

DETAIL 'A'
(NOT TO SCALE)

PIN 71214-0180(LT)

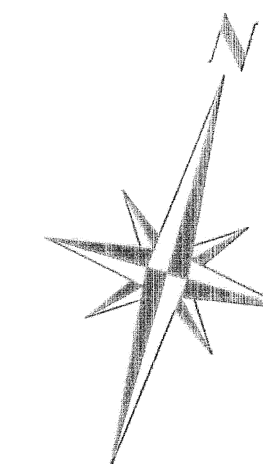
DETAIL 'B'
(NOT TO SCALE)

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.

PLAN 61R-23153

RECEIVED AND DEPOSITED

JANUARY 6, 2026

DATE

January 29, 2026

DATE

"A. SOLANKY"

J. R. FINNIE
ONTARIO LAND SURVEYOR

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



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(CRS8) 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.j.finnie.com

DRAWN BY: JF 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.

NOTES

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

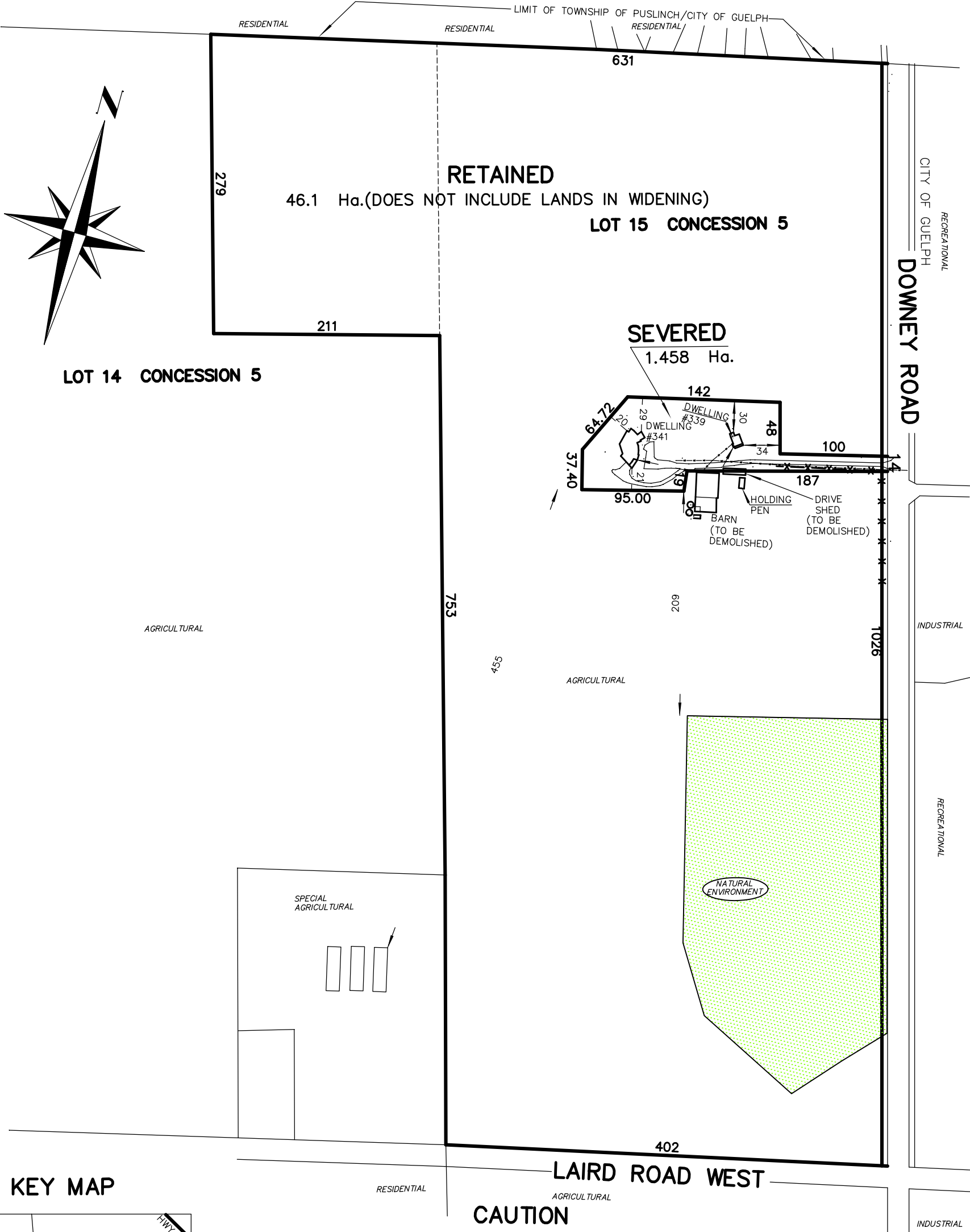
LOCATION

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

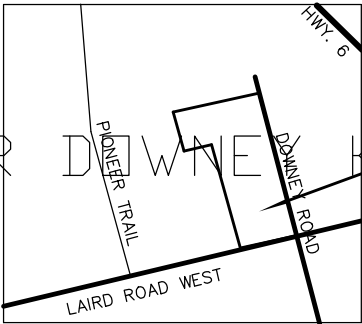
SKETCH SHOWING PROPOSED DEVELOPMENT

J. R. FINNIE O.L.S.
SCALE 1: 4000 METRIC
0 40 80 120 160 METRES

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



KEY MAP



SUBJECT PROPERTY

CAUTION

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

ESTATE STANFORD ROBERT SNYDER

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

PH (519) 833-2380 FAX (519) 833-0208
EMAIL : rfinnie@jrfinnie.com
www.jrfinnie.com



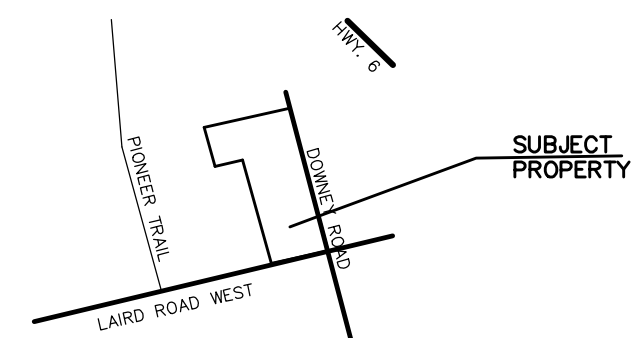
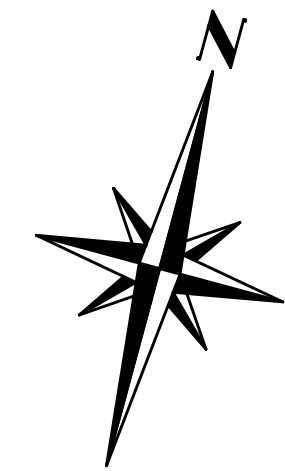
SERVING
ONTARIO
SINCE 1985

DRAWN BY: jrf

PROJECT: 26-2360SKT

THIS SKETCH IS PROTECTED BY
COPYRIGHT.

© J. R. FINNIE O.L.S. - 2026



PROJECT: 26-2360SPREV2

PROPERTY DESCRIPTION: PT LT 14 CON 5 PUSLINCH; PT LT 15 CON 5 PUSLINCH AS IN RO685252 SAVE AND EXCEPT PT 2, 61R162; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 71214-0196

PIN CREATION DATE:

2001/04/23

OWNERS' NAMES

YOUNG, ROBERT ALLEN
SNYDER, ROBERT TODD
CILLES, LYNN SUSAN
SNYDER, IRENE LEWIS
SNYDER, STANFORD ROBERT - ESTATE

CAPACITY SHARE

TWW
TWW
TWW
TWW

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2001/04/20 **		
**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: 2001/04/23 **					
61R4167	1988/01/25	PLAN REFERENCE				C
RO685252	1992/12/30	TRANSFER	\$2		SNYDER, STANFORD ROBERT	C
WC34341	2003/07/31	CHARGE		*** COMPLETELY DELETED *** SNYDER, STANFORD ROBERT	CANADIAN IMPERIAL BANK OF COMMERCE	
WC217555	2008/07/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: RE: WC34341					
WC243602	2009/05/04	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
	REMARKS: AIRPORT ZONING					
WC513226	2017/08/11	TRANSMISSION-LAND		SNYDER, STANFORD ROBERT	YOUNG, ROBERT ALLEN	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.

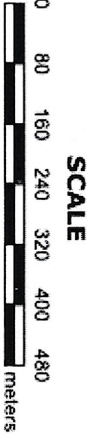
71214-0180 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					SNYDER, ROBERT TODD CILLES, LYNN SUSAN SNYDER, IRENE LEWIS SNYDER, STANFORD ROBERT - ESTATE	

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.

PRINTED ON 05 SEP, 2024 AT 20:48:54
FOR TOM



PROPERTY INDEX MAP
WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	[Solid Grey Box]
LEASEHOLD PROPERTY	[Dotted Grey Box]
LIMITED INTEREST PROPERTY	[Horizontal Striped Grey Box]
CONDOMINIUM PROPERTY	[Vertical Striped Grey Box]
RETIRED PIN (MAP UPDATE PENDING)	[Diagonal Striped Grey Box]
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	[Thin Grey Line]
EASEMENT	[Double Thin Grey Line]

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



File No.: 2224

May 27, 2026

Township of Puslinch
5604 Wellington Road
Puslinch ON
N0B 2J0

Att: Planning and Corporate Service

RE: Planning Justification Brief
Proposed Zoning By-law Amendment
Part of Lot 15, Concession 5
Township of Puslinch

The following covering letter is submitted to provide background information on the proposed zoning bylaw amendment and address the comments provided in NPG Planning Solutions 1st Planning Review dated May 8, 2026.

1. Background

The lands are subject to a consent application for a residence surplus to a farm operation. The original application was granted provisional consent by the Wellington County Land Division Committee on December 5, 2024 and the zoning bylaw amendment is required to implement the conditions of approval for the consent.

Specifically zoning bylaw amendments are required to:

- 1) to permit the severed parcel containing the surplus farm dwelling to have a minimum frontage of 14 metres
- 2) to recognize that there are two existing dwelling units on the severed parcel
- 3) to zone the retained parcel so a new dwelling unit is not permitted.

2. Residential History

The smaller dwelling (located closest to Downey Road) is the original farmhouse on the property and is estimated to have been built in the early 1900's. It is two storeys with a ground floor area of 111m² and has an approximate height of 6.3m. In 1966 a new dwelling was constructed, and the owners advise that the original farmhouse was then used for farm help accommodations. The newer dwelling is a bungalow with a ground floor area of 260m² and a height of 3.4m due to the flat roof design.



It is noted that Township Zoning By-law Number 26-1966 came into effect around the same time the new primary dwelling was built. Section 7.1 of this By-law states that uses in the Agricultural zone may include:

“a dwelling or dwelling units for the accommodation of non-paying guests, staff or help employed on the lot to which such dwelling would be an accessory.”

On this basis, the second dwelling unit already has legal non –conforming status and the proposed zoning amendment will recognize the additional dwelling.

3. Policy Context

a) Provincial Policy Statement 2024

The subject lands are designated within Rural Areas and Prime Agricultural Areas in the PPS 2024. Section 4.3.3 sets out the policies for lot creation in Prime Agricultural Areas. Section 4.3.3.1c) permits a new residential lot for a residence surplus to an agricultural operation provided that:

- i) The new lot will be limited to a severance size to accommodate the new use and appropriate sewage and water services
- ii) That new dwellings are prohibited on any retained parcel of farmland

The PPS policy does not specifically speak to or prohibit surplus dwelling lot creation where more than one surplus dwelling unit exists.

b) Wellington County Official Plan

The subject lands on designated Prime Agricultural and Core Greenlands on the County Official Plan, with the area of the proposed surplus dwelling severance located within the Prime Agricultural Area. Section 10.3.4 sets out the following for creation of a residence surplus to a farming operation. It is noted that the policy also does not speak to situations where there is more than one dwelling unit existing. However, Wellington County Planning staff in their review of the severance application did not raise any concern with Official Plan conformity, only noting that a slightly larger severance lot size was needed to accommodate both units. There is previous precedent within the County for approval of a surplus farm dwelling severance on which there a second dwelling unit existing.

It is also noted that Section 6.4.3 of the Official Plan permits existing uses, single detached dwellings and an accessory residence.

The following table reviews conformity to the County Official plan policy:



10.3.4 Residence Surplus to a Farming Operation

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

a)	the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and	a)	the vacant farmland is 46.1 hectares in size which represents a viable agricultural parcel
b)	the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm;	b)	the proposed severance has been configured to minimize any impact on the remaining farmland
c)	the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and	c)	the size of the proposed severance has been minimized to the lands which are required for the two dwellings, their septic systems and driveway access
d)	the surplus residence is habitable and is not expected to be demolished by a future owner; and	d)	Both residences are habitable and intended to be retained
e)	the <i>Minimum Distance Separation formulae</i> will be met	e)	the existing livestock facilities are being demolished so MDS is addressed
f)	the vacant parcel of farmland is rezoned to prohibit a residential use.	f)	the proposed zoning amendment prohibits a residential use on the retained agricultural parcel

In summary, the consent application and proposed zoning bylaw amendment conform to the Wellington County Official Plan.

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

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 requirements of the Puslinch Zoning By-law.

Zoning Matrix				
	Retained Parcel		Severed Parcel	
	Required	Provided	Required	Provided
Minimum Lot Area	4.0 h	46.1 ha	0.4 ha	1.45 ha
Minimum Lot Frontage	120 m	411 m	25 m	14 m
Minimum Front Yard	NA	NA	7.5 m	134 m
Minimum Side Yard	NA	NA	3 m	21 m
Minimum Rear Yard	NA	NA	7.5 m	20 m
Lot Coverage	NA	NA	30%	+/- 2.5%



The proposed consent complies with the zoning requirements other than minimum lot frontage, which is addressed in the proposed zoning amendment. It is noted that the reduced frontage is provided for the purpose of minimizing any loss of agricultural land.

5. Submissions to Support Application

The following submissions are being provided in support of the zoning bylaw amendment application:

- i) A predevelopment site plan of the proposed surplus farm dwelling severance prepared by RJ Finnie
- ii) A surveyors sketch of the entire subject property with proposed lot areas. It is noted that there is no available survey of the entire property
- iii) A copy of the reference plan which has been completed of the severed parcel and proposed road widenings
- iv) A current property abstract and PIN map
- v) A draft zoning by-law amendment

Should any further information be required please contact the undersigned.

Respectfully submitted

JL Cox Planning Consultants Inc.



John L. Cox, MCIP, RPP

Cc: Snyder Estate



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW NUMBER _____

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

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

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

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 5, Township of Puslinch, County of Wellington from: Agricultural (A) Zone to Specialized Agricultural (A-XYZ) and (A-XXX) Zones as shown on Schedule 'A' of this By-law;
2. THAT for the lands zoned A-XYZ, the following special provisions apply:
 - i) A minimum lot frontage of 14 metres is permitted
 - ii) Two (2) existing dwelling units are permitted
3. THAT for the lands Zoned A-XXX, the following special provisions apply:
 - i) A new dwelling unit is prohibited
4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended.
5. THAT this By-law shall come into force on the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

By-law read a First, Second, and Third Time this of _____, 2026

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 23/18 by rezoning the lands municipally referred to as 339 and 341 Downey Road from Agricultural (A) ZONE to Specialized Agricultural (A) ZONES A-XYZ and A-XXX to implement site specific regulations.

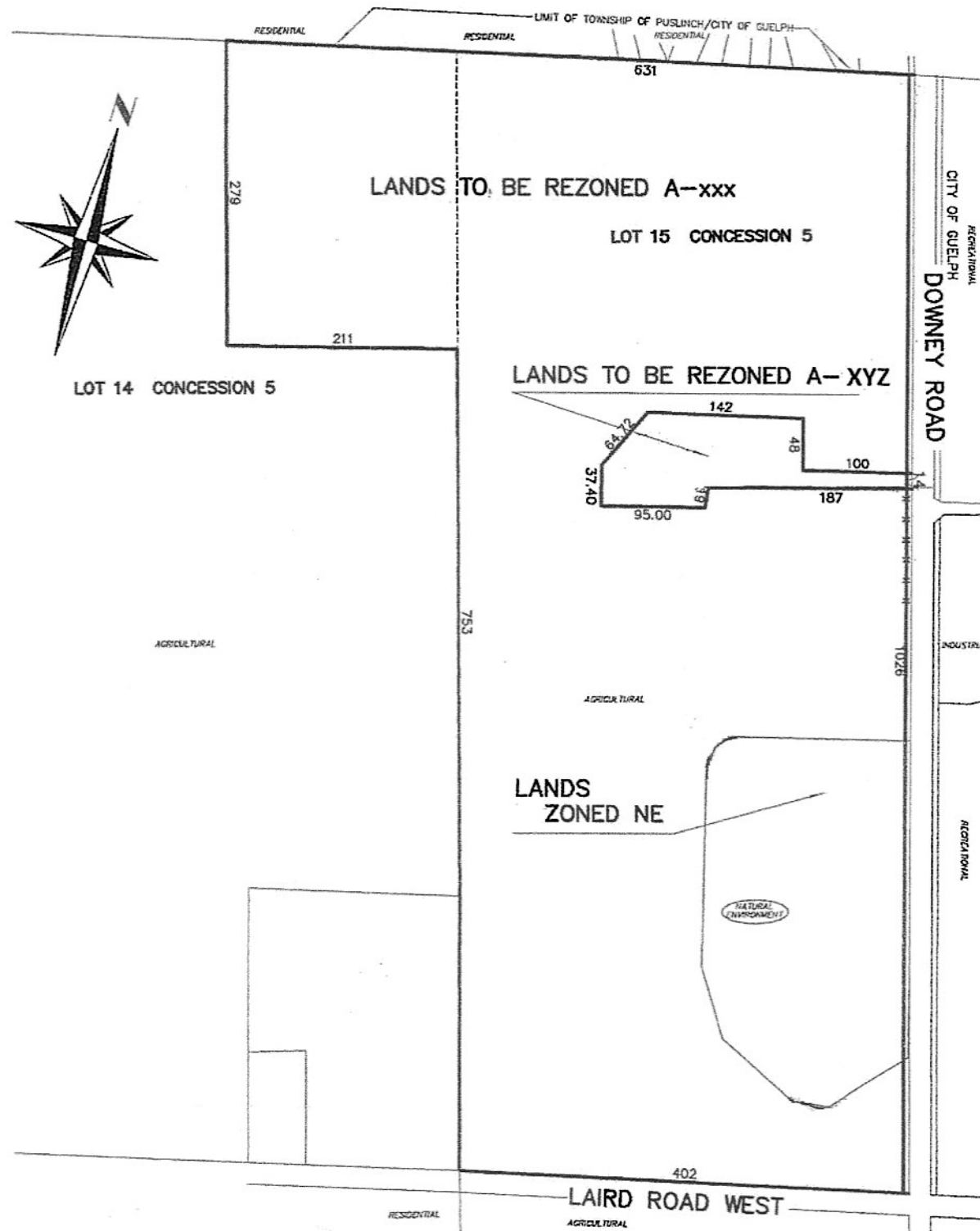
For the lands zoned A-XYZ, a minimum lot frontage of fourteen (14) meters is permitted and two (2) existing dwelling units are permitted.

For the lands zoned A-XXX, a new dwelling unit is prohibited.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law 26-XXXX

SCHEDULE "A"



This is Schedule "A" to By-law 26-XXXX

Passed this XX day of _____, 2026.

Mayor

Clerk



June 10, 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 & 2nd 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 second submission for a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Reference Plan 61R-23153 prepared by J. R. Finnie Ontario Land Surveyor, dated January 22nd, 2025;
- Pre-Development Site Plan prepared by J. R. Finnie Ontario Land Surveyor, dated 2026;
- Parcel Register and PIN Map;
- Planning Justification Brief prepared by J.L Cox Planning Consultants Inc., dated May 27th, 2026; and
- Draft Zoning By-law.

1. Determination of Completeness:

- a. From a planning perspective, we have no issues with the Township deeming the Zoning By-law Amendment application complete, provided that there is no objection from other commenting parties.

2. Application Support:

- a. Once the application is deemed complete, a Public Meeting will be scheduled. We will continue to review the proposal for consistency with the PPS and conformity with the County Official Plan.

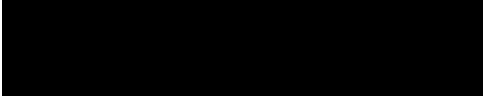
3. Technical Comments:

- a. As mentioned, it appears that the road widening required by the City of Guelph has a width of 2.92 metres instead of 3 metres. We encourage the applicant to provide documentation that this is acceptable with the City of Guelph.
- b. The Township Zoning By-law No. 20/68 permits “a dwelling or dwelling units for the accommodation of non-paying guests, staff or help employed on the lot to which such dwelling would be an accessory use”. The Planning Justification Brief (PJB) appears to argue that the 1-storey building is permitted as detached dwelling and the 2-storey dwelling has legal non-conforming status as a dwelling accessory to the farm. Regardless, as the lot is severed from the agricultural operations, this legal non-conforming status would cease to exist. We appreciate if additional justification for two (2) dwelling units to be permitted on the severed lot could be provided.
- c. Please provide spatial information in dwg or shapefile format, preferably of the Reference Plan, that shows the extent of the lands to be rezoned to A(spXXX) and

A(spXYZ) as per the draft Zoning By-law. If recommended for approval, the Township would require this to prepare the Zoning By-law Amendment.

- d. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

Sincerely,



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