

DETAIL 'A'
(NOT TO SCALE)

PIN 71214-0180(LT)

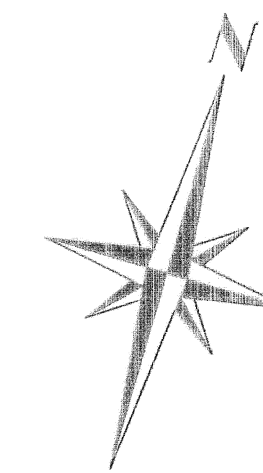
DETAIL 'B'
(NOT TO SCALE)

PIN 71214-0180(LT)

DETAIL 'C'
(NOT TO SCALE)

PIN 71214-0180(LT)

PLAN ROTATION TABLE FOR GROUND TO GRID BEARINGS	
PLAN	ROTATION
P1	1°02'15" COUNTERCLOCKWISE
P2	1°05'45" COUNTERCLOCKWISE
P3	1°05'50" COUNTERCLOCKWISE



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

JANUARY 6, 2026

DATE

J. R. Finnie

J. R. FINNIE
ONTARIO LAND SURVEYOR

PLAN 61R-23153

RECEIVED AND DEPOSITED

January 29, 2026

DATE

"A. SOLANKY"

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
WELLINGTON (No. 61)

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 15	5	PART OF PIN 71214-0180(LT)	1,458 SQ. M.
2				41 SQ. M.
3				1820 SQ. M.
4				1857 SQ. M.
5				71 SQ. M.
6			ALL OF PIN 71219-0139(LT)	3357 SQ. M.
7				

PLAN OF SURVEY OF

PART OF LOT 15
CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.
SCALE: 1:2500 METRIC

0 50 100 150 METRES

METRIC

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

LEGEND

375 DENOTES BLACK SHOEMAKER ROBINSON & DONALDSON LTD. O.L.S.
1155 DENOTES VAN HARTEN SURVEYING LIMITED
1575 DENOTES J. R. FINNIE O.L.S.
MMM DENOTES MARSHALL MACKLIN MONAGHAN LTD. O.L.S.

P1 DENOTES DEPOSITED PLAN 61R-162
P2 DENOTES REGISTERED PLAN 770
P3 DENOTES DEPOSITED PLAN 61R-4167

CON DENOTES CONCESSION
M DENOTES MEASURED
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
WT DENOTES WITNESS
PWF DENOTES POST AND WIRE FENCE
SRF DENOTES SNAKE RAIL FENCE

N,S,E,W DENOTES NORTH, SOUTH, EAST AND WEST RESPECTIVELY
NO FENCES UNLESS OTHERWISE INDICATED

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS
ON OBSERVED REFERENCE POINTS (ORP) 'A' AND 'B', UTM ZONE 17N,
NAD 1983 (CSRS-2010 EPOCH), AS CORRECTED BY NRCAN'S PPP SERVICE.

VELOCITY MODEL FOR NAD83(CRS) NAD83v80VG

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED
TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF
0.99959970.

COORDINATES ARE TO A RURAL ACCURACY AS PER s.14(2) OF O.REG.
216/10.

POINT ID	NORTHING	EASTING
ORP 'A'	4815239.773	562233.249
ORP 'B'	4816205.564	561953.188

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 6th DAY OF JANUARY, 2026.

JANUARY 6, 2026

DATE

J. R. Finnie
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM V-111350.



J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833-2380 FAX (519) 833-0208
EMAIL: j.finnie@finnie.com
www.jfinnie.com

DRAWN BY: JH PROJECT: 25-2360REV

LOT 15
CONCESSION 5

PIN 71214-0180(LT)

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 & 16, KNOWN AS DOWNEY ROAD
PIN 71219-0140(LT)

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5, KNOWN AS LAIRD ROAD
PIN 71214-0002(LT)

CAUTION

CO-ORDINATES, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



J. R. FINNIE O.L.S.
SCALE: 1:500 METRIC



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

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY
OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND
RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL
OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

BED FOR #339 DOWNEY LOCATED BY GROUND PENETRATING RADAR (GPR)
LOCATION IS APPROXIMATE, BASED ON INTERPRETATION OF SIGNALS.
BED FOR #341 DOWNEY LOCATED BY INTERPRETATION OF SEPTIC INSTALLER
NOTES AND MAP. LOCATION OF BED FROM FIELDWORK JANUARY 6, 2026.

[illegible]

I CERTIFY THAT:

1. THIS SURVEY WAS COMPLETED ON JANUARY 6, 2026

APRIL 7, 2026

DATE _____

J. R. FINNIE
ONTARIO LAND SURVEYOR

CLIENTS: ROBERT SNYDER, LYNN CILLES, ESTATE STANFORD ROBERT SNYDER



SERVING
ONTARIO
SINCE 1981

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0

PH (519) 833-2380 FAX (519) 833-0200
EMAIL: rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: i

PROJECT: 26-2360SPREV

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PROTECTED BY
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May 8, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
339 Downey Road
RE: Application for Zoning By-law Amendment - Determination of Completeness & 1st Technical Review

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application. The application is required to fulfill the conditions of consent application (B94-24) that was provisionally approved for the lands municipally known as 339 Downey Road (Subject Lands). The consent application proposed to sever an approximately 1.4-hectare of lands from the remaining portion of lands that is approximately 47 hectares in size. The severed parcel is zoned Agricultural (A) and contains two (2) detached residential buildings, existing septic systems and an existing driveway from Downey Road. The retained parcel is zoned Agricultural (A) in part and Natural Environment (NE) in part and contains a holding pen, a barn and a driveshed. The existing barn and driveshed on the retained parcel are proposed to be demolished. The existing NE Zone corresponds to a provincially significant wetlands regulated by the Grand River Conservation Authority (GRCA).

In detail, the conditions of the consent application require the owner to obtain zoning compliance for both the retained and severed parcels, including but not limited to the reduced lot frontage and the permission of two (2) dwelling units on the severed parcel and the prohibition of residential use on the retained parcel.

The Subject Lands are approximately 48.4 hectares in size and have frontages of approximately 406 meters along Laird Road West and approximately 998 metres along Downey Road. Surrounding uses consist of residential uses to the north (in the City of Guelph), agricultural uses to the west and south and employment uses to the east (in the City of Guelph).

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

- Sketch of Surplus Farm Dwelling for Severance Compliance prepared by J. R. Finnie Ontario Land Surveyor, dated April 7th, 2026; and
- Plan of Survey of Part of Lot 15 Concession 5 Township of Puslinch, County of Wellington prepared by J. R. Finnie Ontario Land Surveyor, dated January 6th, 2026.

1. Determination of Completeness:

- a. The application for Zoning By-law Amendment application should be deemed incomplete until the items outlined in #2 are provided.

2. Additional Requirements:

- a. Parcel Register and PIN Map;
- b. Conceptual Site Plan for the retained parcel;
- c. Draft Zoning By-law(s) for the retained and severed parcels; and
- d. Planning Justification Brief or a Cover Letter, prepared by a Registered Professional Planner.

3. Application Support:

- a. At the moment, we are not prepared to support the application.

4. Provincial and County Policies

- a. The Subject Lands are within Rural Areas and Prime Agricultural Areas under the Provincial Planning Statement (2024) (PPS). Section 4.3.2 of the PPS outlines permitted uses within the Prime Agricultural Areas while Section 4.3.3 of the PPS provides policies for lot creation within the Prime Agricultural Areas.
- b. The Subject Lands are designated Prime Agricultural in part and Core Greenlands in part in the County of Wellington Official Plan (County OP). Section 5.6.2 provides policies applicable to development on adjacent lands, i.e. 120 metres of provincially significant wetlands. The rezoning of the severed parcel is more than 200 metres from the feature and the rezoning of the retained parcel is to prohibit future residential use on this lot. Due to the limited scope and nature of the proposal, an Environmental Impact Statement is not required.
- c. Section 6.4 of the County OP provides relevant policies for Prime Agricultural lands. Section 6.4.3 provides a list of permitted uses while Section 6.4.9 requires

appropriate provincial minimum distance separation formula to be applied to new land uses.

- d. We require a Planning Justification Brief, prepared by a Registered Professional Planner, to evaluate the proposed Zoning By-law Amendment, against the relevant policies under the PPS and the County OP. Specifically, please provide more information regarding the two (2) residential buildings on the severed parcel and discuss how this is consistent with the PPS and conforms with the County OP. This may include confirmation of who occupies each building and whether one of the residential buildings is considered an additional residential unit as per Policy 4.3.2.5 of the PPS.

5. Township of Puslinch Comprehensive Zoning By-law No. 023-18

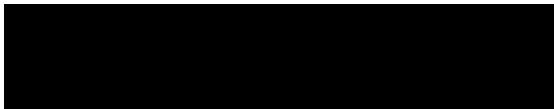
- a. The Subject Lands are currently zoned Agricultural (A) in part and Natural Environment (NE) in part. The Zoning By-law Amendment application is required to provide relief from the Puslinch Zoning By-law.
- b. A draft Zoning By-law including a schedule to illustrate the extent of various zone changes is required. This draft Zoning By-law should elaborate the nature of the requested zone changes and identify any site-specific amendments required. The Planning Justification Brief should provide justifications for the requested zone change and site-specific amendments.
- c. Upon reviewing the Sketch of Surplus Farm Dwelling, we note that the lot frontage does not meet the minimum lot frontage requirement of the A Zone under the Puslinch Zoning By-law. Relief from this section should be requested through the Zoning By-law Amendment application and reflected in the draft Zoning By-law for the severed parcel. Additional non-compliances may be identified once the Conceptual Site Plan is updated to address comment 6. b. of this letter.
- d. We are unable to conduct a fulsome zoning review of the retained parcel. We require a Conceptual Site Plan, showing the full extent of the retained parcel in the next submission.

6. Technical Comments:

- a. Part 2, Part 3 and Part 4 of Reference Plan 61R-23153 appear to be the required road dedication as required by the City of Guelph. However, the width of these parts are 2.92 metres instead of 3 metres. Please provide documentation that this is acceptable with the City of Guelph.

- b. In the next submission, all Conceptual Site Plan(s) should provide all information required by the Township to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:
 - i. We note that the City of Guelph required a 3-m road widening dedication along the entire Downey Road frontage of the Subject Lands. All site statistics should reflect the lot dimensions after the road widening has been conveyed to the City of Guelph;
 - ii. Full extent of the retained and severed parcels;
 - iii. All existing proposed buildings and structures and their setbacks to property lines and the NE Zone;
 - iv. Height, building footprints and total floor areas of existing and proposed buildings and structures;
 - v. Minimum distance between the two (2) residential buildings;
 - vi. A Zoning Matrix, identifying the Township Zoning By-law's applicable regulations, including General Provisions, and what is provided/ proposed by the proposal; and
 - vii. Location and dimensions of parking spaces and parking aisle width.
- c. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
- d. 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