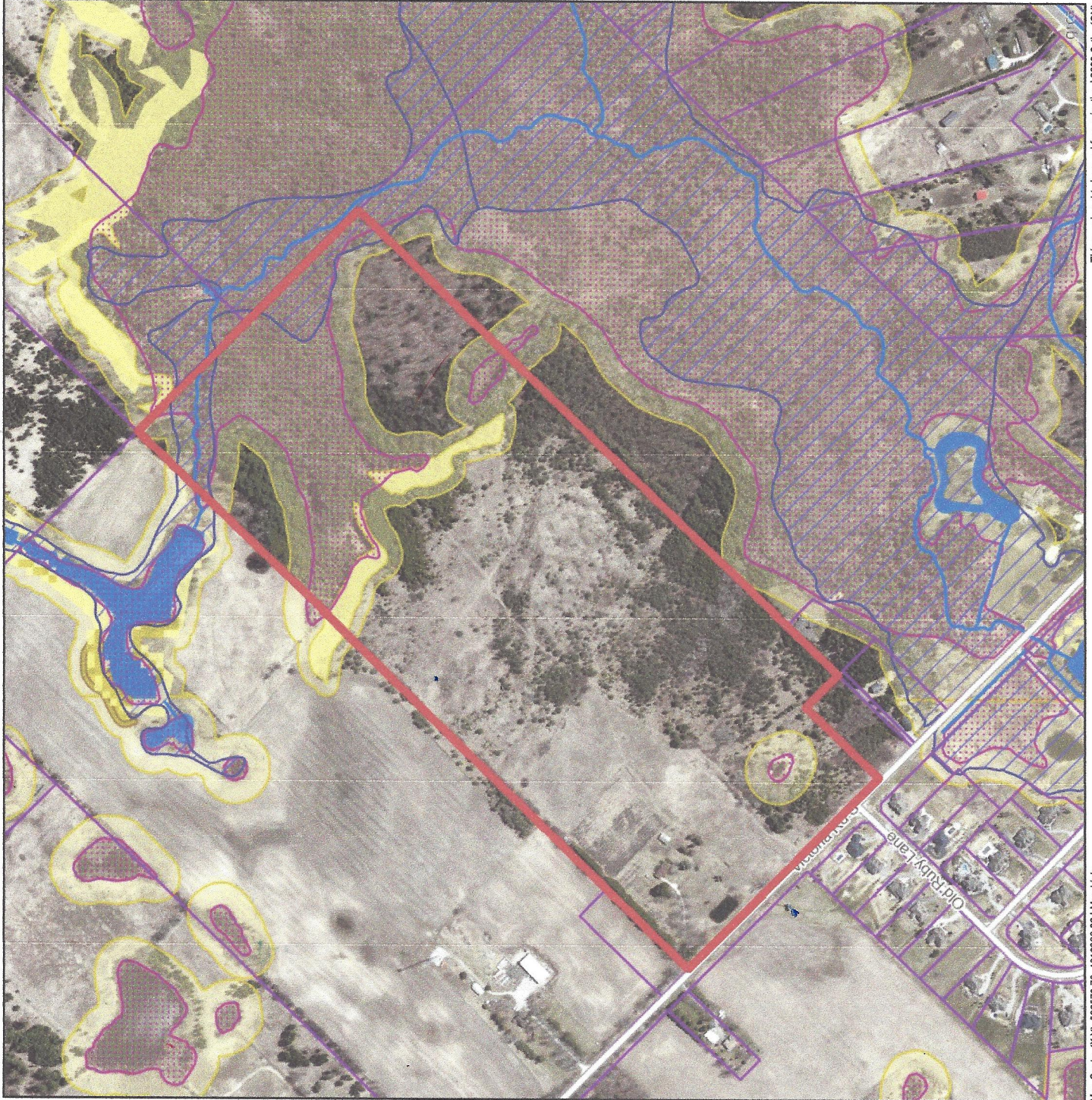
Grand River Conservation Authority

Date: May 21, 2024
Author: VW

4539 Victoria Road South, Puslinch

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNR)
- PREGS Violation (GRCA)
- Conservation Area Boundary (GRCA)



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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

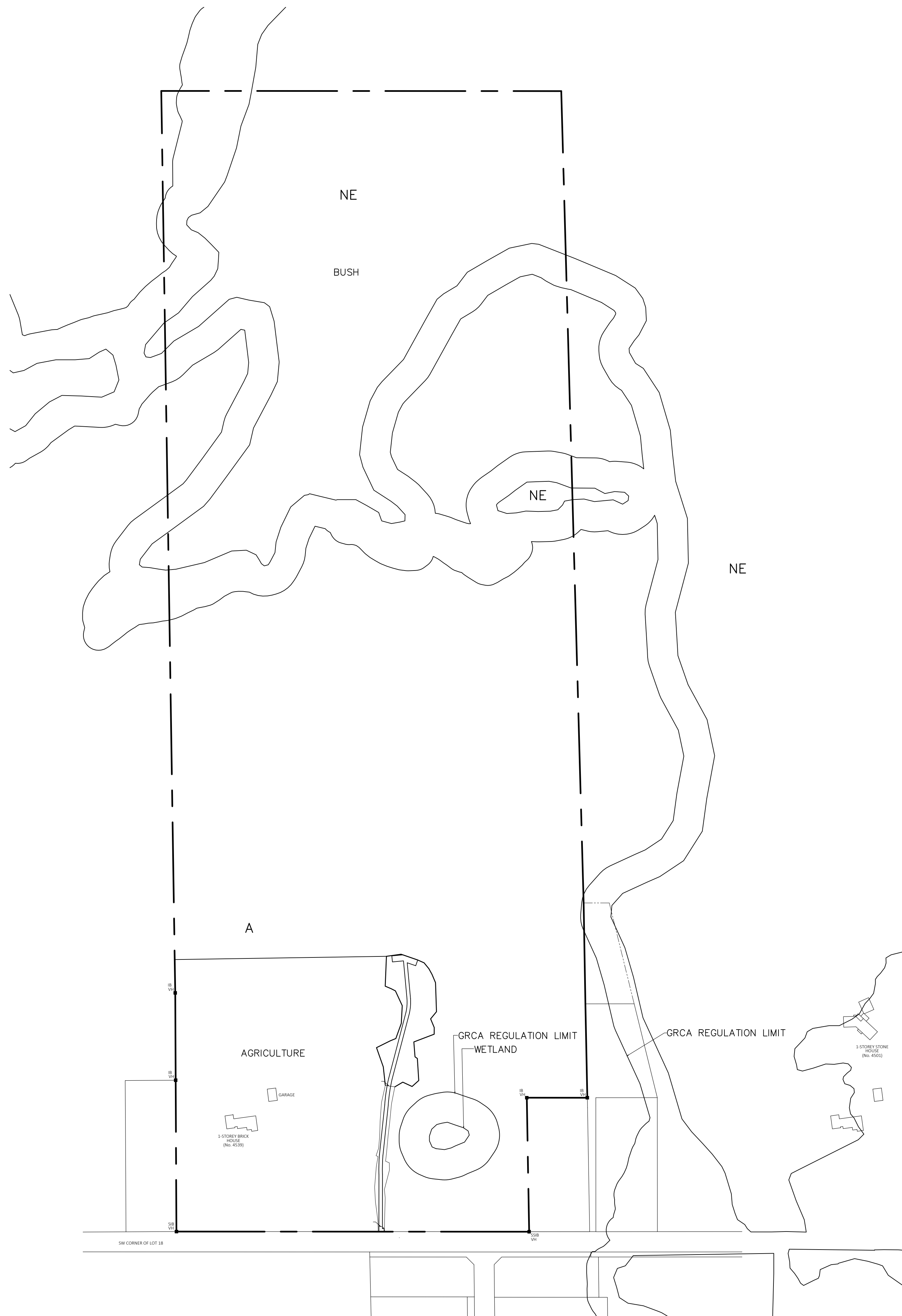
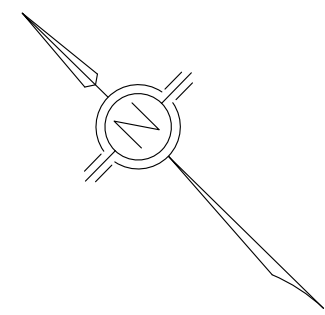
Scale 1:7,267

NAD83 UTM zone 17 (EPSG:26917)



This map is not to be used for navigation | 2020 Ortho (ON)

Map Centre (X,Y): 569573.78, 4816368.06 | Map Link



KEY PLAN

LEGAL DESCRIPTION

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

C. 25	ISSUED FOR REVIEW	
DATE	DESCRIPTION	CHECKED BY

REVISIONS



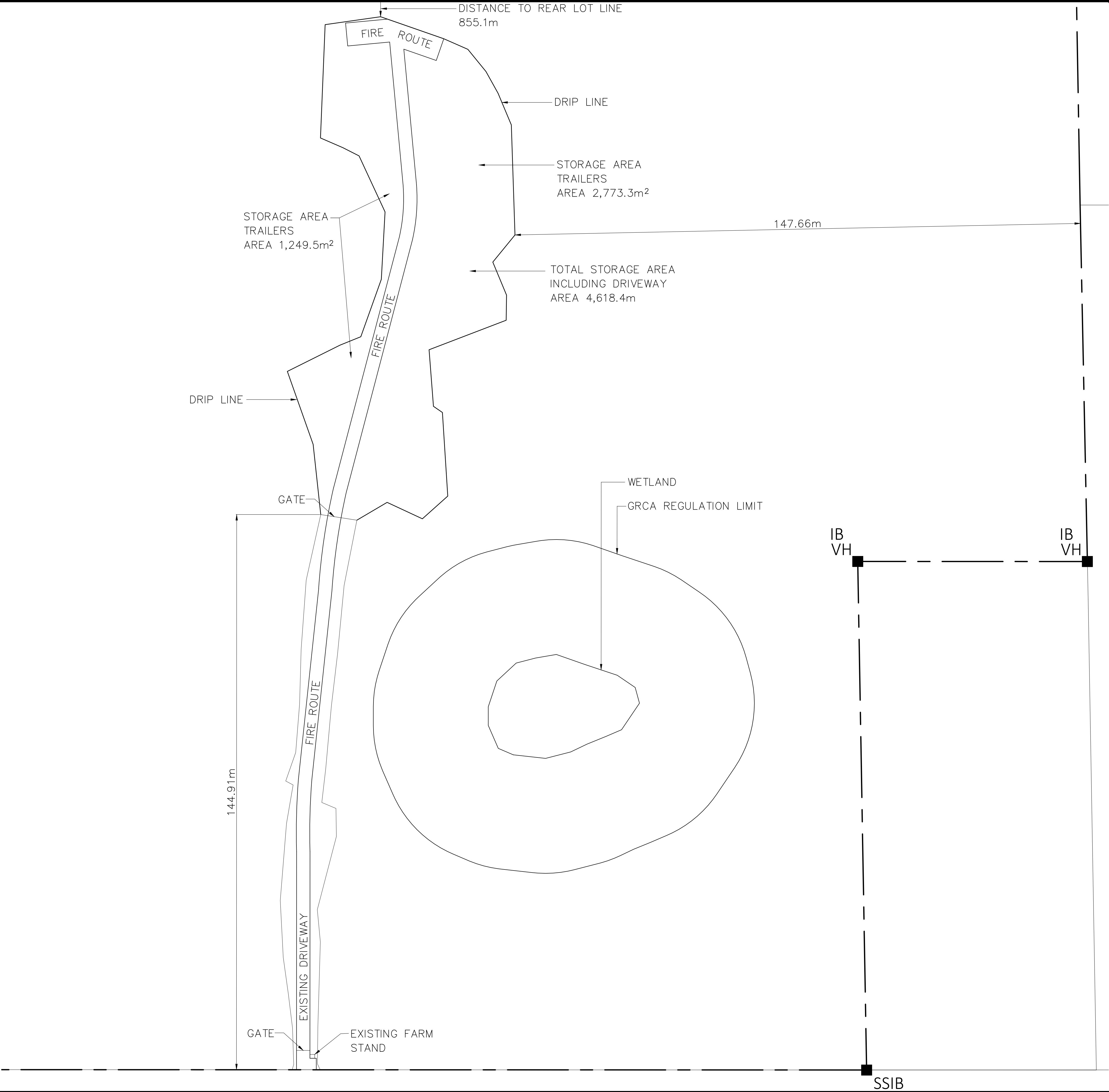
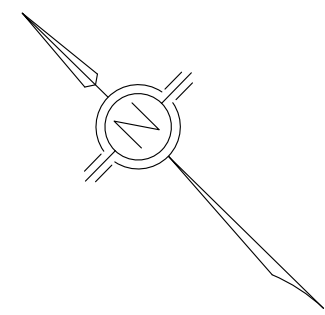
220 Kempenfelt Drive
Barrie, Ontario
L4M 1C4

416-346-8258
www.riepma.ca
riepma@riepma.ca

Project Title
OUTDOOR STORAGE
4539 Victoria South
Puslinch, Ontario

Drawing
SITE PLAN

DATE November 2025	ISSUED
JOB NUMBER	DRAWN BY D.N.
SCALE 1:2500	CHECKED BY C.R.
SHEET NUMBER	SP.1



KEY PLAN

LEGAL DESCRIPTION

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

CO. 025	ISSUED FOR REVIEW	
DATE	DESCRIPTION	CHECKED BY

REVISIONS

Riepma
CONSULTANTS INC.

220 Kempenfelt Drive
Barrie, Ontario
L4M 1C4

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riepma@riepma.ca

Project Title

OUTDOOR STORAGE
4539 Victoria South
Puslinch, Ontario

Drawing

SITE PLAN

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

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NO. _____

Being a by-law to amend Comprehensive Zoning By-law 023/18, as amended,
with respect to 4395 Victoria Road South,

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Township of Puslinch considers it desirable to pass a zoning by-law to permit an Open Storage Area at 0.6ha of area at 4395 Victoria Road South,

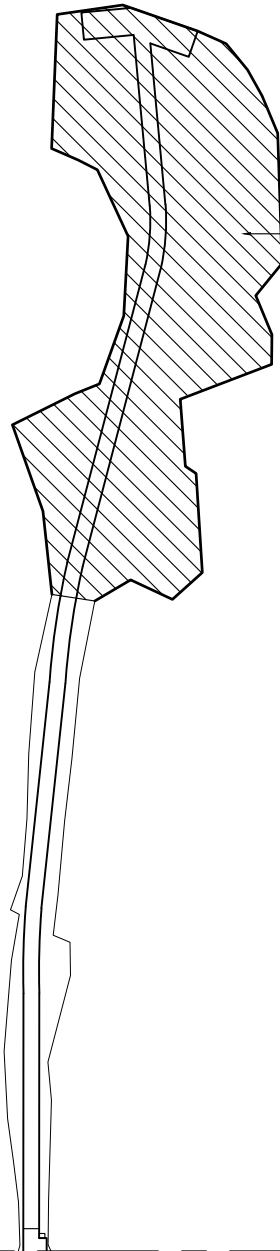
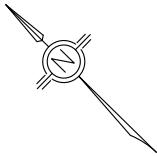
NOW THEREFORE the Council of The Corporation of the Township of Puslinch enacts that By-law 023/18, as amended, shall be and is hereby amended as follows:

1. That the lands shown on Schedule A attached are rezoned to Agriculture Special Section (AspXX) to permit an Outdoor Storage Area only in the area to be rezoned.
2. The provision in Section 4.22iii does not apply.

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

Mayor

Clerk



LANDS TO BE
REZONED TO A(SPXX)

SCHEDULE A
TO BY-LAW NO. -202-
4539 VICTORIA ROAD SOUTH
TOWNSHIP OF PUSLINCH

4539 Victoria Rd. S. Rezoning

Nov. 15, 2025

		Comment	Response
County Planning			
1	1	It is recommended that additional details be added to the Site Plan for the next submission, specifically the extent of the Greenlands System on the subject property and the associated setbacks between the proposed use and the Greenlands System.	The Greenlands system and setbacks are been shown on the plan. Attached also are maps taken from the Wellington website showing the extent of NE zoning on the site and the conservation authority regulated area. This confirms that the proposed rezoning is outside of these areas.
2	2	It is noted that within the submitted Planning Justification Report, reference is made to a property in the Town of Erin. It is recommended that these references be removed from the report.	The appendices have been corrected
Ecology – NRS!			
3	1	The subject property contains a portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) within the northeastern and southeast. A small (<0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (<0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property	Agreed The GRCA regulated areas are shown on the plan
4	2	Available air photography shows intermittent tree cover throughout the subject property and a more densely treed area within the north and northeast sections of the property. Based on this, it is anticipated that the property contains woodland that may be considered Significant under the County of Wellington Official Plan (last updated May 2025).	Agreed. The storage area is not located within any treed areas
5	3	As stated in our previous letter (NRSI 2024), available air photography appears to show recent disturbance (i.e., between 2021-2022 and 2022-2024) within the subject property, including what appears to be the development of a constructed access to	The access and driveway has always been there. It was upgraded to accommodate the trucks coming in and out for the site

		the proposed RV storage area. It is unclear if this activity has been completed in compliance with the relevant municipal regulations. Clarification should be provided on this.	alteration. The forest clearing permit is attached
6	4	Within the Pre-Consultation Request response (NRSI 2024), NRSI staff recommended a concept plan be prepared. It is recommended that an ecologist or similar qualified biologist be retained to confirm the presence or absence of woodland within the property, or other natural heritage features adjacent to the storage area. If woodland presence is confirmed, it is recommended that the dripline be delineated where it exists on the subject property and the concept plan identify natural heritage features/constraints in relation to the proposed storage area.	The limit of the area to be rezoned is also the drip line
7	5	Should the area proposed for RV storage exist within or directly adjacent (as per County of Wellington Official Plan standards) to regulated natural heritage features or the GRCA's regulation area, the completion of an Environmental Impact Study (EIS) may be required to assess potential impacts that the proposed storage activity may have on the existing natural heritage features on and adjacent to the subject property.	There is no evidence that the activity that has occurred on the site for the past number of years has had any negative impact on the surrounding trees.
Wellington Source Water Protection			
8	1	The submission of a fuel spill plan, which outlines what actions would be taken to contain and mitigate fuel if it were to spill from any of the vehicles stored on site.	There will be no fuel stored on the site
GRCA			
9	1	GRCA staff recommend that the site plan is updated to include the wetland features and the extent of the GRCA's regulated area. All development should be located outside of the regulated area.	The GRCA regulated areas are on the plan. All development is well outside the GRCA regulated area.
GEI			
10	1	While the Plan of Survey provided as part of this submission does show some of required details of a Site Plan, additional information should be added to the plan for the next submission, including: • GRCA regulation limits. The GRCA's pre-consultation letter (dated May 28, 2024) notes that access/egress to the storage area shall be located outside the regulated areas. • Well and septic system for the existing residence. • All driveways, walkways and parking areas.	The entire storage area is outside of the regulated area The well and septic system for the house are located near the house and have no effect on the subject application. There are

		- Any fencing, lighting or signs. - Outdoor storage areas and suitable fire route.	no walkways, lighting or signs proposed. A fire route is shown on the plan
NPG			
11	1	From a planning perspective, the following materials are required in the subsequent submission for our comprehensive review of the application: i. An updated Site Plan including the information outlined below; ii. Legal Description including Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments); and iii. An updated Planning Justification Report (PJR) with the matters outlined below addressed.	Updated plans are provided The PJR has been updated
12	2	We note that the Applicant submitted a plan of survey, prepared by Van Harten Surveying Inc., in lieu of a conceptual site plan. This plan should be updated to include the following information: i. The entire extent of the Subject Lands and existing land uses of adjacent properties; ii. The extent of the NE zone and the minimum setback between the proposed outdoor storage area and the NE zone. Subject to the setback, we may provide further comments; iii. The surface of the outdoor storage area; iv. The extent of the current agricultural operations on the lands; v. All existing and proposed driveways; vi. The location and size of the farm stand; vii. A zoning matrix to demonstrate the proposal's compliance with the Puslinch Zoning By-law's applicable regulations, including regulations of the parent zone and General Provisions. In particular, Section 4.22, including requirements for outdoor storage areas, needs to be addressed in the zoning matrix. b) It appears that the 0.6 hectares of lands identified as outdoor storage area include an access off Victoria Road South. If the access is only to connect the outdoor storage area and Victoria Road South, it may not have to be included in the calculation of the outdoor storage area. Please update the Site Plan to show the	We are providing two plans; one is the overall property and the other a more detailed plan showing the subject area. The complete property is shown on the plan. The NE area is shown on the plan The surface of the storage area is gravel The agricultural area is shown on the plan The existing driveway is shown and unchanged The farm stand is shown A zoning matrix is provided The areas have been revised to exclude the access driveway

		extent of lands proposed for the outdoor storage use which should include areas dedicated to store the proposed items as well as maneuvering aisles and driveways needed for the circulation within the outdoor storage area. Please also identify the minimum setbacks from the outdoor storage use to all property lines.	
13	3	With respect to the Planning Justification Report, we offer the following commentary: i. We note that Appendices 5-7 seem to reference to a different property in the Town of Erin instead of the Subject Lands. Section 7.4 of the report identifies the Subject Lands' zoning as Agricultural, Natural Environment and Rural Environmental Protection. The Subject Lands are zoned Agricultural (A) and Natural Environment (NE) with an Environmental Protection Overlay under the Puslinch Zoning By-law. Please revise this report, particularly if any of the planning opinions change as a result. ii. This report mentions a portion of the open area of the property is subject to a fill permit to create additional land for agricultural use. Please confirm if a Site Alteration permit has been obtained or is intended to be applied. Please confirm if this means there is additional land identified for agricultural operations in the future. If so, please identify them on the Site Plan. iii. Should the zoning matrix identify any non-compliances with the Puslinch Zoning By-law, this report should provide justifications for any site-specific zoning amendment required to facilitate the proposed use. iv. As mentioned, the proposed use is on adjacent lands as per Policy 5.6.3 of the County Official Plan. We defer to the Township's ecologist and the GRCA to determine whether an Environmental Impact Statement is required and whether the relevant environmental policies under the County Official Plan have been met. v. As mentioned, the proposed use needs to demonstrate conformity with the County of Wellington Official Plan, specifically section 6.5.5. Although this report includes discussion of this section, more analysis is required to justify the proposed use in the Secondary Agricultural Areas. Specifically, please discuss the following in the revised report: ■ Please elaborate on the need for the proposed use to be in a non-urban	The appendices have been updated A site alteration permit has been issued for the fill operation. The site alteration permit creates more land area to be used for agriculture. There are no non-compliances. The draft bylaw is submitted here with An EIS is not required as the location of the outdoor storage area is well removed from any sensitive areas. See PJR See PJR

		location, specifically from a market requirements, land requirements and compatibility issues' perspectives; • In lieu of an Agricultural Impact Assessment, please elaborate on the nature of the current agricultural operation on the property and discuss how the proposed use does not hinder or preclude the potential for agriculture on the Subject Lands and in the immediate surrounding areas; and • Furthermore, the applicant should provide comparable examples of other outdoor storage areas in comparable municipalities to justify the scale of the outdoor storage area in accordance with Policy 6.5.5 e) of the County of Wellington Official Plan.	See PJR Other outdoor storage areas in the vicinity are 1873 Townline Road, 4397 Victoria Road S, 4458 Victoria Rd S. 1873 Townline has hundreds of RVs
14	4	As we do not have all the necessary information, we are not able to conduct a comprehensive review of the proposal against the Puslinch Zoning By-law. However, we want to highlight the following: i. It is mentioned that the outdoor storage area will be used to store recreational vehicles, portable sheds and similar items. Please provide a list of all the items that are proposed to be stored in this area. Section 4.22 of the Puslinch Zoning By-law prohibits the storage of certain items in outdoor storage areas. If shipping containers are proposed to be stored within this area, Section 4.24 of the Puslinch Zoning By-law will apply. ii. Please provide the maximum number of recreational vehicles, portable sheds and other items that are proposed to be stored in the outdoor storage area. iii. Please confirm if any recreational vehicles will be sold from the Subject Lands; iv. Please confirm if the outdoor storage area will be seasonal or year-round storage; v. Please confirm how many people will be employed by the use; vi. Please confirm if the farm stand fits the definition of "farm products sale outlet", a permitted use under the Agricultural Zone (A) and whether the farm stand is permanently attached or fixed to the ground or other structures. vii. Section 4.22 iii. of the Puslinch Zoning By-law requires the outdoor storage area to not exceed the lesser of 25% of the total lot area and the total ground floor area of the principal building on the lot. The Applicant should provide the	There will only be 1 or 2 shipping containers to store the owner's equipment. 40 RV's, 24 Sheds No sales from the property It will be year round No people will work on the site Yes it conforms and is a permitted use. The application is well below 25% of the lot area but is larger than the floor area of the buildings

		total lot area and the total ground floor area of the dwelling to verify zoning compliance. viii. Section 4.22 iv. of the Puslinch Zoning By-law states outdoor storage areas shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township. Please identify if any of such measures are proposed. At the minimum, some form of physical demarcation of the outdoor storage area would be supported so as to encroach into the agricultural areas in the future.	The proposed site is not visible from the road as it is screened by existing vegetation and access is prevented by a gate.
15	5	We have reviewed the Draft Zoning By-law and have the following comments: i. Please provide Schedule A to the draft Zoning By-law; ii. Please identify what the lands are proposed to be rezoned into, for example an Agricultural Site-Specific Zone (A(spXX)); and iii. The draft Zoning By-law should also include any site-specific provisions required to address non-compliances from the Puslinch Zoning By-law.	An amended draft bylaw is provided
16	6	If the Zoning By-law Amendment application is recommended for approval, we anticipate a holding provision would be proposed, requiring the outdoor storage use to receive Site Plan Approval and a Site Plan Agreement is registered on title.	Agreed
17	7	Please confirm if there is any existing or proposed exterior lighting in the outdoor storage area. Section 4.15 of the Township Zoning By-law provides regulations related to exterior lighting. If outdoor lighting is proposed as part of the proposed development, a Photometric Plan will be required at the site plan stage	No lighting existing or proposed
18	8	Cash-in-lieu of parkland may be required in accordance with Section 42(1) of the Planning Act. Development charges may be required in accordance with the Township's Development Charges By-law No. 053-2024.	Agreed

Zoning Matrix 4539 Victoria Road South Outdoor Storage Area

Zoned A

Section	Requirement	Requested	Conformity
4.22 i	Permitted in interior side yard Minimum 20m from street line	Proposed in interior side yard 144m m from street line	yes
4.22ii	Minimum 2m from any lot line	144 m from nearest lot line	yes
4.22iii	Maximum storage area lesser of 25% of lot or ground floor area of principle building	Storage area is 4620 sq. m.	no
4.22 iv	Screened storage area	Not visible from street	yes
4.22v	Maximum height of materials 6m	4m	yes
4.22vi	Derelect vehicles etc. prohibited	Trailers, sheds and a storage container. No derelect vehicles etc. proposed	yes
4.22vii	Not permitted adjacent to a residential zone	No adjacent residential zone	yes
4.22viii	Surface must be graded and stable	The existing surface is graded and stable	yes
4.22ix	Not landscaped open space	Not landscaped open space	yes
Table 1.1	Outdoor Storage Area not permitted	Outdoor Storage Area	no
Table 11.2	Minimum lot area 4.0 ha	49.7 ha	Yes
	Minimum lot frontage 120m	349.6 m	Yes
	Minimum front yard 10m	144 m	Yes
	Minimum interior side yard 3m	147 m	Yes
	Minimum exterior side yard 6m	Not applicable	N/A
	Minimum rear yard 7.5m	855 m	
	Maximum lot coverage 30%	Not applicable	N/A



Getting Around Find and Measure

Print and Draw



Print



Point



Edit



Draw

Search...



Tool Labels



Layers

All Available Layers

Filter Layers...

Filter

☐ Ontario - Waterbodies

☐ Ontario - Municipalities

☐ Conservation Authority

Boundary

☒ Municipal Zoning

☒ Mapleton Zoning

☒ Wellington North Zoning

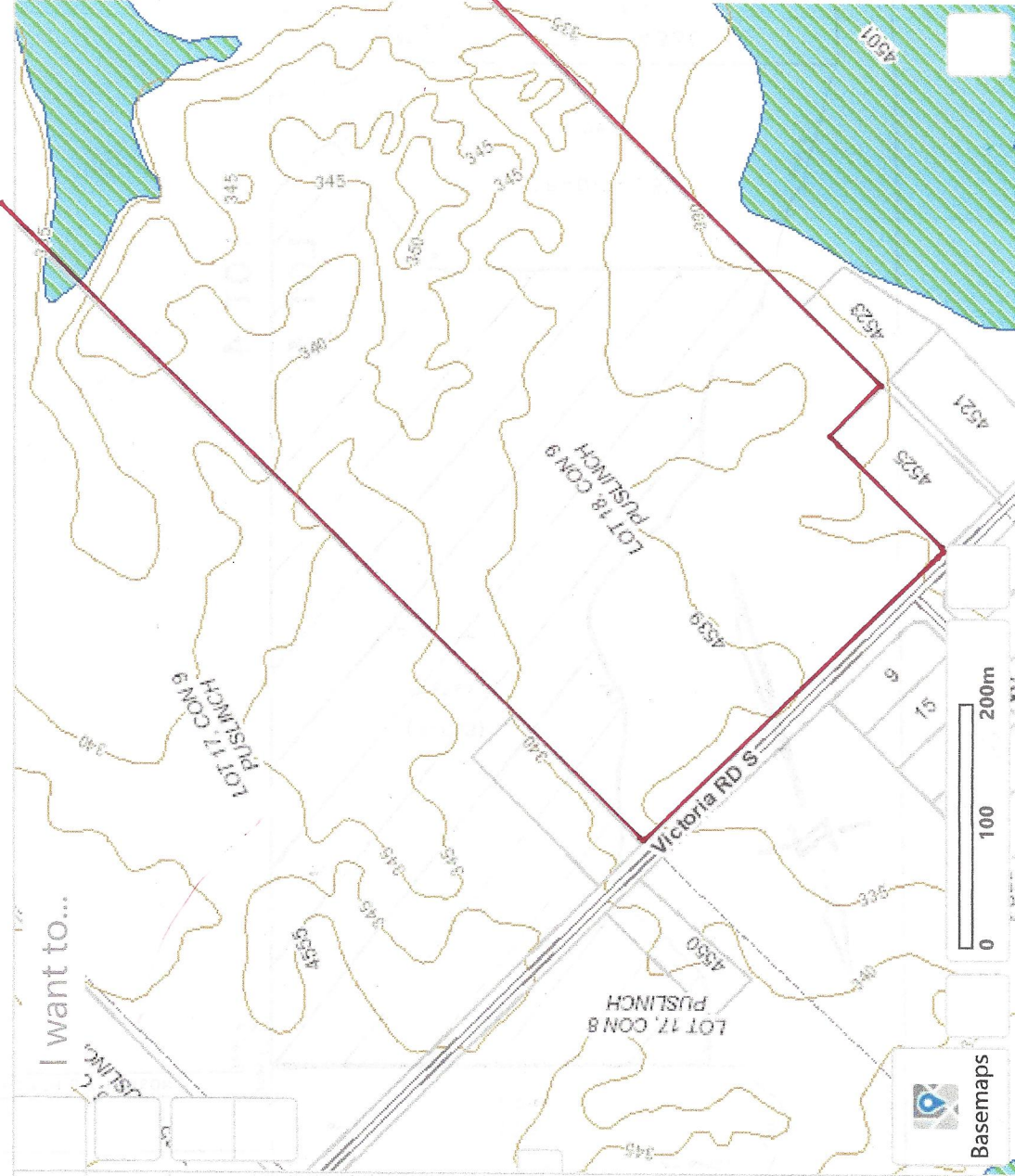
☒ Minto Zoning

☒ Erin Zoning

☐ Puslinch Zoning



Layers





COUNTY OF WELLINGTON

NOTICE OF FOREST CLEARING

Permit Application # FC82/23

CAUTION: PLEASE DO NOT ENTER during forestry activities for your own safety. This posted notice does not imply unrestricted access. Interested parties must receive permission to enter these lands from the landowner.

Permission is hereby granted by the County of Wellington to destroy trees under Forest Conservation By-law No. 5115-09

Issued to (Landowner): **Mike and Stephanie McCrone**

Location: **Con 9 Front Lot 18** Municipality: **Township of Puslinch**

Emergency # and Road Name: **4539 Victoria Road S**

Description of area and trees to be destroyed:

Tree removal in area identified in map on reverse, provided Site Alteration Permit through Township is approved.

Conditions of the permit:

1. Tree clearing cannot take place prior to the Township of Puslinch approval of the Site Alteration permit.
2. If the Site Alteration permit is not approved by Puslinch Township no tree clearing shall occur.
3. Silt fencing shall be installed immediately after trees are removed at the edge of the fill area limits and before the bulk of tree removals commence.
4. Tree clearing shall take place outside the breeding bird season (April 1 to August 30) and bat maternity season (April 1 to September 30).
5. Grubbed stumps and wood debris shall be ground, chipped, burned, buried, or removed from the site. Excessive piling and pushing of wood debris in retained woodland areas is prohibited.
6. No grade changes, filling or moving significant amount of soil shall take place within the Grand River Conservation Authority's regulated area without a permit from the GRCA.
7. When clearing is complete, contact the County of Wellington so the site can be inspected for damage and compliance to the by-law.

PLEASE NOTE: Nesting season is generally Apr 1 to Aug 1 for birds covered under the Migratory Birds Convention Act. It is the landowner and contractor's responsibility to ensure that the tree harvest does not contravene this Act.

Date of Issue **October 12, 2023**

Date of Expiry **October 12, 2024**

This Notice is posted under the authority of Forest Conservation By-Law No. 5115-09, and is to remain posted prior to the commencement of the harvesting and no less than five days after completion of the harvest. Earlier removal is a chargeable offence. Erect and display this sign at the entrance at the adjoining roadway to the lands where the activity is occurring. Ensure the sign is clear and visible to all persons

2nd Submission Comment Summary - D14-MCC - 4539 Victoria Rd S

Consultant	Comments
NPG Planning	See attached letter
GRCA	See attached letter
Source Water	See attached letter
NRSI	See attached letter



January 27, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
4539 Victoria Road South
RE: Application for Zoning By-law Amendment - Determination if Required
Information and Materials Have Been Provided

NPG Planning Solutions Inc. (NPG) has been retained to provide comments on whether required information and materials have been provided regarding a Zoning By-law Amendment Application on lands municipally known as 4539 Victoria Road South ("Subject Lands"). Preliminary technical comments have also been provided.

The applicant is proposing to permit an existing outdoor storage area of 0.46 hectares for recreational vehicles, shipping containers, portable sheds and other items on the Subject Lands. The Subject Lands currently contain a single detached dwelling, a detached garage and the existing outdoor storage area. In addition, a portion of the lands are presently used for agricultural purposes. The Subject Lands have a frontage of 349.6 meters along Victoria Road South and are 49.7 hectares in size. Surrounding uses consist of natural features to the east, natural features and residential uses to the south, residential uses to the west and agricultural uses to the north.

A large portion of the Subject Lands is located within the Grand River Conservation Authority (GRCA) regulation limit. In detail, a large portion of the rear yard contains wetlands (including provincially significant wetlands), woodlands, a regulated watercourse and associated floodplains. In addition, there appears to be a wetland located in the southwest corner of the Subject Lands (which is also within the GRCA regulation limit) near the proposed outdoor storage use.

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

- Draft Zoning By-law Amendment and Schedule A;



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

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

- Image demonstrating the Subject Lands on the Wellington County Mapping website;
- Site Plan prepared by Riepman Consultants Inc., dated November 2025;
- Planning Justification Report prepared by Riepman Consultants Inc., dated January 2026;
- Response Matrix prepared by Riepman Consultants Inc., dated November 15, 2025; and
- Zoning Matrix 4539 Victoria Road South Outdoor Storage Area.

Comments

1. Determination of Completeness:

- a. We have no issues with the Township deeming Zoning By-law Application complete from a planning's perspective, provided that there is no objection from other commenting parties.

2. Additional Requirements:

- a. An updated Site Plan with the below matters addressed;
- b. An updated draft Zoning By-law with the below matters addressed;
- c. An updated Planning Justification Report with the matters outlined below addressed; and
- d. Legal Description including Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments).

3. Technical Comments:

- a. With respect to the Site Plan, we offer the following comments:
 - i. The minimum setbacks between the proposed outdoor storage area and the Natural Environment (NE) zone, and the northerly interior lot line should be shown on the Site Plan;
 - ii. A label should be added to the Site Plan identifying that the surface of the outdoor storage area is gravel;
 - iii. More information related to the farm stand is required, including photographs of the structure, size and setbacks from property lines should be provided;
 - iv. The area and location of the shipping containers should be shown on the site plan to demonstrate compliance with Section 4.24;
 - v. The width of the existing driveway(s) should be included on the Site Plan; and

- vi. The Applicant indicated in the Response Matrix (Nov 15, 2025) that the limit of the area to be rezoned is also the trees' dripline. We understand that the Township's ecologist had previously asked for an ecologist or similar qualified biologist to delineate on a concept plan the woodland dripline where it exists and any natural heritage features/constraints in relation to the proposed storage area. The Site Plan should be updated to show the extent of any woodland and natural heritage features identified on the Subject Lands, especially those that are in proximity to the outdoor storage area.
- b. With respect to the Planning Justification Report, we offer the following comments:
 - i. Appendices 1 and 3 of the Planning Justification report provide an aerial image of a property municipally known as 4995 Wellington 125. Section 7.4 of the report still incorrectly identifies the Subject Lands' zoning. The PJR should be revised accordingly.
 - ii. The draft zoning by-law includes a site-specific provision seeking relief from section 4.22 iii of the Puslinch Zoning By-law. The PJR should include justification as to why this relief is appropriate.
- c. With respect to the zoning matrix, we offer the following comments:
 - i. The size of the existing dwelling should be provided to determine the requirement for provisions 4.22 iii;
 - ii. The Response Matrix indicated that up to two (2) shipping containers to store the owner's equipment. Section 4.24 of the Puslinch Zoning By-law permits shipping containers as accessory structures for storage purposes in the Agricultural (A) Zone, subject to zoning provisions under Section 4.24.2. The zoning matrix should be revised to include provisions 4.24.2 of the Puslinch Zoning By-law; and
 - iii. The applicant should clarify if the farm stand meets the definition of accessory building or structure under the Puslinch Zoning By-law and be subject to Section 4.4 of the by-law. If so, this section should be included in the zoning matrix.
- d. With respect to the draft Zoning By-law, we offer the following comments:

- i. As the Applicant indicated in the Response Matrix (Nov 15, 2025) that the limit of the area to be rezoned is also the trees' dripline, we will consult with the Township's ecologist to determine if the extent of the outdoor storage area as proposed is appropriate, whether the woodlands need to be rezoned and whether any additional zoning regulations for the outdoor storage area are necessary.
- ii. With respect to provision 4.22 iii), the draft by-law should seek to permit a site-specific maximum outdoor storage area of 4,620 m² instead. Staff does not support an amendment to remove this provision altogether.
- e. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. 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



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

January 29, 2026

Via email

D14-MCC

Monika Farncombe
Planning and Corporate Services Coordinator
7404 Wellington Road 34
Township of Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Zoning By-law Amendment Application
D14-MCC
4539 Victoria Road South, Puslinch

Grand River Conservation Authority (GRCA) staff has reviewed the materials submitted in support of the second submission for Zoning By-law Amendment (ZBA) application D14-MCC located at 4539 Victoria Road South, within the Township of Puslinch.

Recommendation

GRCA staff have no objection to the approval of the above noted application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application:

- Comment Matrix prepared by Riepma Consultants Inc. (dated November 15, 2025).
- Site Plan prepared by Riepma Consultants Inc. (dated November 2025).

GRCA Comments

GRCA staff have reviewed the second submission for the above-noted application and have the following comments:

1. GRCA's previous comments, dated October 31, 2026, have been addressed satisfactorily, and we have no objection to the approval of the application.
2. According to the site plan the proposed ZBA will be located outside of the GRCA's regulated area.
3. Should the proposal change so that development activity is proposed within the GRCA's regulated area please contact GRCA staff. Any future development activity within the GRCA regulated area will require the prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

Consistent with GRCA's 2023-2025 approved fee schedule, this application is considered a minor Zoning Bylaw Amendment and the applicant will be invoiced in the amount of \$465 for the GRCA's review of this application.

Should you have any questions, please contact Brandon Henderson at Bhenderson@grandriver.ca or 519-621-2763 ext. 2327.

Sincerely,

A black rectangular box redacting the signature of Chris Foster-Pengelly.

Chris Foster-Pengelly, M.Sc.
Supervisor of Resource Planning and Regulation Services
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Copy: Stephanie McCrone, owner (via email)
Clare Riepma, agent (via email)*



Grand River Conservation Authority

Date: Jan 29, 2026
Author: Brandon Henderson

4539 Victoria Road South

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

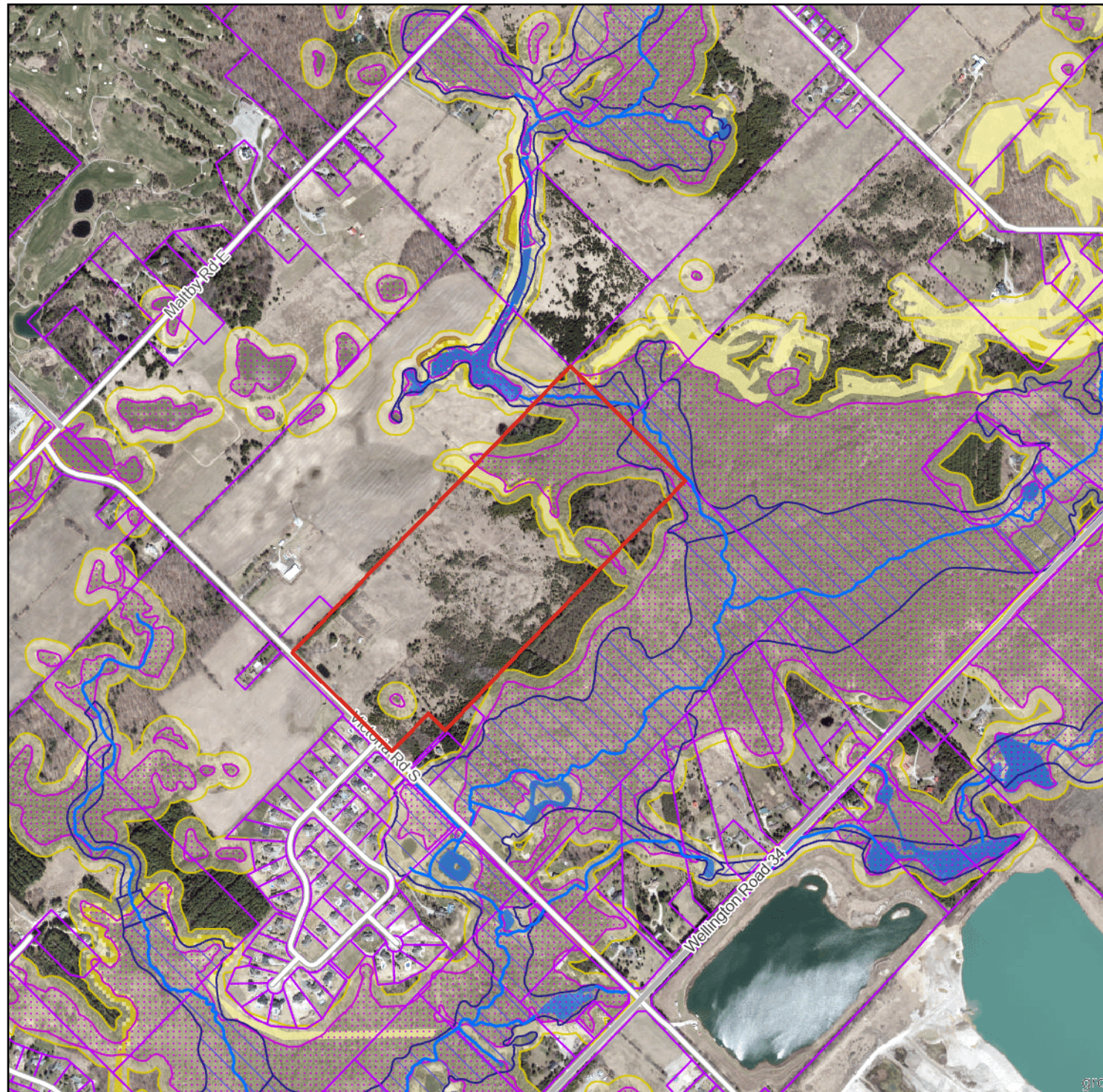
Copyright Grand River Conservation Authority, 2026.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:14,156

NAD83 UTM zone 17 (EPSG:26917)





01/30/2026

Memorandum

To: Monika Farncombe - Planning and Corporate Services Coordinator

From: Keira Martinson - Source Protection Coordinator, Wellington Source Water Protection

RE: **4539 Victoria Rd S, Township of Puslinch
Zoning By-Law Amendment - Submission 2**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. This property is located within a vulnerable area and our review was completed to ensure the activities at this property meet the requirements of relevant Source Protection Plan and County of Wellington Official Plan policies.

Land Use Planning:

Outstanding Documentation

As noted in the comment response matrix prepared by Riepma Consultants Inc., dated November 15, 2025, multiple vehicles will be stored on site, which contain fuel. As such, a fuel plan is requested to be submitted as per the previous Source Water comment memorandum dated November 3, 2025.

WSWP recommends the following conditions be added to the Zoning By-Law Amendment:

1. The submission of a fuel spill plan, which outlines what actions would be taken to contain and mitigate fuel if it were to spill from any of the vehicles stored on site.

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

A black rectangular box redacting the signature of Keira Martinson.

Jan 30, 2026

Keira Martinson
Source Protection Coordinator
519-846-9691 ext 283
kmartinson@centrewellington.ca



January 29, 2026

3378

Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Monika Farncombe
Planning and Corporate Services Coordinator

**RE: 4539 Victoria Road South, Township of Puslinch
Second Zoning By-law Amendment Application Review Comments**

As requested, we have reviewed the second Zoning By-law Amendment (ZBA) Application ('Application') submitted to the Township of Puslinch by Riepma Consultants Inc. (Clare Riepma) on behalf of Stephanie McCrone for proposed recreational vehicle (RV) storage at 4539 Victoria Road South, Township of Puslinch, Ontario ('subject property'). Our comments are set out below.

Background

The subject property is located northeast of Victoria Road South and southeast of Maltby Road East in the Township of Puslinch, Ontario. It is understood that the applicant wishes to continue the storage of RVs, portable sheds, and similar items within the central portion of their property.

NRSI staff previously provided peer review comments (May 27, 2024) on a Pre-Consultation Request and ZBA Application (November 7, 2025) for the proposed RV storage use on the subject property.

Reviewed Materials

To complete this review assignment, NRSI staff have reviewed the following materials:

- 4539 Victoria Road South, Puslinch, Planning Justification Report. Prepared by Riepma Consultants Inc. (January 2026);
- Response Matrix. Prepared by Riepma (November 2025);
- Site Plan- Outdoor Storage, 4539 Victoria South, Puslinch, Ontario. Prepared by Riepma (November 2025);
- "Make a Map: Natural Heritage Areas", Ministry of Natural Resources (2026);
- County of Wellington Official Plan (last updated December 2025);
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated April 2025); and,

- Grand River Conservation Authority (GRCA) Regulation Mapping, Grand River Conservation Authority (2026).

Comments on Reviewed Materials

- The subject property contains a portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) within the northeastern and southeast. A small (<0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (<0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property.
- As stated in our previously letter (NRSI 2025), available air photography shows intermittent tree cover throughout the subject property and a more densely treed area within the north and northeast sections of the property. Based on this, it is anticipated that the property contains woodland that may be considered Significant under the County of Wellington Official Plan (last updated December 2025).
- The materials provided do not yet include a plan that clearly identifies all existing natural heritage features on and adjacent to the subject property, including wetlands, PSW, woodland, and areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan (last updated December 2025), in relation to the proposed rezoning area.
- While the applicant acknowledges the potential presence of Significant Woodland on the subject property, the extent of woodland and the outer limit (i.e., the dripline) have not yet been identified or confirmed by a qualified ecologist. Both within the provided mapping and the comments response matrix it is identified that the rezoning limit is the dripline. The location of the dripline/woodland boundary should be confirmed by a qualified ecologist.
- No ecological assessment or confirmation by a qualified ecologist has been provided to evaluate the potential for impacts associated with the adjacency of the proposed storage area to what is anticipated to be Significant Woodland. The Provincial Policy Statement (PPS) and Wellington County Official Plan each require the protection of Significant Woodlands and their adjacent lands, and the applicant's materials indicate that the proposed rezoning area is located directly at the woodland dripline. In the absence of ecological confirmation, conclusions in the Planning Justification Report that the proposal will have "no impact" on natural heritage features or adjacent lands remain unsupported and must be confirmed by a qualified ecologist.
- While sections of the PPS and County of Wellington OP have been referenced in the Planning Justification Report, natural heritage policies do not appear to have been discussed and conformity with natural heritage policies has not yet been demonstrated. Adherence to County OP Greenlands/Core Greenlands policies and the requirement to demonstrate no negative impacts on natural heritage features and their ecological functions should be confirmed by a qualified ecologist.

- Notwithstanding the above, it is anticipated that the proposed rezoning may be accommodated. However, prior to rezoning support, the applicant should retain a qualified ecologist to:
 - identify and map all natural heritage features on and adjacent to the subject property;
 - delineate the woodland boundary and dripline;
 - clearly illustrate the relationship between these features and the proposed rezoning area; and,
 - confirm that negative impacts will be avoided through appropriate setbacks and buffers, or, where necessary, identify mitigation measures consistent with County of Wellington Official Plan policies.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, M.F.C., R.P.F.
Terrestrial Biologist and Registered Professional Forester



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist

4539 Victoria Road South Puslinch

Planning Justification Report

October 2025

Updated April 2026



1.0 Introduction

Riepma Consultants Inc. was retained to provide this report with respect a rezoning at 4539 Victoria Road South in the Township of Puslinch.

2.0 Background

A pre-consultation meeting with respect to the application was held on June 20, 2024.

3.0 Location

The subject property is located on the east side of Victoria Road South approximately 1000 meters north of Wellington Road 34. See location Plan Appendix 1.

4.0 Site Description

The subject property is rectangular and has an area of 49.7 hectares (98 acres) with a frontage on Victoria Road South of 349.6 meters (1,150 ft.). The property is approximately 1,130 metres (3,700 ft.) deep. The front portion of the property contains a residence and is currently used for agricultural purposes. The southern and rear portion of the property contains a forested area. A portion of the open area of the property is subject to a fill permit. Fill is being imported to the site to create additional land for agricultural use. The topography of the site is flat to gently rolling. A produce stand is located near the road in the area where the outdoor storage area is proposed. See Appendix 2 for the site survey.

5.0 Surrounding Land Uses

The lands to the north are used for agricultural purposes. The lands to the south are generally tree covered with interspersed residential uses. An estate residential subdivision is located on the west side of Victoria Road South. Agricultural lands are located directly across from the site. See also Appendix 3.

6.0 Proposal

The application being made seeks a rezoning to recognize the outside storage that has occurred in a small area (0.6 ha) of the property in the southern portion of the property. The site is to be used for the storage of recreational vehicles, portable sheds and similar items and has been used for this purpose for several years. No grading, tree removal or any site disturbance is required and no buildings are to be constructed. See the survey plan in Appendix 2.

7.0 Planning Considerations

7.1 Provincial Policy Statement 2024

The PPS is a broad policy statement regarding matters of provincial importance.

The PPS defines Rural Lands as:

Rural lands: means lands which are located outside settlement areas and which are outside prime agricultural areas.

The subject lands are Rural Lands as defined in the PPS.

Policy 2.5.3 Rural Areas in Municipalities states:

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

Further in Policy 2.6 the PPS states:

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

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses.*

2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

While the PPS directs most development to areas within settlement boundaries, the policy anticipates that other rural land uses can be accommodated in the rural area subject to appropriate servicing requirements. Municipalities are to support a diversified rural economy by directing uses not related to agriculture to locations where their impact will be minimized.

The requested rezoning is consistent with the Provincial Policy Statement as the use does not impact the continued agricultural productivity of the property, does not impact the nature woodland on the site and does not require any services.

7.2 Greenbelt Plan

The subject property is not within the Greenbelt Plan.

7.3 County of Wellington Official Plan

The subject property is designated Secondary Agricultural with the wooded areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan. See Appendix 4.

Section 6.5.2 of the Official plan lists the following permitted uses:

- *All uses permitted in prime agricultural areas*
- *Small Scale commercial, industrial and institutional uses*
- *Public service facilities*

Section 6.5.5 outlines the criteria applicable to commercial uses in the secondary agricultural area:

Small scale commercial uses may be permitted provided that:

- o Appropriate sewage and water systems can be established;*
- o The proposed use is compatible with surrounding uses;*
- o The use **requires a non-urban location** due to:*
 - *Market requirements;*
 - *Land requirements;*
 - *Compatibility issues.*
- o The use will not hinder or preclude the potential for agriculture or mineral aggregate operations.*
- o The use will be **small scale** and take place on one lot.*

The application conforms to the policies of the County Official Plan as:

1. The use is small in scale only using 0.6 ha of a 49.7 ha property.
2. No sewage or water systems are required or proposed.
3. The use is compatible with the surrounding area. The driveway and entrance already exist, it is entirely surrounded by vegetation and is not visible from any surrounding use. It is some 140 meters from the nearest lot line and does not generate any noise, dust or light that might affect neighbours. No change of grade is required.
4. Many outside storage areas of this type are located in non-urban locations. Other outdoor storage areas in the vicinity are 1873 Townline Road, 4397 Victoria Road S, and 4458 Victoria Rd S. The proposed site is much smaller than the other outside storage areas in the vicinity.
5. The proposed use has existed for a number of years and has had no negative impact on the nearby agricultural use nor will it preclude or hinder the expansion of agricultural operations in the future. The front portion of the farm is actively used for agricultural purposes. The large treed areas of the property continue in their natural state. The open heavily rolling area in the central portion of the property is being filled to increase the arable land on the site and increase agricultural activity on the lot. The proposed storage area will have no impact on agricultural operations.
6. The use occurs on part of the existing farm lot and the proposed bylaw ensures it will remain at a small scale.

7.4 Township of Puslinch Zoning Bylaw

The subject property is zoned Agricultural, Natural Environment and Rural Environmental Protection in the Township's zoning bylaw. See appendix 5. The area where the outside storage zoning is requested is within the Agricultural A zone. The Agricultural zoning permits a variety of agricultural, agricultural related and on-farm diversified uses. It does not specifically permit outdoor storage uses. As a result this rezoning is required.

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

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

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

7.6 Grand River Conservation Authority

While part of the farm property is included in the regulation limit of the GRCA, the area where the proposed storage is located is not within the regulated are. See Appendix 6.

8.0 Planning Analysis

The County Official Plan is consistent with the Provincial Policy Statement, as it permits the introduction of small scale industrial uses within the rural area. Section 6.5.5 of the Wellington Official Plan addresses new commercial uses in the rural area:

- As the site is to be used only as an outdoor storage area there will be no need for any water or sanitary servicing
- The adjacent lands are largely forested or are in a relatively low state of agricultural production. The storage area is also not visible from Victoria Road South. As a result, there will be no negative impact of this proposal on the adjoining properties.
- The use is well suited to a Rural area as there will be no construction of buildings and no regrading or tree removal.
- The proposed use will not interfere with the continued agricultural use of the property.
- The use is small in scale and limited to 0.6ha. of the entire site.
- The site is not within the regulated area of the GRCA. As a result no impact on the natural environment will occur.

In summary, the application fulfills the requirements of the County of Wellington Official Plan and is in conformity with its policies.

While permitted in the Official Plan, the Township of Puslinch zoning bylaw does not permit a small scale commercial use in the Rural area. As a result, the approval of this application is required. The proposal meets all of the lot and setback requirements set out in the Agricultural A zone.

9.0 Conclusions

The application for a rezoning should be approved because:

- The proposed small scale use is consistent with the Provincial Policy Statement.
- The proposal is in conformity with the County of Wellington Official Plan.
- The proposal will have no negative impact on the existing agricultural uses in the vicinity.
- The proposal is not included within the regulated area of the GRCA and no negative environmental impacts are expected.

Respectfully submitted

Riepma Consultants Inc.

Clare Riepma P.Eng., R.P.P., MES, MCIP

President

Appendices

Appendix 1 Location Plan

Appendix 2 Existing survey

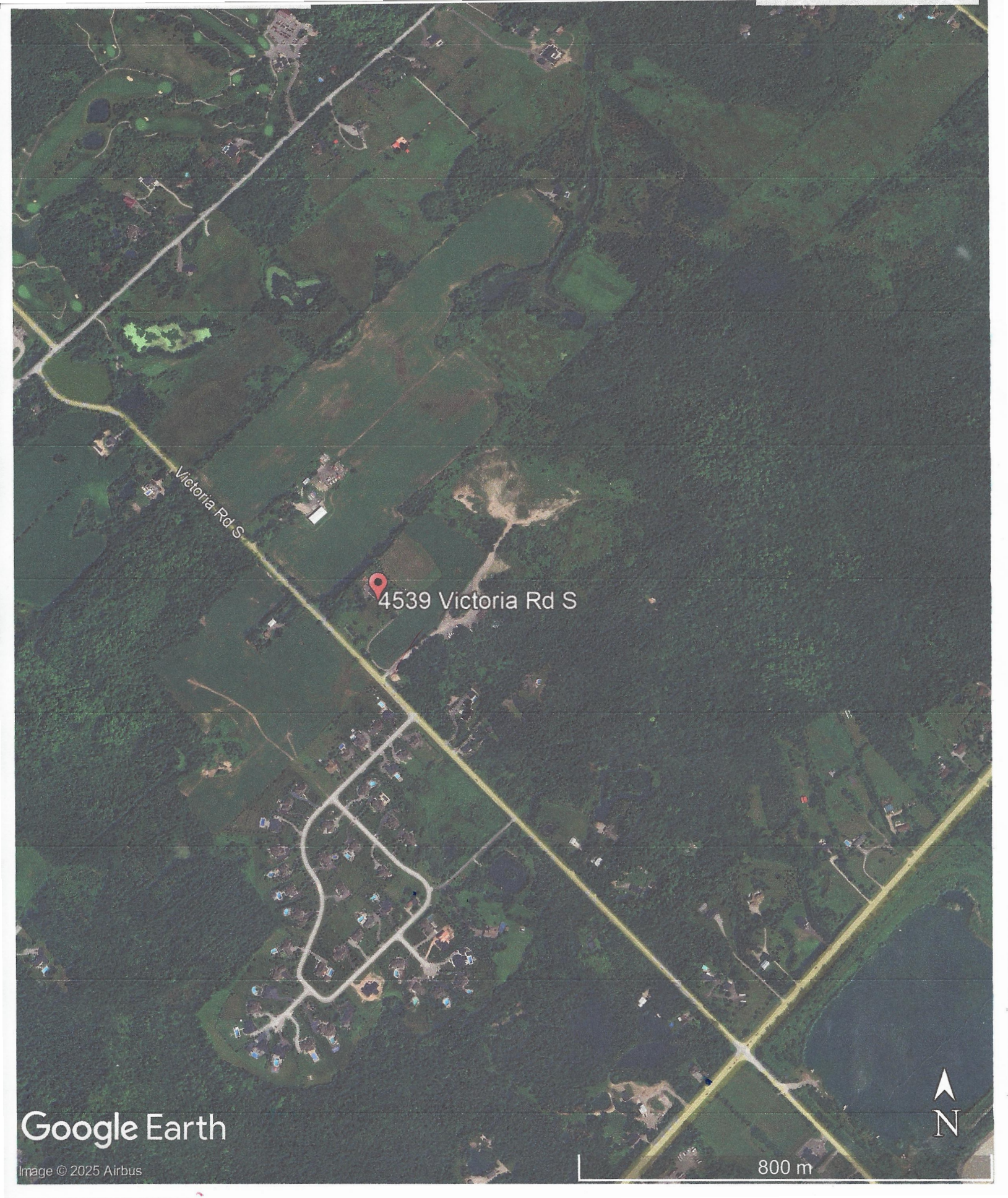
Appendix 3 Surrounding area

Appendix 4 County of Wellington Official Plan Land Use Schedule

Appendix 5 Township of Puslinch Zoning bylaw

Appendix 6 GRCA Regulated Area Map

Appendix 1



4539 Victoria Rd S

Google Earth

Image © 2025 Airbus



800 m

Appendix 2

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

SCALE 1 : 1500
0 15 30 60 90 metres
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500

LEGEND:

- SURVEY MONUMENT FOUND
IB .015 x .015 x 0.60 IRON BAR
SIB .025 X .025 X 1.20 STANDARD IRON BAR
SSIB .025 X .025 X 0.60 SHORT STANDARD IRON BAR
N, E, S, W NORTH, EAST, SOUTH, WEST
VH VAN HARTEN SURVEYING INC.
P1 DEPOSITED PLAN 61R-22818
P2 DEPOSITED PLAN 61R-22261
P3 DEPOSITED PLAN 61R-21901

BEARING & DISTANCE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999612

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.
FOR THE PURPOSE OF DIRECTIONAL TIES, NORTH IS CONSIDERED TOP OF THE SHEET.

METRIC:

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 2025.

DATE: SEPTEMBER 29, 2025

COLIN J. VANDERWOERD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-112163

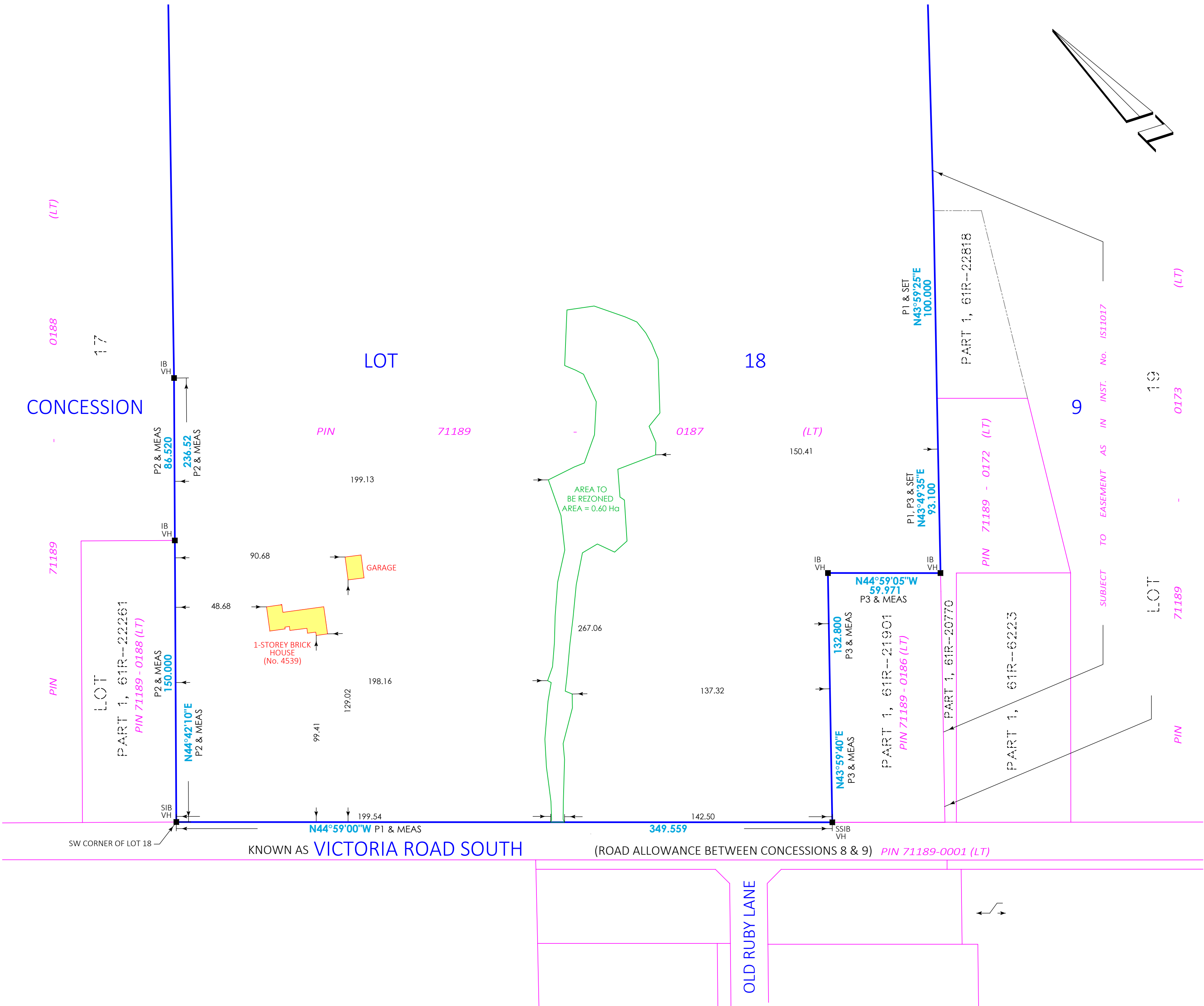


Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: PJ CHECKED BY: CJV PROJECT No. 33589-24
Sep 29, 2025-12:03:31 PM
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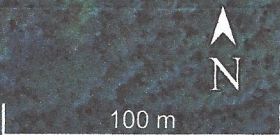
Appendix 3



39 Victoria Rd S

Google Earth

Image © 2025 Airbus



Appendix 4



County Growth Structure PUSLINCH

Rural System

- Secondary Urban Centre
- Employment Area
- Hamlet
- Rural Employment Area
- Regionally Significant Economic Development Study Area

Other

- Greenbelt Area
- T Greenbelt Town/Village
- Waterbody/Watercourse



Produced by: County of Wellington Planning & Development Department

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

Last Revised: May 2025

0 1 2 4 km

Appendix 5

Township of Puslinch

Zoning By-Law No. 023-18

Schedule 'A'

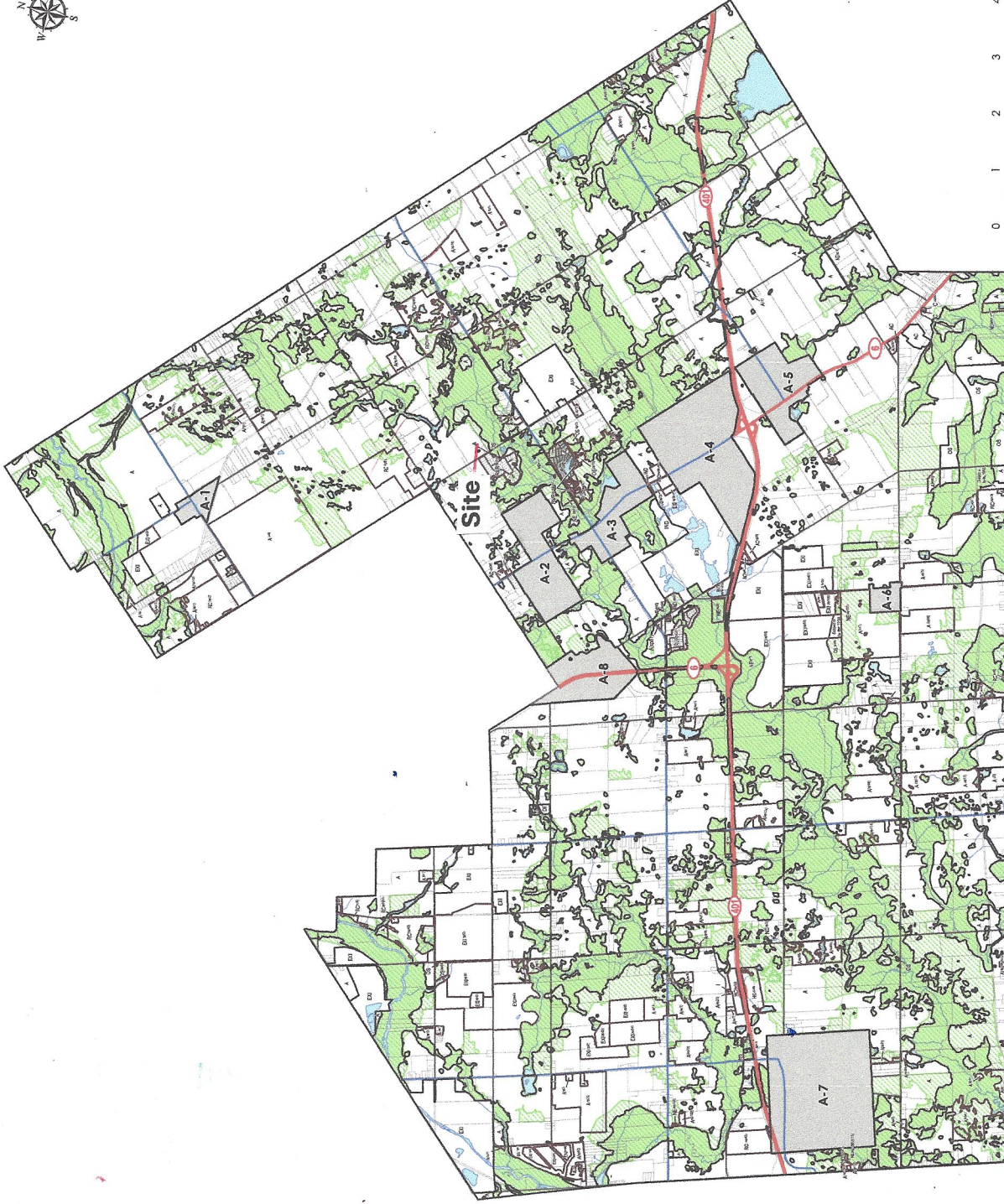


Legend

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

Zone Descriptions

- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Rural Residential
- RUR Urban Residential
- UR Urban Residential
- f- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone



This is not survey data.

Parcels - Wellington County 2023.

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Updated: April 14, 2023.

Date printed: April 17, 2023

Sources:
County of Wellington Planning Department, Ministry of Natural Resources
Grand River Conservation Authority, Hamilton Region Conservation
Authority, and Conservation Halton.

11.0 AGRICULTURAL ZONE

11.1 LIST OF APPLICABLE ZONES

Agricultural Zone A

11.2 PERMITTED USES

Uses permitted in an Agricultural **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 11.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 11.1.

Table 11.1 Agricultural **Zone** Permitted Uses

USE	A
Additional Residential Unit (Attached and Detached)	✓
Agricultural use	✓
Agriculture-related uses	✓ (2)
Animal clinic, agricultural	✓
Bed and breakfast	✓
Community garden	✓
Conservation use	✓
Daycare centre	✓
Dwelling, single detached	✓
Group home	✓
Farm related business	✓ (3)
Farm greenhouse	✓
Farm products sales outlet	✓

USE	A
Farmer's market	✓
Home business	✓
Home industry	✓
Institutional use (1)	✓
Private home day care	✓

Use-Specific Special Provisions:

- (1) Permitted only where the use legally existed on the effective date of this By-law.
- (2) **Agriculture-related uses** shall be subject to the Commercial **Zone** Standards established for the AC **Zone**, provided in Section 8.3 of this By-law.
- (3) **Farm related businesses** shall be subject to the use-specific special provisions in Section 11.5 of this By-law.

11.3 ZONE REQUIREMENTS

No person shall, within any Agricultural **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 11.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 11.2.

Table 11.2 Agricultural **Zone** Standards

STANDARD	A
Minimum Required Lot Area	4.0 ha
Minimum Required Lot Frontage	120 m
Minimum Required Front Yard	10 m
Minimum Required Interior Side Yard	3 m
Minimum Required Exterior Side Yard	6 m
Minimum Required Rear Yard	7.5 m
Maximum Permitted Lot Coverage	30%

Appendix 6



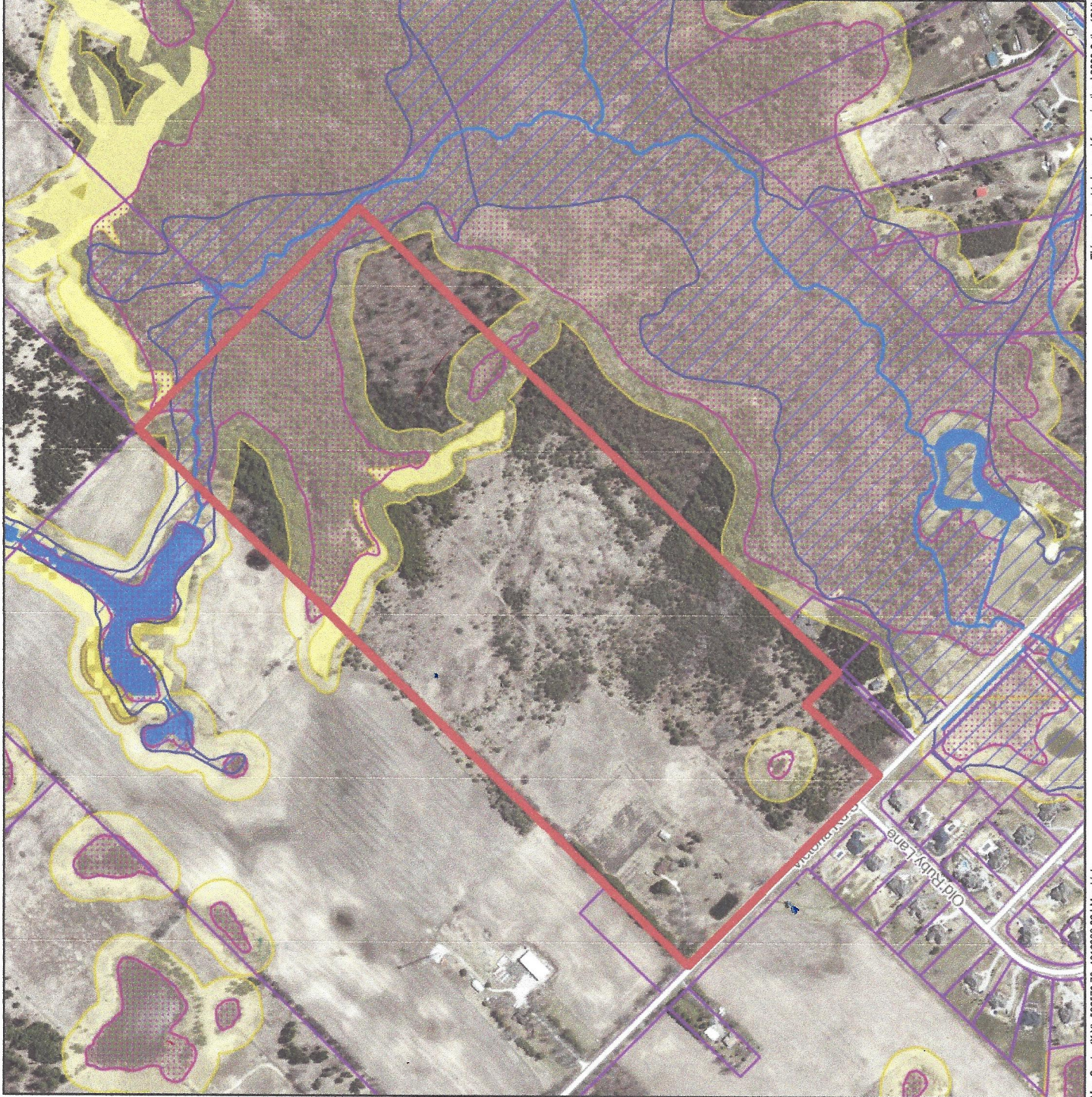
Grand River Conservation Authority

Date: May 21, 2024
Author: VW

4539 Victoria Road South, Puslinch

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNR)
- PREGS Violation (GRCA)
- Conservation Area Boundary (GRCA)



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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:7,267

NAD83 UTM zone 17 (EPSG:26917)



This map is not to be used for navigation | 2020 Ortho (ON)

Map Centre (X,Y): 569573.78, 4816368.06 | Map Link

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NO. _____

Being a by-law to amend Comprehensive Zoning By-law 023/18, as amended,
with respect to 4395 Victoria Road South,

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Township of Puslinch considers it desirable to pass a zoning by-law to permit an Open Storage Area at 0.6ha of area at 4395 Victoria Road South,

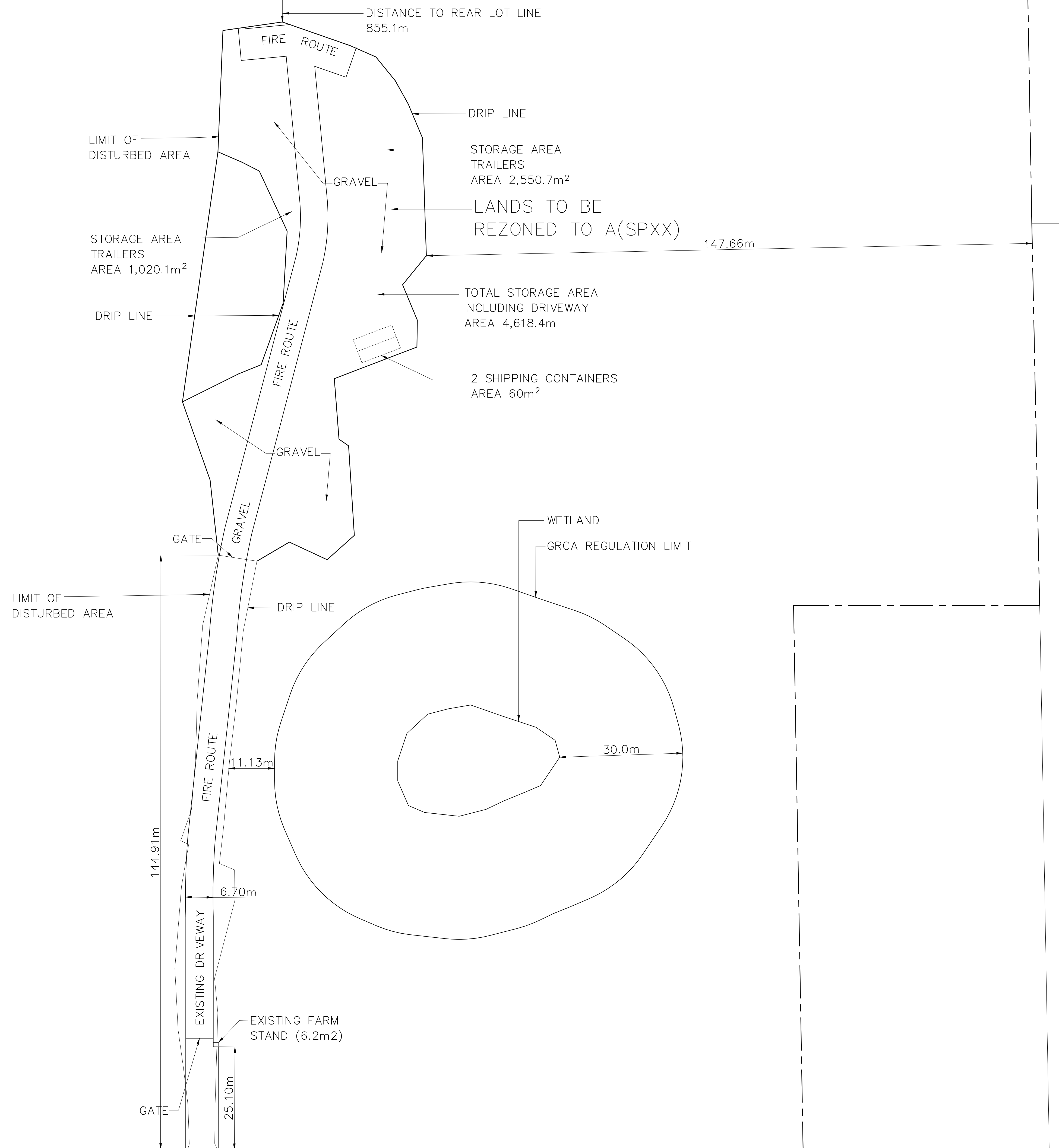
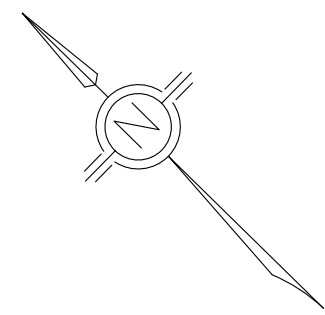
NOW THEREFORE the Council of The Corporation of the Township of Puslinch enacts that By-law 023/18, as amended, shall be and is hereby amended as follows:

1. That the lands shown on Schedule A attached are rezoned to Agriculture Special Section (AspXX) to permit an Outdoor Storage Area only in the area to be rezoned.
2. Notwithstanding Section 4.22iii the area for Outdoor Storage shall not exceed 4,620 sq. m.
3. Section 4.24.2j shall not apply.

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

Mayor

Clerk



KEY PLAN

LEGAL DESCRIPTION

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

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

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

REVISIONS



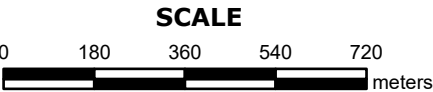
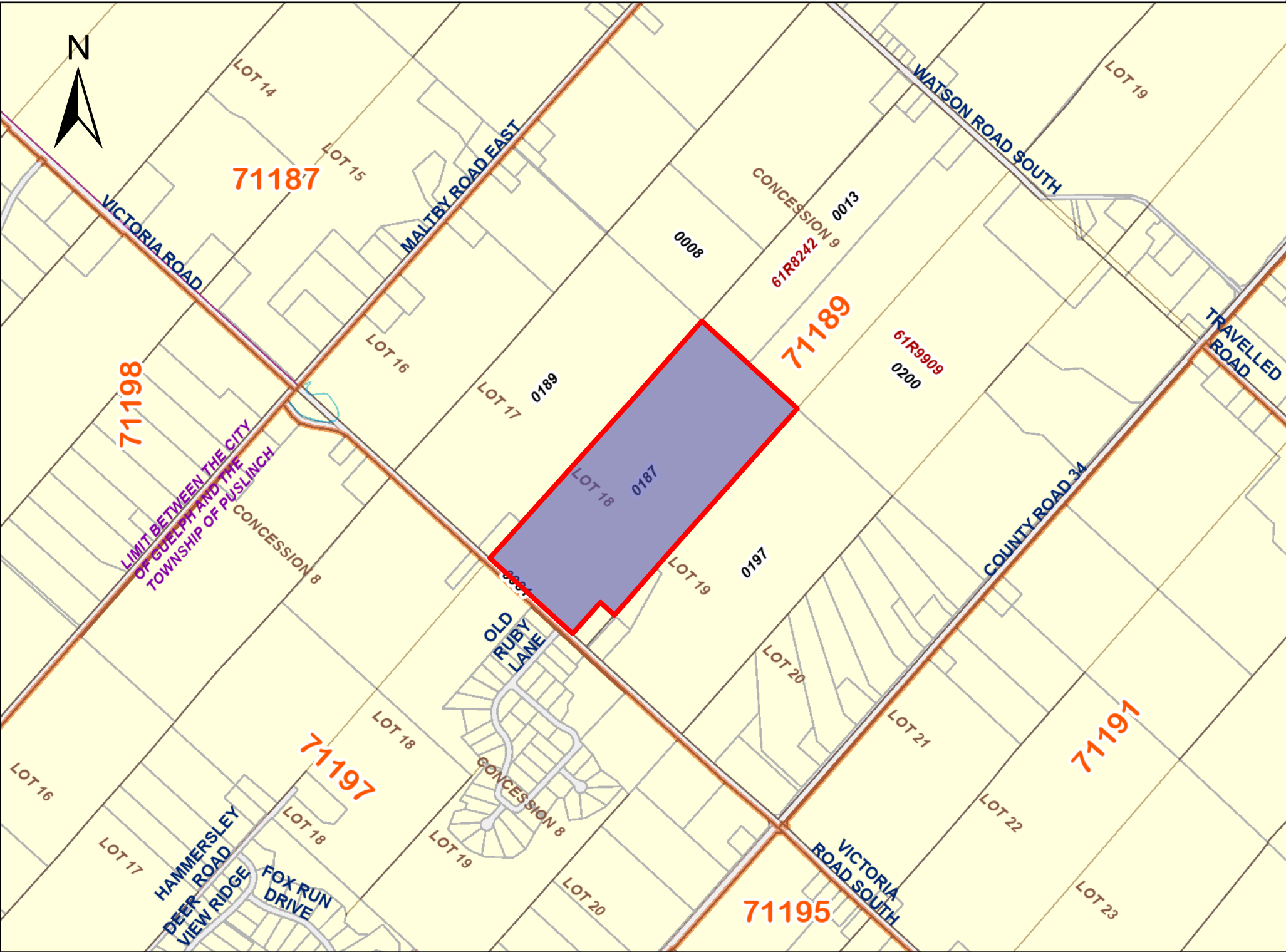
220 Kempenfelt Drive
Barrie, Ontario
L4M 1C4

416-346-8258
www.riepma.ca
riepma@riepma.ca

Project Title
OUTDOOR STORAGE
4539 Victoria South
Puslinch, Ontario

Drawing
SITE PLAN

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



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

LICENSE TERMS

SOME OF THE INFORMATION IS PROVIDED BY THE
ONTARIO ROAD NETWORK UNDER OPEN
GOVERNMENT LICENSE AND SUBJECT TO LICENSE
TERMS.





ServiceOntario

LAND
REGISTRY
OFFICE #61

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Sumita01
ON 2026/04/23 AT 15:39:52

71189-0187 (LT)

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

PROPERTY DESCRIPTION: PART LOT 18, CONCESSION 9, TOWNSHIP OF PUSLINCH AS IN ROS178495 EXCEPT PART 1, 61R21901; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
MCCRONE, STEPHANIE LYNN
MCCRONE, MICHAEL ROBERT

RECENTLY:

DIVISION FROM 71189-0014

CAPACITY SHARE
JTEN
JTEN

PIN CREATION DATE:

2021/01/19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2021/01/19 **			
**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: 1998/08/28 **						
WC618953	2020/12/11	TRANSFER		DAGLEY, DONALD	MCCRONE, STEPHANIE LYNN MCCRONE, MICHAEL ROBERT	C
WC618954	2020/12/11	CHARGE			THE TORONTO-DOMINION BANK	C
WC720576	2024/01/03	NOTICE	\$2	THE CORPORATION OF THE TOWNSHIP OF PUSLINCH		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.

4539 Victoria Rd. S. Rezoning
April 30, 2026

		Comment	Response
Ecology - NRS!			
1	1	The subject property contains a portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) within the northeastern and southeast. A small (<0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (<0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property.	See NH Assessment provided herewith
2	2	As stated in our previously letter (NRSI 2025), available air photography shows intermittent tree cover throughout the subject property and a more densely treed area within the north and northeast sections of the property. Based on this, it is anticipated that the property contains woodland that may be considered Significant under the County of Wellington Official Plan (last updated December 2025).	See NH Assessment provided herewith
3	3	The materials provided do not yet include a plan that clearly identifies all existing natural heritage features on and adjacent to the subject property, including wetlands, PSW, woodland, and areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan (last updated December 2025), in relation to the proposed rezoning area	See NH Assessment provided herewith
4	4	While the applicant acknowledges the potential presence of Significant Woodland on the subject property, the extent of woodland and the outer limit (i.e., the dripline) have not yet been identified or confirmed by a qualified ecologist. Both within the provided mapping and the comments response matrix it is identified that the rezoning limit is the dripline. The location of the dripline/woodland boundary should be confirmed by a qualified ecologist.	See NH Assessment provided herewith
5	5	No ecological assessment or confirmation by a qualified ecologist has	See NH Assessment provided

		been provided to evaluate the potential for impacts associated with the adjacency of the proposed storage area to what is anticipated to be Significant Woodland. The Provincial Policy Statement (PPS) and Wellington County Official Plan each require the protection of Significant Woodlands and their adjacent lands, and the applicant's materials indicate that the proposed rezoning area is located directly at the woodland dripline. In the absence of ecological confirmation, conclusions in the Planning Justification Report that the proposal will have "no impact" on natural heritage features or adjacent lands remain unsupported and must be confirmed by a qualified ecologist	herewith
6	6	While sections of the PPS and County of Wellington OP have been referenced in the Planning Justification Report, natural heritage policies do not appear to have been discussed and conformity with natural heritage policies has not yet been demonstrated. Adherence to County OP Greenlands/Core Greenlands policies and the requirement to demonstrate no negative impacts on natural heritage features and their ecological functions should be confirmed by a qualified ecologist	See NH Assessment provided herewith
7	7	Notwithstanding the above, it is anticipated that the proposed rezoning may be accommodated. However, prior to rezoning support, the applicant should retain a qualified ecologist to: - o identify and map all natural heritage features on and adjacent to the subject property; - o delineate the woodland boundary and dripline; - o clearly illustrate the relationship between these features and the proposed rezoning area; and, - o confirm that negative impacts will be avoided through appropriate setbacks and buffers, or, where necessary, identify mitigation measures consistent with County of Wellington Official Plan policies.	See NH Assessment provided herewith
Wellington Source Water Protection			
8	1	The submission of a fuel spill plan, which outlines what actions would	No fuel stored on site. A spill kit

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

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

1 4	3 c	With respect to the zoning matrix, we offer the following comments: i. The size of the existing dwelling should be provided to determine the requirement for provisions 4.22 iii; ii. The Response Matrix indicated that up to two (2) shipping containers to store the owner's equipment. Section 4.24 of the Puslinch Zoning By-law permits shipping containers as accessory structures for storage purposes in the Agricultural (A) Zone, subject to zoning provisions under Section 4.24.2. The zoning matrix should be revised to include provisions 4.24.2 of the Puslinch Zoning By-law; and iii. The applicant should clarify if the farm stand meets the definition of accessory building or structure under the Puslinch Zoning By-law and be subject to Section 4.4 of the by-law. If so, this section should be included in the zoning matrix.	i) Existing house size is 260 sq. m. ii) Updated Zoning Matrix provided iii) The farm stand is an accessory structure and is included in the Zoning Matrix
1 5	3 d	With respect to the draft Zoning By-law, we offer the following comments: i. As the Applicant indicated in the Response Matrix (Nov 15, 2025) that the limit of the area to be rezoned is also the trees' dripline, we will consult with the Township's ecologist to determine if the extent of the outdoor storage area as proposed is appropriate, whether the woodlands need to be rezoned and whether any additional zoning regulations for the outdoor storage area are necessary. ii. With respect to provision 4.22 iii), the draft by-law should seek to permit a site-specific maximum outdoor storage area of 4,620 m² instead. Staff does not support an amendment to remove this provision altogether.	i) See NH Assessment provided herewith ii) Bylaw amended as requested

Spill Prevention and Response Plan

Outdoor Storage Area

4539 Victoria Road South

Puslinch, Ontario

Spill Response Plan

Contact Information

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

Introduction

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

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

Purpose

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

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

Responsibilities

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

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

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

Reporting

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

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

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

Spill Kit Responsibility and Maintenance

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

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

Contact Information

MECP Spills Action Centre 1-800-268-6060

Risk Management Official 1-844-383-9800

Owner 519-826-1676

Spill Report Template

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

Section A: General Information and Location

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

Section B: Spill Response:

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

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

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

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

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

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

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

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

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

Spills Action Centre (1-800-268-6060)

☐ yes ☐ no

City of Barrie (705-739-4220)

☐ yes ☐ no

Section C: Incident Review, Prevention, and Future Response

Incident Review

What was done well?

What was done that should not have been done?

What could have been done better?

Prevention

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

Equipment:

Staff Training:

Drains or structures:

Housekeeping practices:

Standard operating procedures:

Future Response

Have spill control and safety supplies been topped up?

--

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

--

Are there any other necessary recommendations and/or comments?

Signature: _____

Date: _____

Zoning Matrix 4539 Victoria Road South Outdoor Storage Area

Zoned A

Section	Requirement	Requested	Conformity
4.22 i	Permitted in interior side yard Minimum 20m from street line	Proposed in interior side yard 144m m from street line	yes
4.22ii	Minimum 2m from any lot line	144 m from nearest lot line	yes
4.22iii	Maximum storage area lesser of 25% of lot or ground floor area of principle building	Storage area is 4620 sq. m. or less than 1% of lot area House ground floor is 130 sq.m.	no
4.22 iv	Screened storage area	Not visible from street	yes
4.22v	Maximum height of materials 6m	4m	yes
4.22vi	Derelect vehicles etc. prohibited	Trailers, sheds and a storage container. No derelect vehicles etc. proposed	yes
4.22vii	Not permitted adjacent to a residential zone	No adjacent residential zone	yes
4.22viii	Surface must be graded and stable	The existing surface is graded and stable	yes
4.22ix	Not landscaped open space	Not landscaped open space	yes
Table 1.1	Outdoor Storage Area not permitted	Outdoor Storage Area	no
Table 11.2	Minimum lot area 4.0 ha	49.7 ha	Yes
	Minimum lot frontage 120m	349.6 m	Yes
	Minimum front yard 10m	144 m	Yes
	Minimum interior side yard 3m	147 m	Yes
	Minimum exterior side yard 6m	Not applicable	N/A
	Minimum rear yard 7.5m	855 m	yes
	Maximum lot coverage 30%	Not applicable	N/A
4.24.2a	Shipping container on lot area 0.4ha	Lot area 49.7ha	yes
4.24.2b	One container per 0.4ha Maximum 255sq m area	2 containers 60 sq. m area maximum	yes
4.24.2c	Permitted in rear yard	Location as on site plan	yes

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



May 15, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
4539 Victoria Road South
RE: Application for Zoning By-law Amendment - Determination if Required
Information and Materials Have Been Provided

NPG Planning Solutions Inc. (NPG) has been retained to provide comments on whether required information and materials have been provided regarding a Zoning By-law Amendment Application on lands municipally known as 4539 Victoria Road South ("Subject Lands"). Preliminary technical comments have also been provided.

The applicant is proposing to permit an existing outdoor storage area of 0.46 hectares for recreational vehicles, shipping containers, portable sheds, and other items on the Subject Lands. The Subject Lands currently contain a single detached dwelling, a detached garage, and the existing outdoor storage area. In addition, a portion of the lands are presently used for agricultural purposes. The Subject Lands have a frontage of 349.6 meters along Victoria Road South and are 49.7 hectares in size. Surrounding uses consist of natural features to the east, natural features and residential uses to the south, residential uses to the west and agricultural uses to the north.

A large portion of the Subject Lands is located within the Grand River Conservation Authority (GRCA) regulation limit. In detail, a large portion of the rear yard contains wetlands (including provincially significant wetlands), woodlands, a regulated watercourse, and associated floodplains. In addition, there appears to be a wetland located in the southwest corner of the Subject Lands (which is also within the GRCA regulation limit) near the proposed outdoor storage use.

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

- Draft Zoning By-law Amendment;

- Woodland Dripline Confirmation and Natural Heritage Assessment Memo prepared by GEI Consultants, dated April 16, 2026;
- Property Index Map and Parcel Register;
- Response Matrix prepared by Riepma Consultants Inc., dated April 30, 2026;
- Revised Planning Justification Report prepared by Riepma Consultants Inc., dated April 2026;
- Site Plan prepared by Riepma Consultants Inc., dated April 24, 2026; and
- Zoning Matrix for 4539 Victoria Road South Outdoor Storage Area.

Comments

1. Determination of Completeness:

- a. We have no issues with the Township deeming Zoning By-law Application complete from a planning's perspective, provided that there is no objection from other commenting parties.

2. Additional Requirements:

- a. An updated Site Plan with the below matters addressed; and
- b. An updated Planning Justification report with the below matters addressed;
- c. An updated Draft Zoning By-law;
- d. An updated zoning matrix; and
- e. Requested spatial information as dwg file or a shapefile.

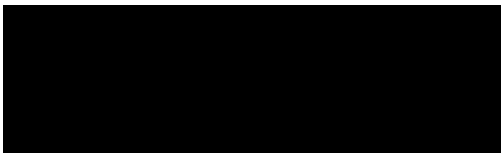
3. Technical Comments:

- a. Consistent with our previous comments dated May 27th, 2024, if the Zoning By-law Amendment application is recommended for approval, we anticipate recommending a holding provision to require a Site Plan for the outdoor storage area to be approved under Section 41 of the *Planning Act* and a Site Plan Agreement to be registered on title before the outdoor storage use is permitted.
- b. With respect to the Site Plan, we offer the following comments:

- i. Please include a key map showing the full extent of the Subject Lands and illustrate minimum setback distances between the outdoor storage area and all lot lines.
 - ii. The existing detached dwelling and garage need to be shown on the Site Plan along with its minimum setbacks.
 - iii. Please clearly delineate the extent of the areas subject to the proposed rezoning, preferably using linework that is visually distinct from the other features.
- c. A schedule should be provided as part of the Draft Zoning By-law, outlining the extent of lands to be rezoned.
- d. With respect to the Planning Justification Report (PJR), Appendix 2 should be updated to reflect the extent of the area that is proposed to be rezoned in the Draft Zoning By-law.
- e. With respect to the comments to the Woodland Dripline Confirmation and Natural Heritage Assessment Memo, we offer the following comments:
 - i. The memo identifies that there are significant woodlands abutting the outdoor storage area. The memo should confirm if they are also considered *significant woodlands*, therefore a Greenlands feature, as per the County OP's criteria outlined in Section 5.5.4. Furthermore, the location of the outdoor storage area would be considered adjacent lands under policy 5.6.3. This memo should provide an analysis and confirmation of whether the proposed development conforms with section 5.6.2 of the County OP, which outlines criteria to permit development in the Greenland System or on adjacent lands.
 - ii. Figure 2 of this memo should be updated to clearly identify the extent of the significant woodlands identified on the Subject Lands.
 - iii. The memo identifies a number of recommendations. If accepted by the Township's ecologist, these recommendations may need to be incorporated into the Site Plan Agreement.

- iv. We defer to the Township's ecologist for technical review of the Memo and may provide additional comments following their assessment.
- f. Please submit spatial information either as a dwg file or shapefile that shows the Subject Lands boundaries, the extent of the proposed zone change area, the extent of the NE Zone and its 30 metre buffer, the extent of the outdoor storage area, and the extent of the significant woodlands and their recommended buffer widths. This is required to prepare the draft schedule of the Zoning By-law Amendment if the application is recommended for approval.
- g. If recommended for approval, we anticipate regulating the number of recreational vehicles, shipping containers, and sheds to be stored on site in the implementing Zoning By-law in addition to the maximum area where the outdoor storage use is permitted.
- h. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. 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
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May 19, 2026

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Township of Puslinch
7404 Wellington County Rd 34
Puslinch, ON
N0B 2J0

Attention: Monika Farncombe
Planning and Corporate Services Coordinator

**RE: 4539 Victoria Road South, Township of Puslinch
Third Zoning By-law Amendment Application Review Comments**

As requested, we have reviewed the third Zoning By-law Amendment (ZBA) Application ('Application') submitted to the Township of Puslinch by Riepma Consultants Inc. (Clare Riepma) on behalf of Stephanie McCrone for proposed recreational vehicle (RV) storage at 4539 Victoria Road South, Township of Puslinch, Ontario ('subject property'). Our comments are set out below.

Background

The subject property is located northeast of Victoria Road South and southeast of Maltby Road East in the Township of Puslinch, Ontario. It is understood that the applicant wishes to continue the storage of RVs, portable sheds, and similar items within the central portion of their property.

NRSI staff previously provided peer review comments (May 27, 2024) on a Pre-Consultation Request, first ZBA Application (November 7, 2025), and second ZBA Application (January 29, 2026) for the proposed RV storage use on the subject property.

Reviewed Materials

To complete this review assignment, NRSI staff have reviewed the following materials:

- Woodland Dripline Confirmation and Natural Heritage Assessment Memo, 4539 Victoria Road South, Puslinch, Ontario. Prepared by GEI (April 2026);
- 4539 Victoria Road South, Puslinch, Planning Justification Report. Prepared by Riepma Consultants Inc. (Updated April 2026);
- Response Matrix. Prepared by Riepma (April 2026);
- Site Plan- Outdoor Storage, 4539 Victoria South, Puslinch, Ontario. Prepared by Riepma (April 2026);
- "Make a Map: Natural Heritage Areas", Ministry of Natural Resources (2026);
- County of Wellington Official Plan (last updated December 2025);

- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Consolidated April 2025); and,
- Grand River Conservation Authority (GRCA) Regulation Mapping, Grand River Conservation Authority (2026).

Comments on Reviewed Materials

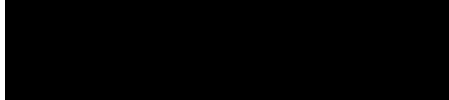
- The subject property contains a portion of the Mill Creek Puslinch Provincially Significant Wetland (PSW) within the northeastern and southeast. A small (<0.5ha) unevaluated wetland feature is located within the southeast corner of the subject property. A small (<0.5a) pond is also located within the southwest corner of the subject property. A GRCA-regulated watercourse feature and associated floodplain is located along the northern section of the subject property.
- As stated in our previous peer review letters (NRSI 2025, 2026), available air photography shows intermittent tree cover throughout the subject property and a more densely treed area within the north and northeast sections of the property. The Natural Heritage Assessment appropriately delineates the outer limit (i.e., the dripline) of the on-site woodland and identifies the feature as a Significant Woodland associated with the Mill Creek Puslinch PSW. We agree with this conclusion, as well as the determination that the feature should be considered Significant Wildlife Habitat (SWH).
- It is noted that the Natural Heritage Assessment states that generalized Ecological Land Classifications assessments were completed for the subject property as part of the field surveys. While mapping of the existing ecological communities would typically be completed, a high-level description has been provided of the existing communities within the letter, which is considered sufficient for this application.
- Figure 2 in the Natural Heritage Assessment identifies the existing natural heritage features on and adjacent to the subject property, including wetlands, PSW, woodland, and areas designated Greenlands and Core Greenlands in the County of Wellington Official Plan (last updated December 2025), in relation to the proposed rezoning area. The proposed rezoning area appears to slightly overlap with the woodland dripline boundary. It is understood, based on the description provided within the submission materials, that the limit of rezoning corresponds with areas of existing disturbance (i.e., the existing access) and that this overlap will not result in any expanded area of disturbance within the woodland.
- An ecological assessment has been provided to evaluate the potential for direct and indirect impacts of the proposed storage area on the adjacent natural heritage features, including the Significant Woodland. It is understood that a woodland buffer has not been proposed, as the storage area and access are confined to an existing disturbed footprint adjacent to the woodland dripline and no additional encroachment into the feature is proposed. While a woodland buffer should typically be provided, NRSI staff acknowledge that the proposed use is limited to the continuation/formalization of an existing disturbed area and is not anticipated to result in additional woodland removal or encroachment. On this basis, NRSI staff generally agree with the proposed approach, provided GEI's proposed mitigation, including permanent Erosion and Sediment Control (ESC) fencing along the woodland dripline and the restriction of site activities to the existing disturbed area, are implemented.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, R.P.F.
Biologist and Registered Professional Forester



Sydney Gilmour, M.Sc.
Terrestrial and Wetland Biologist