

394748

Amendment.

THIS AGREEMENT made in duplicate this 28th
day of Sept., 1983.
BETWEEN:

STANLEY HASNAS and DRAGUTIN HASNAS,
both of the City of Hamilton, in the Regional
Municipality of Hamilton-Wentworth,

hereinafter called the "OWNERS",

OF THE FIRST PART;

-and-

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH,

hereinafter called the "TOWNSHIP",

OF THE SECOND PART;

-and-

ISOBEL HASNAS,
spouse of Dragutin Hasnas,

OF THE THIRD PART;

-and-

EMERALD LAKE FARMS LIMITED and
THE CANADIAN IMPERIAL BANK OF COMMERCE,

hereinafter called the "MORTGAGEES",

OF THE SECOND PART;

WHEREAS the Owners are the registered owners
in fee simple of the lands described in Schedule "A" attached hereto
and forming part of this agreement together with the Plan being also
part of Schedule "A".

AND WHEREAS the Owner has obtained approval
to develop camp sites for recreational vehicles for use on a
seasonal basis on that part of the South Half of Lot 29, in the
Gore Concession of the Township of Puslinch lying Southeast of the
lands of the Canadian Pacific Railway to the extent as indicated
on Schedule "B" attached hereto and forming part of this Agreement.

WITNESSETH that in consideration of the mutual
covenants herein, the Parties agree as follows:-

1. The Owners agree that not more than 200 trailers and/or recreational
vehicle camp sites shall be permitted on the lands illustrated on the
plan forming part of Schedule "A" to this Agreement. All such camp
sites (200) shall be south of the C.P.R. line and within the limits
of Parcel 1 as shown on the Plan being part of Schedule "A" to this
Agreement. The Owners agree that no application will be made
in the future to increase the number of sites.

2. No tent sites shall be developed nor shall any of the Owners' lands

and sites shall be located and built in accordance with the site Plan attached hereto and marked Schedule "B" to this Agreement. The phasing of the construction shall also be in strict accordance with Schedule "B" to this Agreement.

5. The Owners acknowledge that the amendment to the Official Plan was from "Rural" to "Seasonal Recreation" and agree that campers will be permitted to use the said land and facilities from May 1st through to October 30th in any year. The lands and facilities will be closed by the Owners at midnight on October 30th in each year and shall not be re-opened until May 1st the following year. Further the Owners agree that all water and hydro facilities will be disconnected and shut off during the closed period that is from October 30th through to May 1st.

6. The said property shall also have limited seasonal use for day users, i.e. it shall only be open for day users from May 15th to the end of the Labour Day Weekend in each year. Day Users shall not be permitted on the said property from the first Tuesday after the end of the Labour Day Weekend until May 15th the following year.

7. The Owners agree to install and maintain a gate at the entrance to the said property and the gate shall not be opened to allow access until 9:00 a.m. and shall be closed at 8:00 p.m. in order to prohibit access to day users. Persons occupying the camp sites shall be allowed entrance to the property until 11:00 p.m. after which time they will not be allowed to enter the said property.

8. The Owners shall not own any trailers on the property nor will they lease, sub-lease or rent any trailer to any person or act as an agent for the purpose of renting or leasing trailers on the property.

9. The Owners shall provide toilet facilities in the designated area north of the C.P.R. tracks, i.e. on Parcel 2 as set out on the Plan forming part of Schedule "A". The day users will not be permitted to use the washroom facilities located on Parcel 1 shown in Schedule "A".

10. Alcoholic beverages may only be consumed in the immediate area of the trailer and the Owners will not permit alcoholic beverages to be consumed in the area north of the C.P.R. tracks.

11. It is agreed that noise will be kept within reasonable levels. There will be no loud music, shouting, singing or radio after 9:00 p.m.

12. The Owners shall prohibit dogs owned by people using the grounds from roaming unattended either within the property limits or outside the said limits.

13. No trailer site will be constructed or used within 300 feet of the most westerly limit of the brick house situate on the White property which is located on part of Lot 29, Gore Concession.

14. All camp fires shall be contained within a stone pit. No ground fires of any description shall be permitted on the property lying to the North of the C.P.R. tracks.

15. The Owners agree to erect a 5 foot high fence around the entire boundary of this property.

16. The Owners shall duly observe the portion of the property designated as hazard lands and will not permit or allow any activity of any nature

18. The Parties of the Third Part executes this Agreement in accordance with the provisions of the Family Law Reform Act.

19. The Parties of the Fourth Part hereby, being registered mortgagees, postpone any rights which they have under their mortgage and consent that their said mortgages shall be subject to the terms and conditions of this Agreement.

20. This Agreement shall be binding on the Parties and their heirs, successors or assigns and shall be registered on the title to the said lands and it is the intention of the parties that the contents herein shall be covenants and restrictions running with the said lands.

IN WITNESS WHEREOF the said Parties hereto have hereunto set their hands and seals.

[Redacted Signature]

Stanley Hasnas

[Redacted Signature]

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

PER:

Reeve

Clerk

Isobel Hasnas

EMERALD LAKE FARMS LIMITED

PER:

CANADIAN IMPERIAL BANK OF COMMERCE

PER:

Power of Attorney registered
#215051 on April 5, 1979

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]



Delete the
inappropriate.

FORM 19a/~~FORM 21a~~
REGISTRY ACT/~~LAND TITLES ACT~~

AFFIDAVIT AS TO POWER OF ATTORNEY

We, J. Del Cook
of the Town of Ancaster
in the Province of Ontario
and G. Dell Kindy
of the City of Burlington
in the Province of Ontario
MAKE OATH AND SAY:

Delete
"Registry"
or "Land
Titles" as
appropriate.

1. We are the attorneys for Canadian Imperial Bank of Commerce under
power of attorney dated March 20, 1979 and registered as No. ²¹⁵⁰⁵¹~~(21530-C.D)~~
on April 5, 1979 in the Land Registry Office for the Registry/
~~Land Titles~~ Division of ~~Wentworth No. 62~~ Wellington South No. 61.
2. The power of attorney is in full force and effect and has not been revoked.

SWORN before me

at the City of Hamilton
in the Province of Ontario
this 16th day of
January, 1984

Assistant General Manager

Superintendent

A Commissioner, etc.

Marilyn Lang, a Commissioner, etc.
Judicial District of Hamilton-Wentworth
for Canadian Imperial Bank of Commerce.

To be completed and attached to
each document in the Province of
Ontario

AFFIDAVIT OF SUBSCRIBING WITNESS

(to be attached to documents
executed pursuant to the General
Power of Attorney)

I, Harvey W. Kingston, of the City of Hamilton,
in the Province of Ontario,

MAKE OATH AND SAY:

I am a subscribing witness to the attached Instrument and I was present and saw
it executed at Hamilton, Ontario by

J. Del Cook

and

G. Dell Kindy

I verily believe that the persons whose signature I witnessed were authorized
to execute the instrument as attorneys for Canadian Imperial Bank of Commerce.

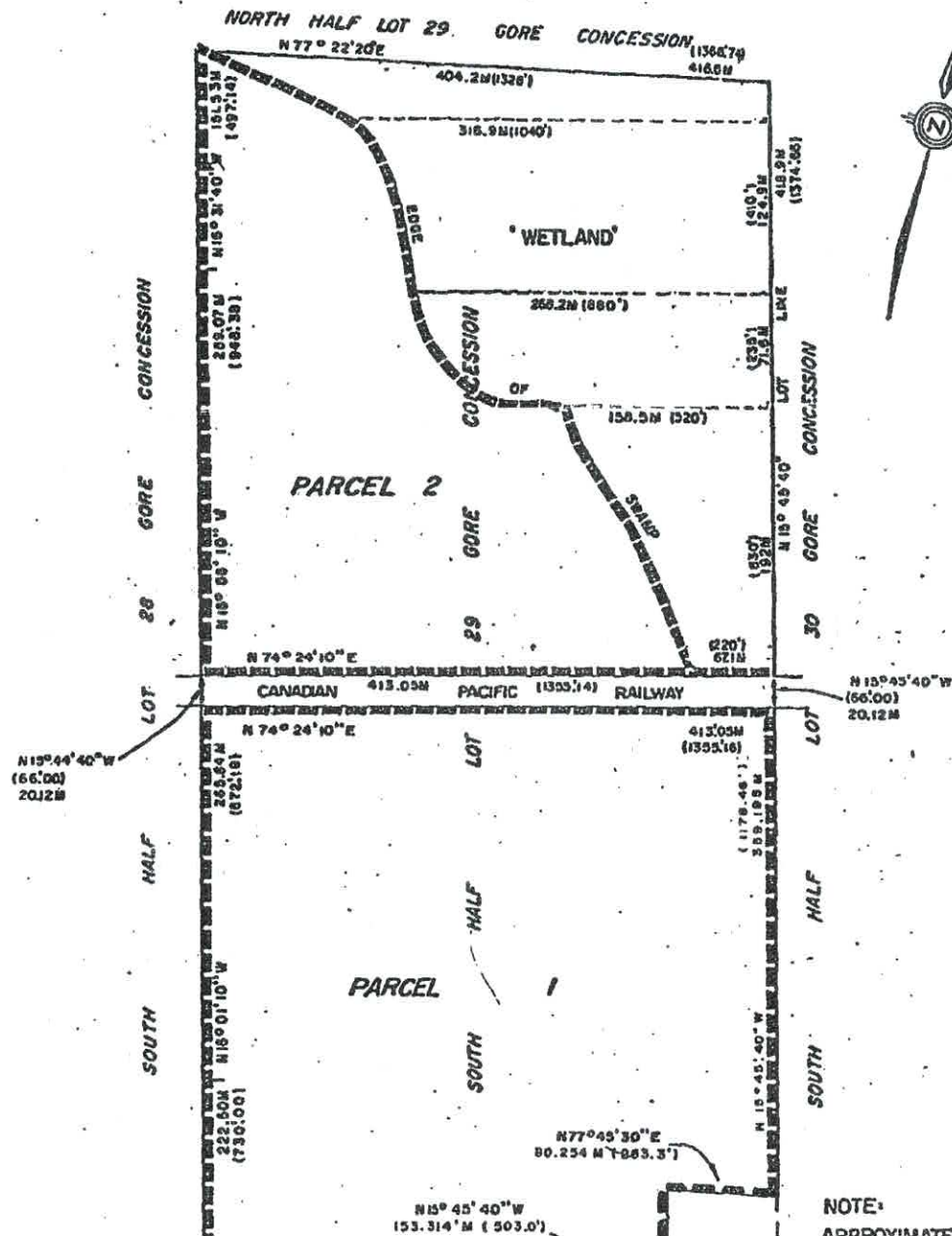
I know the said persons and they are, and at the time of the execution of the
instrument were Assistant General Manager

and Superintendent, respectively, of the Canadian Imperial Bank
of Commerce.

I am an officer of Canadian Imperial Bank of Commerce, Hamilton, Ontario and as
such, have personal knowledge of the matters deposed to herein.

SWORN before me at the City
of Hamilton, in the Province
Ontario this 16th day of

SCHEDULE "A"
PART OF SOUTH HALF LOT 29,
GORE CONCESSION
TOWNSHIP OF PUSLINCH



NOTE:
APPROXIMATE

SCHEDULE "A" cont'd.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Puslinch, in the County of Wellington and Province of Ontario:-

FIRSTLY - Being composed of Part of the South Half of Lot 29, in the Gore Concession of the Township of Puslinch containing an area of 47.972 acres more or less and which said parcel or tract of land and premises is more particularly described as follows:-

PREMISING the bearings herein are astronomic and are derived from Plan 61R-267;

COMMENCING at an iron bar at the Southwesterly angle of the South Half of Lot 29;

THENCE North 77 degrees 43 minutes 50 seconds East along the Southerly limit of the said Half Lot 441.91 feet to an iron bar at an angle therein;

THENCE North 77 degrees 45 minutes 30 seconds East continuing along the Southerly limit of the said Half Lot 653.0 feet to an iron bar therein distant 263.3 feet Westerly from the Southeasterly angle thereof;

THENCE North 15 degrees 45 minutes 40 seconds West 503.0 feet to an iron bar;

THENCE North 77 degrees 45 minutes 30 seconds East 263.3 feet to an iron bar in the Easterly limit of the said Half Lot;

THENCE North 15 degrees 45 minutes 40 seconds West along the Easterly limit of the said Half Lot 1178.46 feet to an iron bar in the Southerly limit of the lands of the Canadian Pacific Railway;

THENCE South 74 degrees 24 minutes 10 seconds West along the Southerly limit of the lands of the Canadian National Railway 1355.16 feet to an iron bar in the Westerly limit of the said Half Lot;

THENCE South 15 degrees 24 minutes 40 seconds East continuing along the Westerly limit of the said Half Lot 730.0 feet to the point of commencement.

SECONDLY - Being composed of Part of the South Half of Lot 29, in Gore Concession of the Township of Puslinch containing an area of 43.961 acres more or less and which said parcel or tract of land and premises is more particularly described as follows:-

PREMISING the bearings herein are astronomic and are derived from Plan 61R-267;

COMMENCING at an iron bar in the Easterly limit of the said Half Lot distant 1747.46 feet measured Northerly therealong from the Southeasterly angle thereof;

THENCE South 74 degrees 24 minutes 10 seconds West along the Northerly limit of the lands of the Canadian Pacific Railway 1355.14 feet to an iron bar in the Westerly limit of the said Half Lot;

THENCE North 15 degrees 56 minutes 10 seconds West along the Westerly limit of the said Half Lot 948.38 feet to an iron bar at an angle therein;

THENCE North 16 degrees 31 minutes 40 seconds West continuing along the Westerly limit of the said Half Lot 497.14 feet to an iron bar;

THENCE North 77 degrees 22 minutes 20 seconds East along a post and wire fence marking the Northerly limit of the said Half Lot and its production thereof 1366.74 feet to an iron bar at the Northeasterly angle of the said Half Lot;

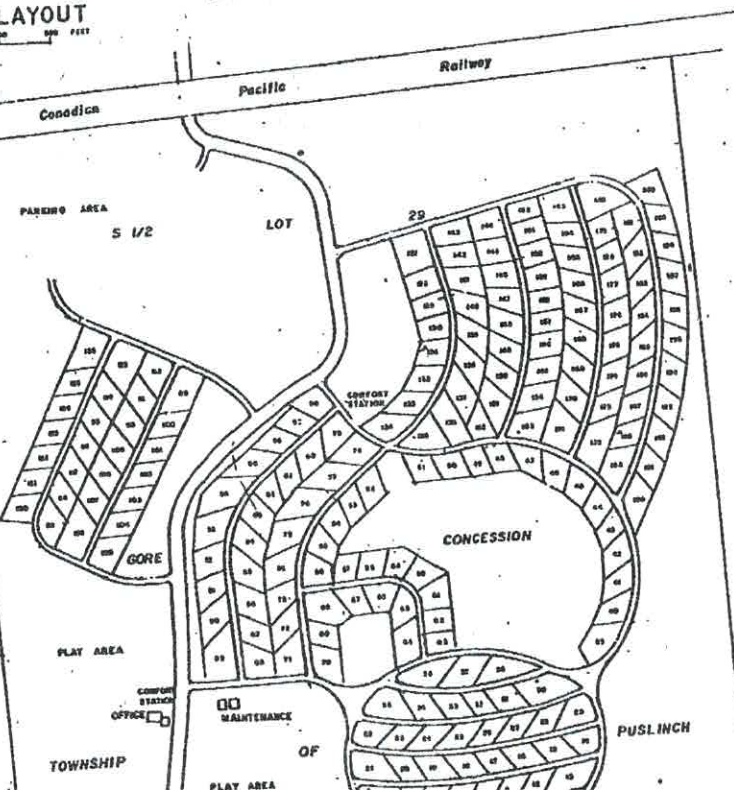
THENCE South 15 degrees 45 minutes 40 seconds East along the Easterly limit of the said Half Lot 1374.66 feet to the point of

SITE PLAN FOR CAMPSITE LAYOUT

RECREATIONAL AREA
SWIMMING, PICNICING, ETC.

SCHEDULE B

1 2 3 4 5 6 7 8 9 10 FEET



PHASING OF EMERALD LAKE CAMPSITE

PHASE 1

Will comprise of sites 43 to 51 both inclusive, 127 to 200 both inclusive, (83 sites).

Develop sites and roadways to meet market demand.

Comfort station (between sites 51 and 52) will be provided (portable initially). This comfort station eventually will be a free standing building containing showers and toilets.

Well water during this phase will be available from existing two sites - Well No. 1 and Well No. 2.

New well will be drilled in general area as shown.

Two additional comfort stations will be provided as development dictates in general area of site 200 and site 190.

Sites in this phase to be provided with hydro and water hook-ups. Dump station is to be established with water service.

PHASE 2

Will comprise of sites 99 to 120 (28 sites).

Develop sites and roadways to meet market demand.

Comfort stations will be provided in the general area of site 106 and site 112,

Sites in this phase to be provided with hydro and water hook-ups.

PHASE 3

Will comprise of sites 52 to 98 both inclusive (47 sites).

Develop sites and roadways to meet market demand.

Comfort station will be provided in the general area of site 70.

Sites in this phase will be provided with hydro and water hook-ups.

PHASE 4

Will comprise of sites 1 to 42 both inclusive (42 sites).

All sites in this phase will be provided with hydro and water hook-ups.

Sites 1 to 38 will have sanitary sewer connection to septic system that will be installed during this phase.

auth (No. 61)
ferred as of
in the
istrar

DATED: September 28th 1983

BETWEEN:

STANLEY HASNAS and DRAGUTIN HASNAS

- and -

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

- and -

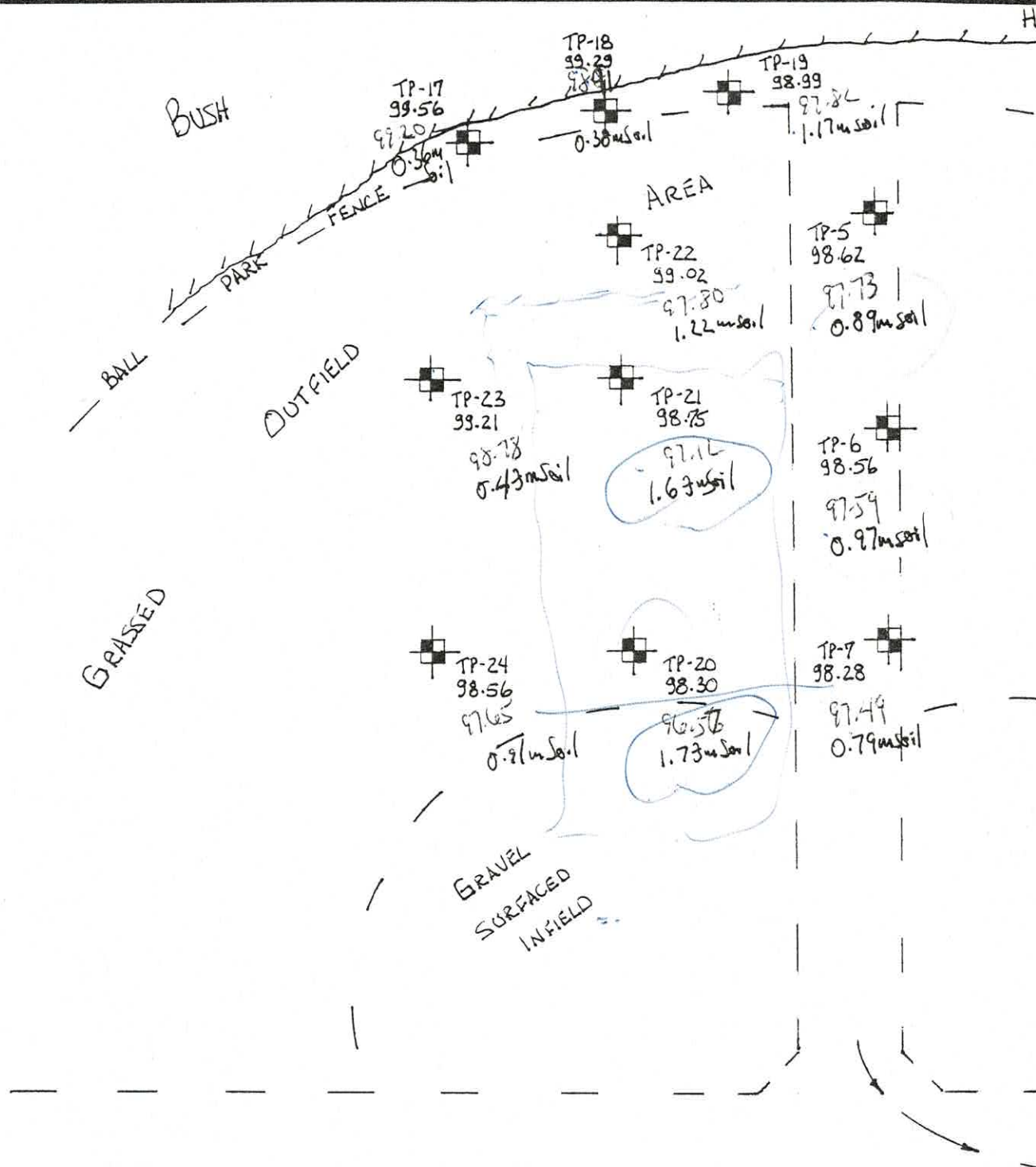
ISOBEL HASNAS

- and -

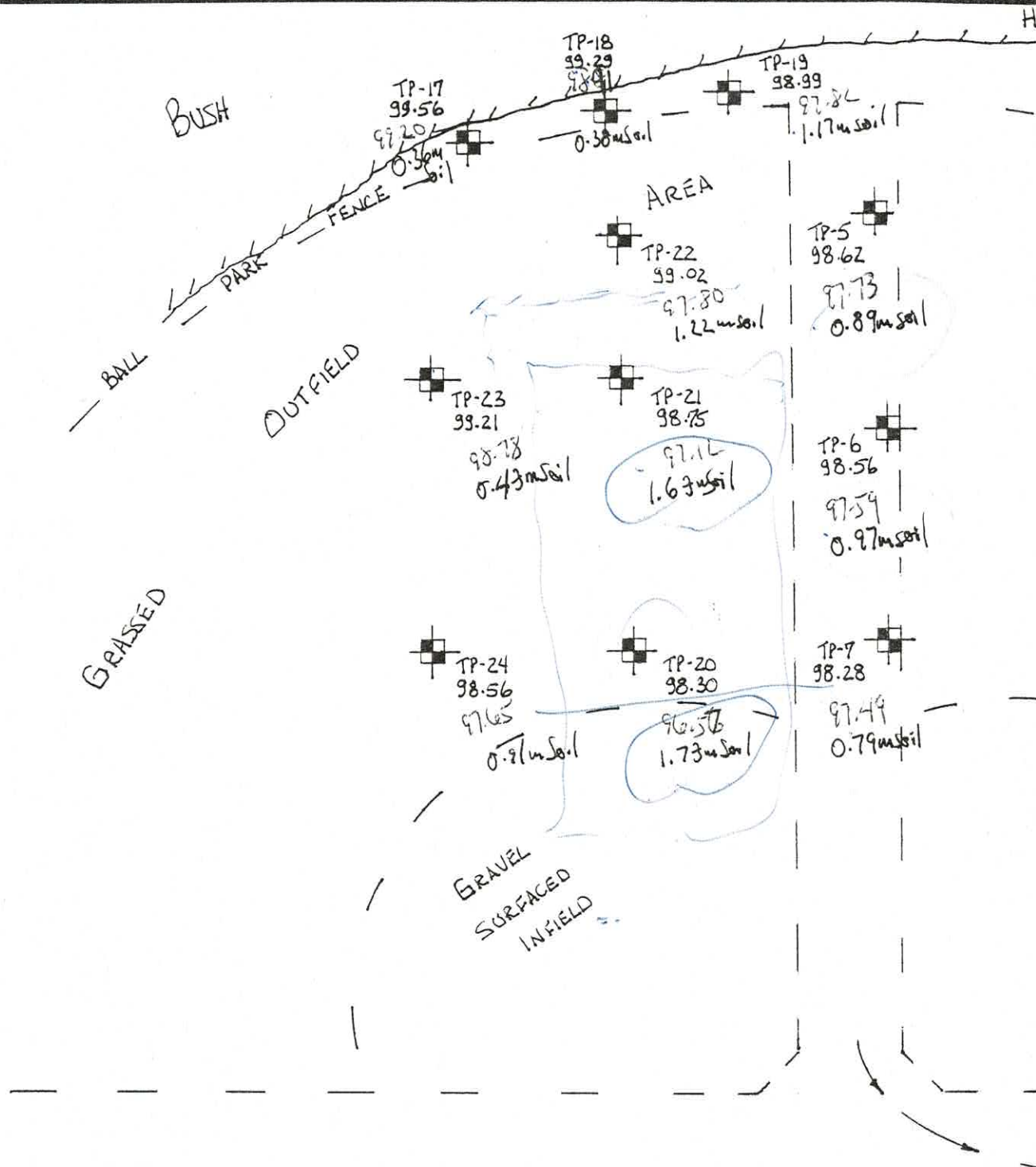
EMERALD LAKE FARMS LIMITED and
THE CANADIAN IMPERIAL BANK OF COMMERCE

AGREEMENT

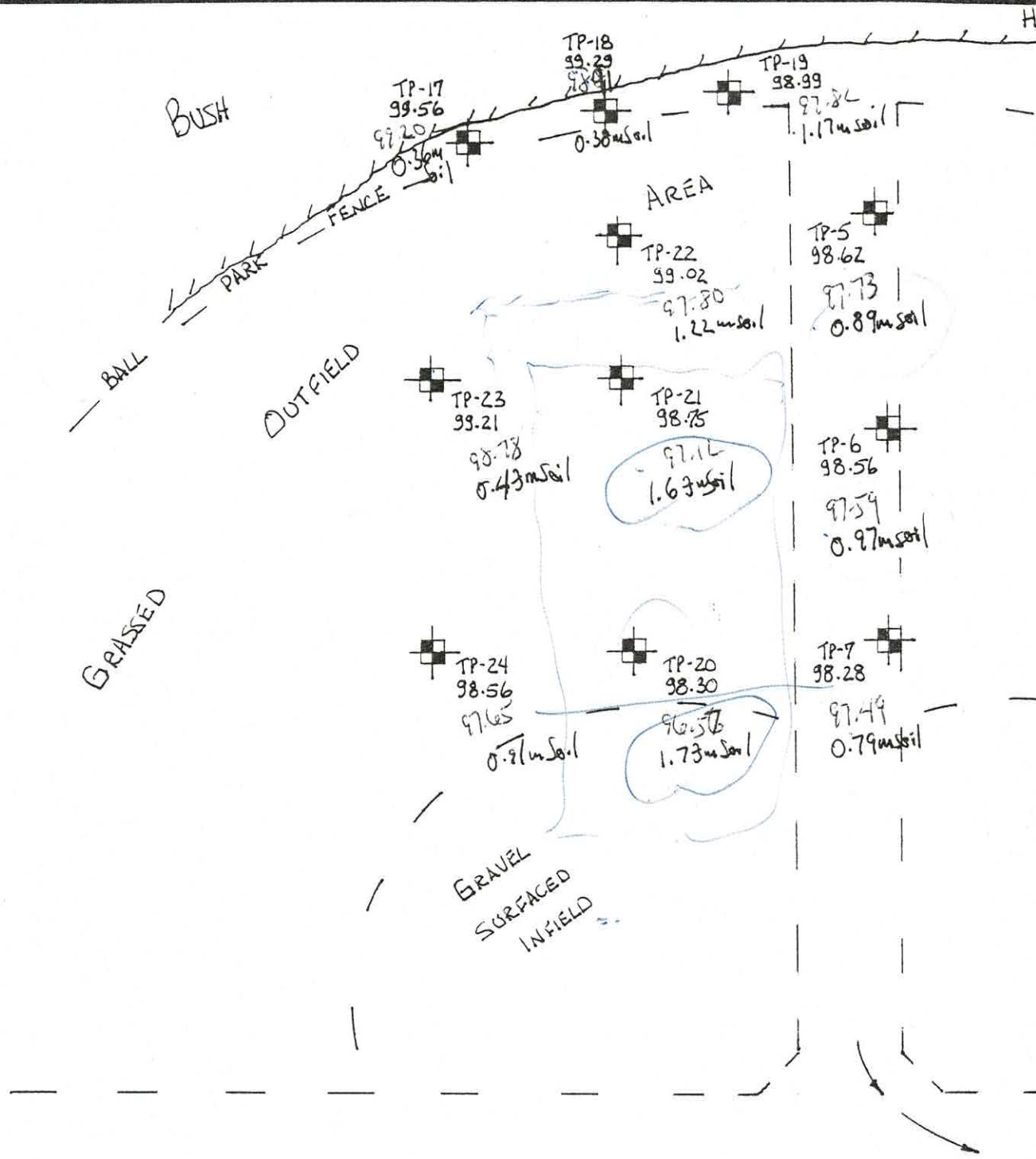
M. ELDERRY & MORRIS
Barristers and Solicitors
84 Woolwich Street
Guelph, Ontario
N1H 5M5



10.35m



10.35m



10.35m

GRASSED

GRAVEL
SURFACED
INFIELD



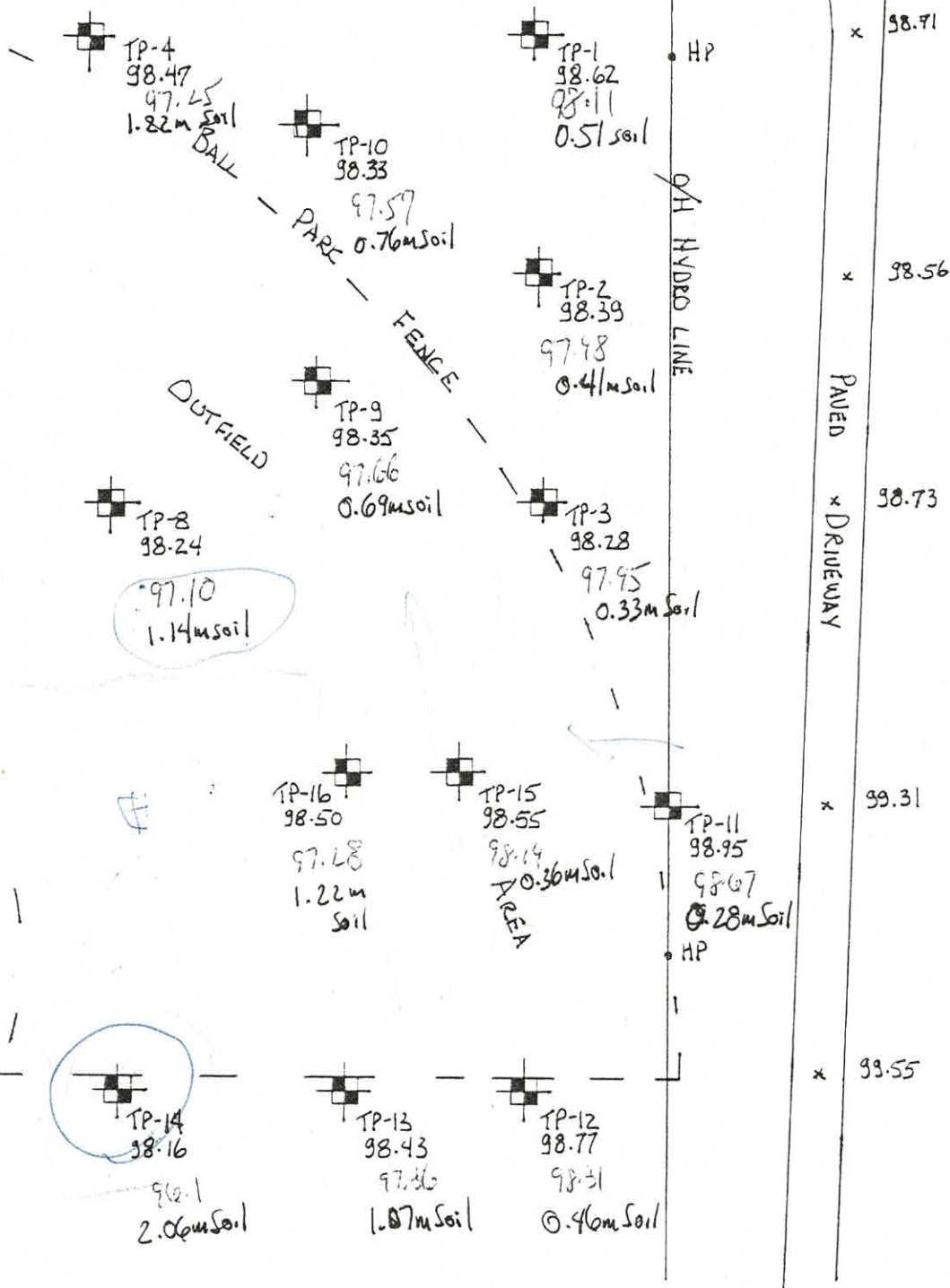
440 Phillip Street
Waterloo, Ontario
Canada N2L 5R9

DRAWN	DATE	SCALE	REF. NO.	DRAWING NO.
CHECKED				
APPROVED				

GE/TREES

GRASSED

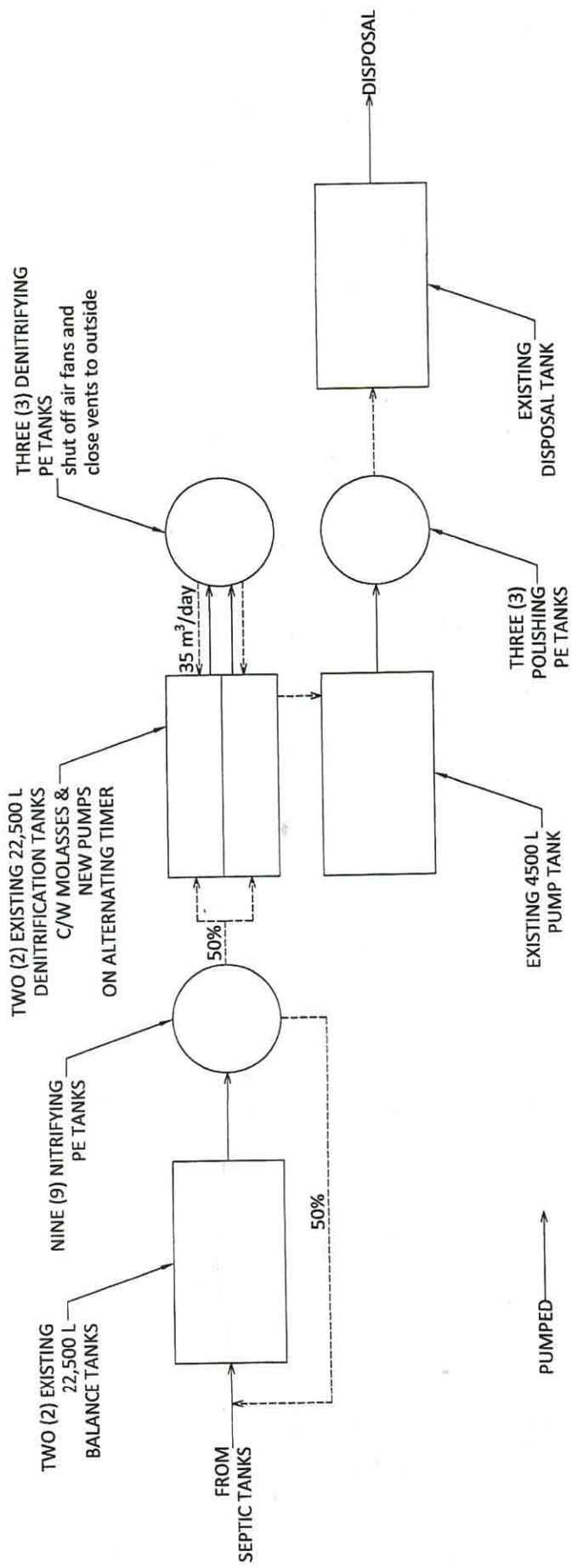
GRAVEL
SURFACED
OUTFIELD



AGRA
Earth & Environmental

440 Phillip Street
Waterloo, Ontario
Canada N2L 5R9

DRAWN	DATE	SCALE	REF. NO.	DRAWING NO.
CHECKED				
APPROVED				



Friday, August 9, 2019 at 10:32:19 AM Eastern Daylight Time

Subject: RE: Waterloo Biofilter

Date: Friday, August 4, 2017 at 12:32:41 PM Eastern Daylight Time

From: Brady Straw

To: Drago Hasnas | Emerald Lake

Hi Drago,

I would start off using approximately 1 L of chemical for every 2,000 L of sewage and then you can adjust it moving forward. Have the chemical dose a little bit every time you dose sewage to the three (3) denitrifying PE tanks.

Regards,

Brady Straw, B.Sc.
Head of Engineering

Waterloo Biofilter Systems Inc.
143 Dennis Street
PO Box 400
Rockwood ON N0B 2K0
Tel: 519-856-0757 x 180
Fax: 519-856-0759
www.waterloo-biofilter.com

Is Yours a Waterloo?

Notice:

This electronic transmission and any accompanying attachments are provided for convenience only, and should be considered privileged and confidential. Waterloo Biofilter Systems Inc. assumes no liability or responsibility for the data supplied in this transmission, and the accuracy and completeness of data herein is the full responsibility of the user. Furthermore, the content in this electronic mail is only intended for the recipient(s) named above, and may not be copied, distributed, or disseminated. Please notify the sender immediately if you have received this message in error, and delete the message and its contents from your computer.

From: Brady Straw

Sent: May-15-17 2:22 PM

To: 'drago@emeraldlake.ca' <drago@emeraldlake.ca>

Subject: FW: Waterloo Biofilter

Hi Drago,

Attached again are the specifications on the carbon we use.

Regards,

Brady Straw, B.Sc.
Head of Engineering

Waterloo Biofilter Systems Inc.
143 Dennis Street
PO Box 400

From: Greg Corman <Greg@waterloo-biofilter.com>, Dan Brownlee <Dan@waterloo-biofilter.com>

Subject: RE: Waterloo Biofilter

Hi Drago,

Below are timer settings for dosing the nine (9) upfront tanks as well, the three (3) closed loop denitrifying tanks, and the three (3) polishing tanks.

Two (2) 22,500 L Balancing Tanks to Nine (9) Nitrifying PE Tanks

There is a 2-cam rotating valve that alternates doses between five (5) and four (4) tanks. I have assumed the pumps in this tank are Grundfos EF50 and that they dose at approximately 110 L/min. Can you please confirm the pumps and approximate dose rate?

OFF 1 MIN

ON 2 MIN

Two (2) 22,500 L Denitrification Tanks to Three (3) Closed Loop Denitrifying PE Tanks

OFF 5 MIN

ON 2 MIN

4500 L Dosing Tank to Three (3) Polishing PE Tanks

OFF 10 SEC

ON 1 MIN

The cost for an additional 4" flow divider and alternating duplex timer control panel is \$1129.00. We have the panel in stock but have to order the flow divider. If you want I can drop off the panel anytime. Until the flow divider comes in I would recommend just using a tee to split the flow until the divider comes in.

Regards,

Brady Straw, B.Sc.

Head of Engineering

Waterloo Biofilter Systems Inc.

143 Dennis Street

PO Box 400

Rockwood ON N0B 2K0

Tel: 519-856-0757 x 180

Fax: 519-856-0759

www.waterloo-biofilter.com

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From: Brady Straw

Sent: April-26-16 1:36 PM



WORKSPACE INFORMATION

Application ID CA-3523001-P-2025-67	Category Pre- Consultation	Workspace state In progress
Workspace created 2025-07-29, 11:41:48 a.m. EDT	Application submitted	
Assignee	Package generation date 2025-08-05, 10:35:49 a.m. EDT	

LOCATION INFORMATION

Address 7248 GORE RD, Puslinch	Property information 2301000004004000000, CON GORE FRONT PT LOT 29
--	---

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Drago Hasnas Emerald Lake Inc.	7248 Gore Road Puslinch ruth@snowcorpaccounting.com +1 4165804130	Agent, Applicant, Payer, Property owner

Type of Proposed Application	
Please select from the Following ☐ Minor Variance ☐ Site Plan Control ☒ Zoning By-Law Amendment ☐ Subdivisions	
Description of proposed development/use original zoning was up to 200 trailers. We have completed the necessary infrastructure to accommodate the extra units by installation of extra water and sewer septic system doubling the size of the original septic and water . Ministry of environment was deeply involved in this process which was completed back in 2016. We at the time were looking to increase the system to accommodate 240 but went ahead and increased the system to double capacity or 400. We have all of the documentation to provide that the system is able to accommodate and have all of the engineers docs for what was involved in the planning stage. We will hire another consultant to go through with Ministry of environment and request an additional inspection if required. We need this meeting to determine what is required of me to amend the zoning to accommodate tenting, cabin rentals and the capacity on the RV sites.	Are there any additional questions, concerns, or comments to make staff aware of? Just looking for advise and steps required to amend the original zoning of 1979 to its current capacity. What do we need to provide to have this actioned.
Please upload Planning Justification Report under the Attachment Section on the Workspace	
Please Upload Draft Zoning By-law Amendment under the Attachment Section on the Workspace	
Terms and Conditions	
I understand that:	
1)The applicant is responsible for all third party review fees regarding the pre-consultation application in accordance with the Township's User Fees and Charges By-law;	
2) Where a Pre-Consultation file has been closed and a Planning Act application has not been submitted within one (1) year of file closure date, the applicant shall be required to submit a new Pre-Consultation request to the satisfaction of the Township;	
3) The Clerk or designate is hereby delegated authority to close a Pre-Consultation file following a period of inactivity of one (1) year. Inactivity shall mean no additional submission material has been provided in respect to the Pre-Consultation by the applicant;	
4) If the applicant wishes to change the proposed use from original pre-consultation application submission, a new pre-consultation application will be required.	
By checking both boxes below, you agree to the following: ☒ I have read, understood and agree to the Terms and Conditions. ☒ I understand that unpaid third party costs resulting from review of the pre-consultation request by the Township's consultants will be treated in the same manner as unpaid taxes in accordance with the provisions of the Municipal Act.	

PRE-CONSULTATION

Application id CA-3523001-P-2025-67	Category Pre- Consultation	Workspace status In progress
Requested date and time 2025-07-29, 1:05:44 p.m. EDT	Zoning -	Pre-consultation status In progress

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Drago Hasnas Emerald Lake Inc.	7248 Gore Road Puslinch ruth@snowcorpaccounting.com +1 4165804130	Agent, Applicant, Payer, Property owner

PAID BILL, CREATED ON 2025-07-29, 1:05:44 P.M. EDT

Bill type	Fee schedule	Total amount
Pre-consultation bill	Copy of User Fees and Charges By-law 067- 2024-Planning Applications - Jan 2 2025 (Update 2025-06-10 - Addition of Site Alt Fees)	\$5,000.00

FEES

STATUS	TITLE	DESCRIPTION	QUANTITY	AMOUNT
Paid	Pre-consultation Process Request - Comprehensive		1.0	\$5,000.00

PAYMENTS

STATUS	PAID ON	PAYMENT METHOD	PAYMENT DETAIL	ADDITIONAL INFORMATION	AMOUNT
Paid	2025-08-04, 3:03:00 p.m. EDT	Online card			\$5,000.00

394748

Amendment.

THIS AGREEMENT made in duplicate this 28th
day of Sept., 1983.
BETWEEN:

STANLEY HASNAS and DRAGUTIN HASNAS,
both of the City of Hamilton, in the Regional
Municipality of Hamilton-Wentworth,

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OF THE FIRST PART;

-and-

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH,

hereinafter called the "TOWNSHIP",

OF THE SECOND PART;

-and-

ISOBEL HASNAS,
spouse of Dragutin Hasnas,

OF THE THIRD PART;

-and-

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lands of the Canadian Pacific Railway to the extent as indicated
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of Parcel 1 as shown on the Plan being part of Schedule "A" to this
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6. The said property shall also have limited seasonal use for day users, i.e. it shall only be open for day users from May 15th to the end of the Labour Day Weekend in each year. Day Users shall not be permitted on the said property from the first Tuesday after the end of the Labour Day Weekend until May 15th the following year.

7. The Owners agree to install and maintain a gate at the entrance to the said property and the gate shall not be opened to allow access until 9:00 a.m. and shall be closed at 8:00 p.m. in order to prohibit access to day users. Persons occupying the camp sites shall be allowed entrance to the property until 11:00 p.m. after which time they will not be allowed to enter the said property.

8. The Owners shall not own any trailers on the property nor will they lease, sub-lease or rent any trailer to any person or act as an agent for the purpose of renting or leasing trailers on the property.

9. The Owners shall provide toilet facilities in the designated area north of the C.P.R. tracks, i.e. on Parcel 2 as set out on the Plan forming part of Schedule "A". The day users will not be permitted to use the washroom facilities located on Parcel 1 shown in Schedule "A".

10. Alcoholic beverages may only be consumed in the immediate area of the trailer and the Owners will not permit alcoholic beverages to be consumed in the area north of the C.P.R. tracks.

11. It is agreed that noise will be kept within reasonable levels. There will be no loud music, shouting, singing or radio after 9:00 p.m.

12. The Owners shall prohibit dogs owned by people using the grounds from roaming unattended either within the property limits or outside the said limits.

13. No trailer site will be constructed or used within 300 feet of the most westerly limit of the brick house situate on the White property which is located on part of Lot 29, Gore Concession.

14. All camp fires shall be contained within a stone pit. No ground fires of any description shall be permitted on the property lying to the North of the C.P.R. tracks.

15. The Owners agree to erect a 5 foot high fence around the entire boundary of this property.

16. The Owners shall duly observe the portion of the property designated as hazard lands and will not permit or allow any activity of any nature

18. The Parties of the Third Part executes this Agreement in accordance with the provisions of the Family Law Reform Act.

19. The Parties of the Fourth Part hereby, being registered mortgagees, postpone any rights which they have under their mortgage and consent that their said mortgages shall be subject to the terms and conditions of this Agreement.

20. This Agreement shall be binding on the Parties and their heirs, successors or assigns and shall be registered on the title to the said lands and it is the intention of the parties that the contents herein shall be covenants and restrictions running with the said lands.

IN WITNESS WHEREOF the said Parties hereto have hereunto set their hands and seals.


Stanley Hasnas


Dragutin Hasnas

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

PER: A. Mac Robbie
Reeve

Brenda Beaton
Clerk

Isobel Hasnas

EMERALD LAKE FARMS LIMITED

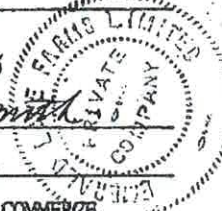
PER: Kathleen L. Smith

CANADIAN IMPERIAL BANK OF COMMERCE

PER: [Signature]



Power of Attorney registered
as #215051 on April 5, 1979



Delete the
inappropriate.

FORM 19a/~~FORM 21a~~
REGISTRY ACT/~~LAND TITLES ACT~~

AFFIDAVIT AS TO POWER OF ATTORNEY

We, J. Del Cook
of the Town of Ancaster
in the Province of Ontario
and G. Dell Kindy
of the City of Burlington
in the Province of Ontario
MAKE OATH AND SAY:

Delete
"Registry"
or "Land
Titles" as
appropriate.

1. We are the attorneys for Canadian Imperial Bank of Commerce under
power of attorney dated March 20, 1979 and registered as No. ²¹⁵⁰⁵¹ ~~(21530-C.D)~~
on April 5, 1979 in the Land Registry Office for the Registry/
~~Land Titles~~ Division of ~~Wentworth No. 62~~ Wellington South No. 61.
2. The power of attorney is in full force and effect and has not been revoked.

SWORN before me

at the City of Hamilton
in the Province of Ontario
this 16th day of

January, 1984.

Assistant General Manager

Superintendent

Marilyn D. Lang
A Commissioner, etc.

Marilyn Lang, a Commissioner, etc.
Judicial District of Hamilton-Wentworth
for Canadian Imperial Bank of Commerce.

To be completed and attached to
each document in the Province of
Ontario

AFFIDAVIT OF SUBSCRIBING WITNESS

(to be attached to documents
executed pursuant to the General
Power of Attorney)

I, Harvey W. Kingston, of the City of Hamilton,
in the Province of Ontario,

MAKE OATH AND SAY:

I am a subscribing witness to the attached Instrument and I was present and saw
it executed at Hamilton, Ontario by

J. Del Cook

and

G. Dell Kindy

I verily believe that the persons whose signature I witnessed were authorized
to execute the instrument as attorneys for Canadian Imperial Bank of Commerce.

I know the said persons and they are, and at the time of the execution of the
instrument were Assistant General Manager

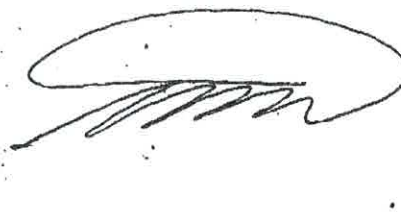
and Superintendent, respectively, of the Canadian Imperial Bank
of Commerce.

I am an officer of Canadian Imperial Bank of Commerce, Hamilton, Ontario and as
such, have personal knowledge of the matters deposed to herein.

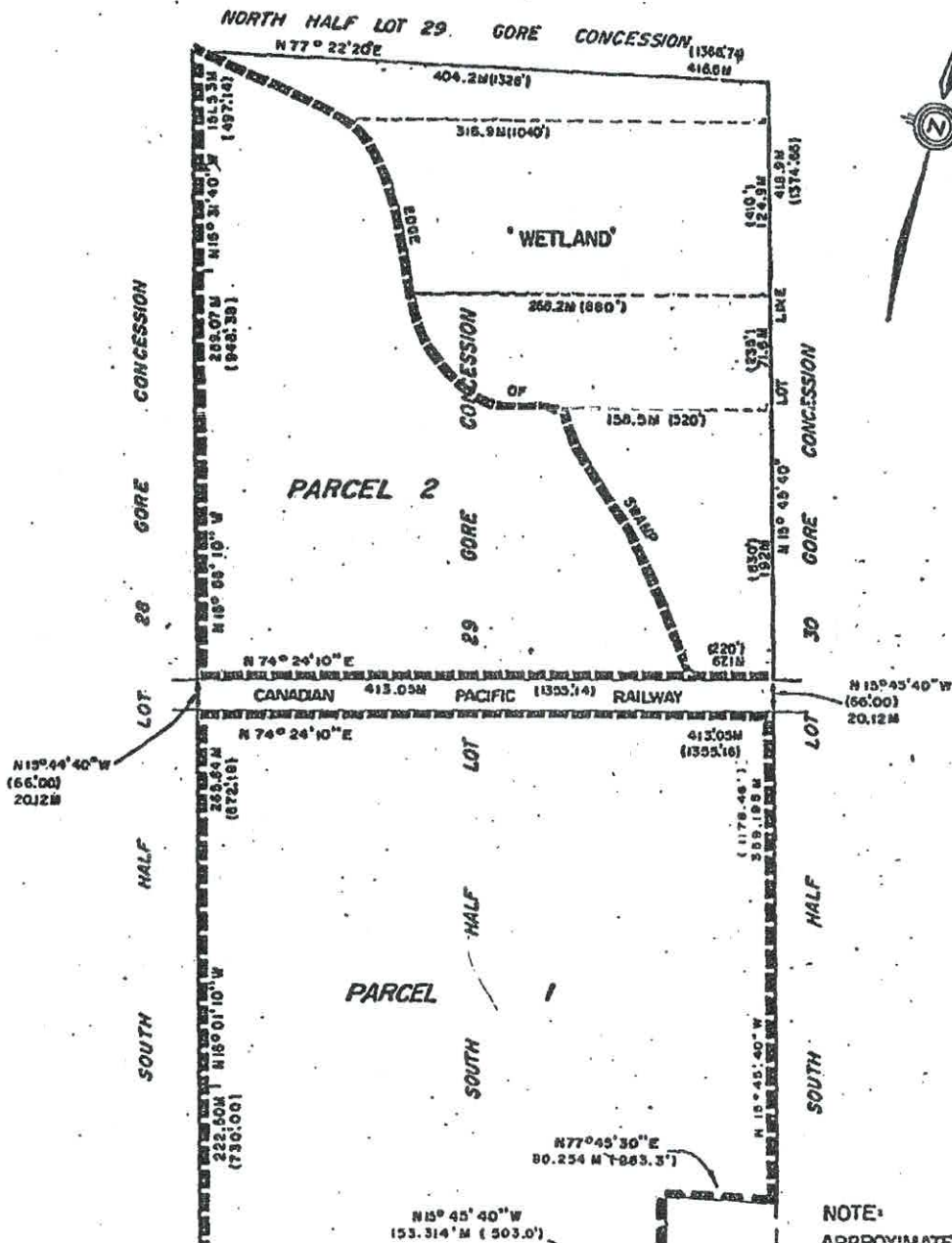
SWORN before me at the City
of Hamilton, in the Province
Ontario this 16th day of

January 19 24.
Marilyn Lang
A Commissioner, etc.

Marilyn Lang, a Commissioner, etc.



PART OF SOUTH HALF LOT 29,
GORE CONCESSION
TOWNSHIP OF PUSLINCH



SCHEDULE "A" cont'd.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Puslinch, in the County of Wellington and Province of Ontario:-

FIRSTLY - Being composed of Part of the South Half of Lot 29, in the Gore Concession of the Township of Puslinch containing an area of 47.972 acres more or less and which said parcel or tract of land and premises is more particularly described as follows:-

PREMISING the bearings herein are astronomic and are derived from Plan 61R-267;

COMMENCING at an iron bar at the Southwesterly angle of the South Half of Lot 29;

THENCE North 77 degrees 43 minutes 50 seconds East along the Southerly limit of the said Half Lot 441.91 feet to an iron bar at an angle therein;

THENCE North 77 degrees 45 minutes 30 seconds East continuing along the Southerly limit of the said Half Lot 653.0 feet to an iron bar therein distant 263.3 feet Westerly from the Southeasterly angle thereof;

THENCE North 15 degrees 45 minutes 40 seconds West 503.0 feet to an iron bar;

THENCE North 77 degrees 45 minutes 30 seconds East 263.3 feet to an iron bar in the Easterly limit of the said Half Lot;

THENCE North 15 degrees 45 minutes 40 seconds West along the Easterly limit of the said Half Lot 1178.46 feet to an iron bar in the Southerly limit of the lands of the Canadian Pacific Railway;

THENCE South 74 degrees 24 minutes 10 seconds West along the Southerly limit of the lands of the Canadian National Railway 1355.16 feet to an iron bar in the Westerly limit of the said Half Lot;

THENCE South 15 degrees 24 minutes 40 seconds East continuing along the Westerly limit of the said Half Lot 730.0 feet to the point of commencement.

SECONDLY - Being composed of Part of the South Half of Lot 29, in Gore Concession of the Township of Puslinch containing an area of 43.961 acres more or less and which said parcel or tract of land and premises is more particularly described as follows:-

PREMISING the bearings herein are astronomic and are derived from Plan 61R-267;

COMMENCING at an iron bar in the Easterly limit of the said Half Lot distant 1747.46 feet measured Northerly therealong from the Southeasterly angle thereof;

THENCE South 74 degrees 24 minutes 10 seconds West along the Northerly limit of the lands of the Canadian Pacific Railway 1355.14 feet to an iron bar in the Westerly limit of the said Half Lot;

THENCE North 15 degrees 56 minutes 10 seconds West along the Westerly limit of the said Half Lot 948.38 feet to an iron bar at an angle therein;

THENCE North 16 degrees 31 minutes 40 seconds West continuing along the Westerly limit of the said Half Lot 497.14 feet to an iron bar;

THENCE North 77 degrees 22 minutes 20 seconds East along a post and wire fence marking the Northerly limit of the said Half Lot and its production thereof 1366.74 feet to an iron bar at the Northeasterly angle of the said Half Lot;

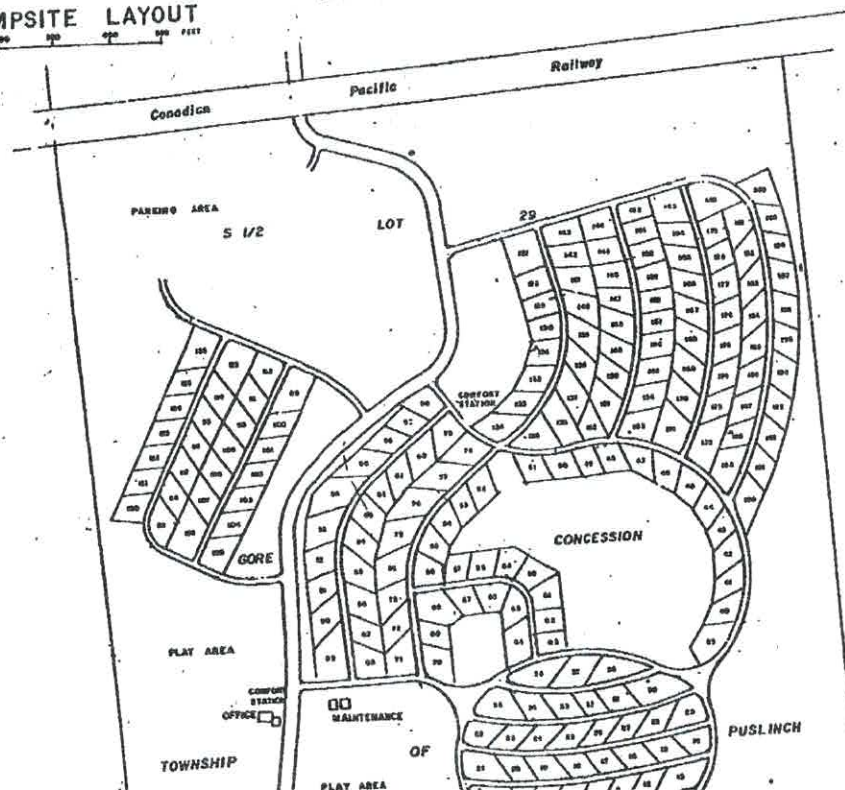
THENCE South 15 degrees 45 minutes 40 seconds East along the Easterly limit of the said Half Lot 1374.66 feet to the point of

SITE PLAN FOR CAMPSITE LAYOUT

RECREATIONAL AREA
SWIMMING, PICNICING, ETC.

SCHEDULE B

1 2 3 4 5 6 7 8 9 10 FEET



PHASING OF EMERALD LAKE CAMPSITE

PHASE 1

Will comprise of sites 43 to 51 both inclusive, 127 to 200 both inclusive, (83 sites).

Develop sites and roadways to meet market demand.

Comfort station (between sites 51 and 52) will be provided (portable initially). This comfort station eventually will be a free standing building containing showers and toilets.

Well water during this phase will be available from existing two sites - Well No. 1 and Well No. 2.

New well will be drilled in general area as shown.

Two additional comfort stations will be provided as development dictates in general area of site 200 and site 190.

Sites in this phase to be provided with hydro and water hook-ups. Dump station is to be established with water service.

PHASE 2

Will comprise of sites 99 to 120 (28 sites).

Develop sites and roadways to meet market demand.

Comfort stations will be provided in the general area of site 106 and site 112,

Sites in this phase to be provided with hydro and water hook-ups.

PHASE 3

Will comprise of sites 52 to 98 both inclusive (47 sites).

Develop sites and roadways to meet market demand.

Comfort station will be provided in the general area of site 70.

Sites in this phase will be provided with hydro and water hook-ups.

PHASE 4

Will comprise of sites 1 to 42 both inclusive (42 sites).

All sites in this phase will be provided with hydro and water hook-ups.

Sites 1 to 38 will have sanitary sewer connection to septic system that will be installed during this phase.

auth (No. 61)
ferred as of
in the
istrar

DATED: September 28th 1983

BETWEEN:

STANLEY HASNAS and DRAGUTIN HASNAS

- and -

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

- and -

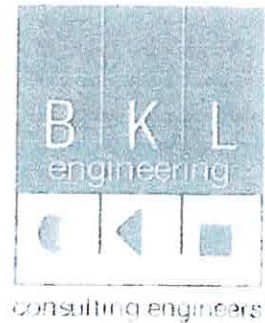
ISOBEL HASNAS

- and -

EMERALD LAKE FARMS LIMITED and
THE CANADIAN IMPERIAL BANK OF COMMERCE

AGREEMENT

M. ELDERRY & MORRIS
Barristers and Solicitors
84 Woolwich Street
Guelph, Ontario
N1H 5M5



November 14th 2011

The Ministry of the Environment
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

Attn: Director, Section 53, OWRA

**Application for Amendment to Certificate of Approval 5058-5VDTJN
Emerald lake Inc., 7248 Gore Road, Puslinch, Ontario, N0B 2J0
MOE File Reference 0152-8DPP7K**

On behalf of our Client Emerald lake Inc. I am pleased to enclose one copy of our Supplementary Report in support of our Client's Application for Approval for Amendment to the existing Certificate of Approval # 5058-5VDTJN.

This additional information is required to satisfy action item 5.1.0 as amended arising from the MOE Guelph District Office review conducted of the above existing site by Michael Hindriks under inspection report 1835-869R6N a copy of which is bound into the application.

A copy of this application has been forwarded to the Guelph MOE district office.

Please do not hesitate to contact me should you have any questions.

Yours truly

A handwritten signature in black ink, appearing to read 'P. Keightley', with a stylized flourish at the end.

Philip Keightley P.Eng.

Cc: Michael Hindriks - MOE District Office - Guelph
Drago Hasnas - Emerald Lake Inc.
Les Szpunar. P.Eng. - TEAM Aquatic Management

BOSHER KEIGHTLEY
LETHBRIDGE LTD.
St. Clair Corporate Centre
265 North Front Street
Suite 204
Sarnia, Ontario
N7T 7X1 CANADA
Phone 519 336-4292
Fax 519 336-4294
E-mail info@bkleng.com

Emerald Lake Trailer Park and Water Park
Puslinch Township, County of Wellington
On site Sewage Disposal System
MOE Certificate of Approval 5058-5VDTJN

Supplementary Report
MOE Reference Number 0152-8DPP7K

1 Introduction

BKL Engineering were retained by Emerald Lake Inc. to review the current capacity of the Waterloo Biofilter based Sewage Treatment Plant servicing the Emerald Lake Trailer Park (which was designed by the undersigned principal of BKL Engineering in 1998 and constructed in 1999) in order to determine what additional measures (if any) are required to be implemented within the existing plant.

This request was made in response to MOE Inspection Report 1835-869R6N which identified a concern that Emerald Lake Inc. had established additional structures on the site that have increased the potential design requirements of the site and is now potentially exceeding the design flow of the system.

An application for an amendment to the existing Certificate of Approval 5058-5VDTJN was submitted on January 28th 2011 as MOE Reference Number 0152-8DPP7K and is currently under review.

As a result of the need to obtain additional data for water usage within the existing waterpark required to determine the actual design for discharge of effluent to the sanitary disposal system, which comprises a pre-existing septic tank and sub surface disposal bed more fully described in this supplementary report, and for which no existing approvals are on record, two additional items notated as 5.1.0 and 5.1.1 were added to the MOE Inspection Report 1835-869R6N by email dated December 15th 2010 as follows:

5.1.0

By September 30th 2011 the Client shall submit a completed application including all supporting documentation, applicable fee and a copy of this inspection report to the Ministry Environmental Assessment and Approvals branch at 2 St. Clair Ave. West, Toronto, On M4V 1L5, Floor 12A for an amendment Certificate of Approval (OWRA). The application shall include all provisions for all repairs, replacements and up-grades as recommended by the qualified person for ensuring the Site meets design requirements, design capacities and adequacy for the Site based on current design and capacity requirements, and to ensure environmental protection during emergency situations for the on-site water park.

5.1.1

By September 30th 2011 the Client shall provide the undersigned Provincial Officer written Confirmation of compliance with item 5.1.0 of this inspection report.

This date was extended to November 11th 2011 to allow for compilation and analysis of the data collected during the 2011 summer operating season for the waterpark.

2 Background

As identified in the second half of page 2 of the MOE Onsite Sewage Disposal Inspection Report 1835-869R6N, the Site (Emerald Lake Trailer Park, 7248 Gore Road, RR2, Puslinch, Ontario) consists of two property parcels operated and owned by Emerald Lake Inc.

The parcel located on the north side of the CP railway contains a seasonally operated waterpark which is serviced by on site portable toilets (4) and a washroom serviced by a 3,500 gallon septic tank discharging to a subsurface disposal bed of previously unknown size and age.

The parcel on the south side of the CP railway consists of a seasonally operated RV trailer park serviced by an existing sewage treatment and subsurface disposal works rated at 42,500 L/day.

BKL Engineering carried out a re-assessment of the south parcel under copy of a Report dated January 31st 2011 which determined measures required to be taken as a result of this re-assessment and which required an amendment of the existing certificate of Approval 5058-5VDTJN for which an application was submitted to the MOE Assessment and Approvals Branch in Toronto.

As the pre-existing serviced waterpark was never evaluated in the original application made in 1998 for site servicing for the development of the trailer park, this supplementary report has been prepared to assess the design requirements of the installed system and to determine whether the septic system already installed is adequate for the actual design and capacity requirement of the water park usage, or whether it requires expansion, upgrade or repairs meet these requirements.

3 Supplementary Data on Water Park collected for June to September 2011

In order to determine design requirements for sewage collection, treatment and disposal within the waterpark, the owner (Drago Hasnas of Emerald Lake Inc) installed a water meter on the dedicated water supply to the waterpark and maintained a daily log of water meter readings and water park occupancy for the entire 2011 summer operating season which commenced with opening on Wednesday June 1st 2011 and concluded on labour day weekend with the last day of operations being Sunday September 4th 2011.

We also reviewed daily operations within the water park, identified metered water use patterns for wash down, water park use and for personal use by staff and visitors in the wash rooms and park facilities.

The past summer was determined to be one of the busiest on record for the water park attendance with above average daily temperatures recorded for the busiest days and the data collected was therefore considered reliable for determination of average day and maximum day design for the pre-existing septic treatment and disposal system installed on site.

No account was made for use of the portable toilets in the determination of average day and maximum day design for the park in order to remain conservative in our design estimates.

In summary from the data collected total metered water use for the season was 296 m3 and the total number of day visitors to the park was 18,377.

From an analysis of the data by month and for the season we determined the following daily usage rates for washdown of equipment (including use of outside showers wasted to ground) per day, and for washroom use (to septic) per person:

Month	Days open to public	Number of Visitors	Water usage m3	Average wash water use (ltrs / day)	Average daily use (ltrs/person)
June	30	1,454	44	900	11.7
July	31	11,364	141.9	1,528	8.2
August	31	5,034	105.9	1,899	9.3
September	4	525	10.1	1,173	10.3
SEASON	96	18,377	301.9	1,280	9.74

From the above the average daily design flow to the septic system is calculated to be 1,865 ltrs/day for the season.

Average daily attendance during July (the busiest month) was 367 persons per day giving an average daily design flow for the on septic disposal system of 3,575 ltrs/day.

Based on this average day flow rate for the busiest month of July the design capacity of the septic tank is required to be 10,723 ltrs (2,837 US gallons).

The two chamber septic tank provided on site was found to be 3,000 US gallons or 11,340 ltrs capacity which is adequately sized for the design flow.

The existing disposal bed was measured up and found to consist of 4 number 50 ft lengths of standard 3 inch disposal tile (total disposal length of 200 ft or 61 metres) on a raised bed construction with the minimum required depth of 900 mm of separation from water table / rock. Based on an assumed T time of 5 cm/sec for the native sand and gravels located on site, this represents a design disposal capacity of 3,669 ltrs per day.

Thus the existing disposal bed matches the design capacity of the septic tank supplied. From an examination of the disposal bed and the surrounding areas there has been no evidence of any failures of the existing disposal bed to adequately treat and dispose of the effluent generated during the peak month average day seasonal flows as discussed above.

4 Review of Proposed Amendments to Existing Certificate of Authorisation.

The above review has continued to focus on the performance of the plant based only on hydraulic flow rates and not on the effects of the ongoing expansion of the park on biological loadings.

From the summary report prepared by TEAM Aquatic Management in my previous report the treated effluent from the existing plant has consistently met the requirements of the C of A in respect of reduction of BOD, suspended solids and phosphorus. The disposal of nitrogen (as nitrite) in excess of the target values set by the MOE continues to be a concern.

However as was demonstrated in the original C. of A. submission material prepared by the writer, the use of shallow trench disposal has shown the effectiveness of this disposal method on take-up of excess nitrates into the shallow root structures of existing vegetation during the summer disposal months. This is verified by the groundwater monitoring carried out, which has shown that nitrates discharged from the plant have had little or no impact on existing water quality in both the shallow and deep water tables.

To address the reduction of nitrates on the trailer park developed to the south of the railway, recommendations have been previously made by the Plant Operator TEAM Aquatic to modify plant operation to increase recirculation back through the Waterloo Biofilter units as well as better utilising the de-nitrification tankage added in 2006. On this basis we previously recommended that the number of Biofilter units in operation is increased to accommodate this mode of operation.

As this site north of the railway tracks has not previously been addressed we carried out a mass balance calculation to determine the effect of the use of the seasonal water park on groundwater nitrates based on the Reasonable Use approach adopted by the MOE for site developments in sensitive areas.

A copy of the mass balance equation is attached as Appendix A and demonstrates that the existing Class 4 septic system installed has a minimal impact on nitrate levels, and nitrate generated from the actual usage for 2011 contributed in the order of 0.37 mg/ltr per year to the underlying water table. This calculation assumes that there was no take up of nitrogen during the summer season which is extremely conservative assumption as previously demonstrated.

5 Summary of Proposed Amendments to Existing Certificate of Authorisation.

The following table updated from my report of January 31st 2011 lays out a comparison of each component of the trailer park site and the sanitary collection, treatment and disposal system referenced in the current Certificate of Approval.

Column (1) identifies the components.

Column (2) summarises what is specified in the current MOE C. of A. 5058-5VDTJN

Column (3) shows the current installed components "As Built"

Column (4) identifies the amendments proposed to the Certificate of Approval.

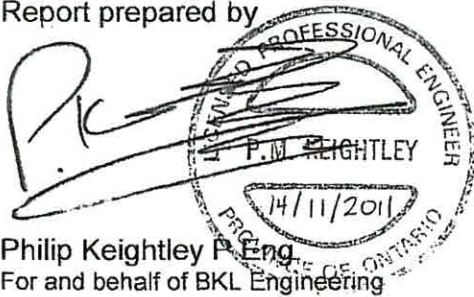
Component:	C.of A. 5058-5VDTJN	Current "As Built"	Proposed.
Waterpark on north side of railway.	Not Assessed	Class 4 septic system rated for 3,600 ltrs/day	Class 4 septic system rated for 3,600 ltrs/day
Serviced Trailers	200	210	240
Serviced washroom bocks	0	5	5
Recreation Centre / Assembly Hall	0	1	1
Existing serviced residential property & office	0	1	1
Un-serviced cabin / tent sites	0	38	40
Number of two compartment Septic tanks for pre treatment of sewage	11	12	13
Total Capacity of Septic Tankage (ltrs)	175,650	198,150	220,650
Pump stations in the low pressure collection network	8	9	10
Holding / Balancing Tanks @ 2 compartment 22,500 ltr capacity with pump(s) discharging to Waterloo Biofilters	2	2	2
Biofilters: Aerobic "Waterloo" Biofilters each rated for 4,500 to 5,000 ltrs per day.	10	9	16
Anaerobic De-nitrification tankage	1 x 40,000 ltr. tank	2 x 22,500 ltr	2 x 22,500 ltr
Chemical (molasses carbon source) dosing system with dosing pump etc.	1	1	1
4500 ltr capacity pumping station from denitrification tank(s) complete with 2 pumps rated at 2 ltrs/sec at 6.3 m TDH.	1	1	1
4500 ltr capacity effluent pumping station for recirculation and effluent disposal complete with 2 pumps rated at 3 ltrs/sec at 13 m TDH.	2	2	2
Subsurface Disposal System - consisting of 4 shallow buried trenches each 125m long.	1 x	1 x	2 x
Column (1)	Column (2)	Column (3)	Column (4)

Note: In the context of this table "Serviced" means that the site is provided with electricity, water and sewage connection. "Un-serviced" means that the site is not provided with a sanitary sewage connection but may be provided with electricity and water.

This report is prepared in response to MOE Inspection Report 1835-869R6N and is therefore being submitted to MOE Approvals Branch in conjunction with the previously completed Application for Amendment to the existing Certificate of Approval number 5058-5VDTJN, MOE reference 0152-8DPP7K.

November 11th 2011.

Report prepared by



Philip Keightley P.Eng.
For and behalf of BKL Engineering

Cc: Mike Hindricks - MOE Guelph District Office
Les Szpunar - Team Aquatic Management
Drago Hasna - Emerald Lake Inc.

Appendix A –
Mass Balance Calculation for Nitrates in Ground Water

Development Impact Assessment

Mass Balance Calculations for Existing Class 4 Septic Sytem at Emerald Lake Waterpark

Location: 7248 Gore Road, Puslinch, Wellington County (PIN# 71202-0052)
Part Lot 29, Cocession Gore, Puslinch north of railway.

	Ha	Acre	
Existing Lot size (Ha)	16.0000	39.54	1 hectare = 2.47105381 acres

Infiltration Rate Calculation

		I.F. %
Upper Soil Profile	Sand / Gravel	50
Relief	Flat	30
Cover	Grass and trees	15

Total Infiltration Factor 95

Average Annual Water Surplus (Hamilton) 175 mm

Annual Infiltration rate (Hamilton) 166.3 mm

Mass Balance Equation for Nitrate Loading is;

$$Q_t \times C_t = Q_s \times C_s + Q_p \times C_p$$

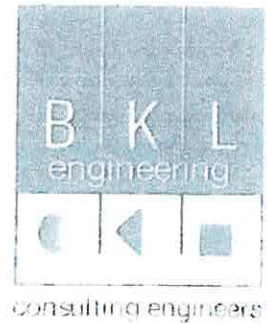
Where:

Q_t	=	Sum of Q_s and Q_p	
C_t	=	Maximum Nitrate Concentration (mg/L)	
Q_s	=	Volume of Sewage	178991.98 Seasonal discharge in Ltrs
C_s	=	Nitrate content of sewage	40 mg/L for Class IV septic
C_s	=	Nitrate content of sewage	20 mg/L for standard Waterloo Biofilter
C_s	=	Nitrate content of sewage	10 mg/L for Nitrifying Waterloo Biofilter
Q_p	=	Infiltration	26600000 L/year Existing lot area
C_p	=	N of shallow ground water	0.1 mg/L Downstream well monitoring

Allowable Nitrate levels within groundwater C_t = from overall development 10 mg/L

Nitrate levels gen. by development of lots C_t = $(Q_s \times C_s + Q_p \times C_p) / Q_t$

Existing development C_t = 0.37 mg/L Based on existing Class IV septic system



November 14th 2011

The Ministry of the Environment
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

Attn: Director, Section 53, OWRA

**Application for Amendment to Certificate of Approval 5058-5VDTJN
Emerald lake Inc., 7248 Gore Road, Puslinch, Ontario, N0B 2J0
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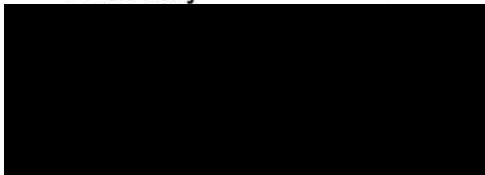
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Please do not hesitate to contact me should you have any questions.

Yours truly



Philip Keightley P.Eng.

Cc: Michael Hindriks - MOE District Office – Guelph
Drago Hasnas – Emerald Lake Inc.
Les Szpunar. P.Eng. - TEAM Aquatic Management

Bosher Keightley
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E-mail info@bkleng.com

Emerald Lake Trailer Park and Water Park
Puslinch Township, County of Wellington
On site Sewage Disposal System
MOE Certificate of Approval 5058-5VDTJN

Supplementary Report
MOE Reference Number 0152-8DPP7K

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BKL Engineering carried out a re-assessment of the south parcel under copy of a Report dated January 31st 2011 which determined measures required to be taken as a result of this re-assessment and which required an amendment of the existing certificate of Approval 5058-5VDTJN for which an application was submitted to the MOE Assessment and Approvals Branch in Toronto.

As the pre-existing serviced waterpark was never evaluated in the original application made in 1998 for site servicing for the development of the trailer park, this supplementary report has been prepared to assess the design requirements of the installed system and to determine whether the septic system already installed is adequate for the actual design and capacity requirement of the water park usage, or whether it requires expansion, upgrade or repairs meet these requirements.

3 Supplementary Data on Water Park collected for June to September 2011

In order to determine design requirements for sewage collection, treatment and disposal within the waterpark, the owner (Drago Hasnas of Emerald Lake Inc) installed a water meter on the dedicated water supply to the waterpark and maintained a daily log of water meter readings and water park occupancy for the entire 2011 summer operating season which commenced with opening on Wednesday June 1st 2011 and concluded on labour day weekend with the last day of operations being Sunday September 4th 2011.

We also reviewed daily operations within the water park, identified metered water use patterns for wash down, water park use and for personal use by staff and visitors in the wash rooms and park facilities.

The past summer was determined to be one of the busiest on record for the water park attendance with above average daily temperatures recorded for the busiest days and the data collected was therefore considered reliable for determination of average day and maximum day design for the pre-existing septic treatment and disposal system installed on site.

No account was made for use of the portable toilets in the determination of average day and maximum day design for the park in order to remain conservative in our design estimates.

In summary from the data collected total metered water use for the season was 296 m³ and the total number of day visitors to the park was 18,377.

From an analysis of the data by month and for the season we determined the following daily usage rates for washdown of equipment (including use of outside showers wasted to ground) per day, and for washroom use (to septic) per person:

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August	31	5,034	105.9	1,899	9.3
September	4	525	10.1	1,173	10.3
SEASON	96	18,377	301.9	1,280	9.74

From the above the average daily design flow to the septic system is calculated to be 1,865 ltrs/day for the season.

Average daily attendance during July (the busiest month) was 367 persons per day giving an average daily design flow for the on septic disposal system of 3,575 ltrs/day.

Based on this average day flow rate for the busiest month of July the design capacity of the septic tank is required to be 10,723 ltrs (2,837 US gallons).

The two chamber septic tank provided on site was found to be 3,000 US gallons or 11,340 ltrs capacity which is adequately sized for the design flow.

The existing disposal bed was measured up and found to consist of 4 number 50 ft lengths of standard 3 inch disposal tile (total disposal length of 200 ft or 61 metres) on a raised bed construction with the minimum required depth of 900 mm of separation from water table / rock. Based on an assumed T time of 5 cm/sec for the native sand and gravels located on site, this represents a design disposal capacity of 3,669 ltrs per day.

Thus the existing disposal bed matches the design capacity of the septic tank supplied. From an examination of the disposal bed and the surrounding areas there has been no evidence of any failures of the existing disposal bed to adequately treat and dispose of the effluent generated during the peak month average day seasonal flows as discussed above.

4 Review of Proposed Amendments to Existing Certificate of Authorisation.

The above review has continued to focus on the performance of the plant based only on hydraulic flow rates and not on the effects of the ongoing expansion of the park on biological loadings.

From the summary report prepared by TEAM Aquatic Management in my previous report the treated effluent from the existing plant has consistently met the requirements of the C of A in respect of reduction of BOD, suspended solids and phosphorus. The disposal of nitrogen (as nitrite) in excess of the target values set by the MOE continues to be a concern.

However as was demonstrated in the original C. of A. submission material prepared by the writer, the use of shallow trench disposal has shown the effectiveness of this disposal method on take-up of excess nitrates into the shallow root structures of existing vegetation during the summer disposal months. This is verified by the groundwater monitoring carried out, which has shown that nitrates discharged from the plant have had little or no impact on existing water quality in both the shallow and deep water tables.

To address the reduction of nitrates on the trailer park developed to the south of the railway, recommendations have been previously made by the Plant Operator TEAM Aquatic to modify plant operation to increase recirculation back through the Waterloo Biofilter units as well as better utilising the de-nitrification tankage added in 2006. On this basis we previously recommended that the number of Biofilter units in operation is increased to accommodate this mode of operation.

As this site north of the railway tracks has not previously been addressed we carried out a mass balance calculation to determine the effect of the use of the seasonal water park on groundwater nitrates based on the Reasonable Use approach adopted by the MOE for site developments in sensitive areas.

A copy of the mass balance equation is attached as Appendix A and demonstrates that the existing Class 4 septic system installed has a minimal impact on nitrate levels, and nitrate generated from the actual usage for 2011 contributed in the order of 0.37 mg/ltr per year to the underlying water table. This calculation assumes that there was no take up of nitrogen during the summer season which is extremely conservative assumption as previously demonstrated.

5 Summary of Proposed Amendments to Existing Certificate of Authorisation.

The following table updated from my report of January 31st 2011 lays out a comparison of each component of the trailer park site and the sanitary collection, treatment and disposal system referenced in the current Certificate of Approval.

Column (1) identifies the components.

Column (2) summarises what is specified in the current MOE C. of A. 5058-5VDTJN

Column (3) shows the current installed components "As Built"

Column (4) identifies the amendments proposed to the Certificate of Approval.

Component:	C.of A. 5058-5VDTJN	Current "As Built"	Proposed.
Waterpark on north side of railway.	Not Assessed	Class 4 septic system rated for 3,600 ltrs/day	Class 4 septic system rated for 3,600 ltrs/day
Serviced Trailers	200	210	240
Serviced washroom bocks	0	5	5
Recreation Centre / Assembly Hall	0	1	1
Existing serviced residential property & office	0	1	1
Un-serviced cabin / tent sites	0	38	40
Number of two compartment Septic tanks for pre treatment of sewage	11	12	13
Total Capacity of Septic Tankage (ltrs)	175,650	198,150	220,650
Pump stations in the low pressure collection network	8	9	10
Holding / Balancing Tanks @ 2 compartment 22,500 ltr capacity with pump(s) discharging to Waterloo Biofilters	2	2	2
Biofilters: Aerobic "Waterloo" Biofilters each rated for 4,500 to 5,000 ltrs per day.	10	9	16
Anaerobic De-nitrification tankage	1 x 40,000 ltr. tank	2 x 22,500 ltr	2 x 22,500 ltr
Chemical (molasses carbon source) dosing system with dosing pump etc.	1	1	1
4500 ltr capacity pumping station from denitrification tank(s) complete with 2 pumps rated at 2 ltrs/sec at 6.3 m TDH.	1	1	1
4500 ltr capacity effluent pumping station for recirculation and effluent disposal complete with 2 pumps rated at 3 ltrs/sec at 13 m TDH.	2	2	2
Subsurface Disposal System - consisting of 4 shallow buried trenches each 125m long.	1 x	1 x	2 x
Column (1)	Column (2)	Column (3)	Column (4)

Note: In the context of this table "Serviced" means that the site is provided with electricity, water and sewage connection. "Un-serviced" means that the site is not provided with a sanitary sewage connection but may be provided with electricity and water.

This report is prepared in response to MOE Inspection Report 1835-869R6N and is therefore being submitted to MOE Approvals Branch in conjunction with the previously completed Application for Amendment to the existing Certificate of Approval number 5058-5VDTJN, MOE reference 0152-8DPP7K.

November 11th 2011.

Report prepared by



Philip Keightley P. Eng.
For and behalf of BKL Engineering

Cc: Mike Hindricks - MOE Guelph District Office
Les Szpunar - Team Aquatic Management
Drago Hasna - Emerald Lake Inc.

Appendix A –
Mass Balance Calculation for Nitrates in Ground Water

Development Impact Assessment

Mass Balance Calculations for Existing Class 4 Septic Sytem at Emerald Lake Waterpark

Location: 7248 Gore Road, Puslinch, Wellington County (PIN# 71202-0052)
Part Lot 29, Cocession Gore, Puslinch north of railway.

	Ha	Acre	
Existing Lot size (Ha)	16.0000	39.54	1 hectare = 2.47105381 acres

Infiltration Rate Calculation

		I.F. %
Upper Soil Profile	Sand / Gravel	50
Relief	Flat	30
Cover	Grass and trees	15

Total Infiltration Factor 95

Average Annual Water Surplus (Hamilton) 175 mm

Annual Infiltration rate (Hamilton) 166.3 mm

Mass Balance Equation for Nitrate Loading is;

$$Q_t \times C_t = Q_s \times C_s + Q_p \times C_p$$

Where:

Q_t	=	Sum of Q_s and Q_p	
C_t	=	Maximum Nitrate Concentration (mg/L)	
Q_s	=	Volume of Sewage	178991.98 Seasonal discharge in Ltrs
C_s	=	Nitrate content of sewage	40 mg/L for Class IV septic
C_s	=	Nitrate content of sewage	20 mg/L for standard Waterloo Biofilter
C_s	=	Nitrate content of sewage	10 mg/L for Nitrifying Waterloo Biofilter
Q_p	=	Infiltration	26600000 L/year Existing lot area
C_p	=	N of shallow ground water	0.1 mg/L Downstream well monitoring

Allowable Nitrate levels within groundwater C_t = from overall development 10 mg/L

Nitrate levels gen. by development of lots C_t = $(Q_s \times C_s + Q_p \times C_p) / Q_t$

Existing development C_t = 0.37 mg/L Based on existing Class IV septic system

Comment Summary – 7248 Gore Rd.

Preconsultation

Jesse Auspitz – NPG Planning Consultants	See letter attached
GEI – Township Engineers	See letter attached
County Planning	See letter attached
Hydrogeology	The applicant will need to provide a full nitrate impact assessment for the septic system. It appears to be greater than 10,000 liters per day and would thus fall under the MECP guidance for Large Septic Systems and an ECA will be required. There is no information on the proposed final sewage flows.
Ecology	See letter attached
Township of Puslinch Fire Department	No comments
Township of Puslinch Building Department	1. Provide an updated design, reporting and approval from the MECP for work done to increase capacity to 400. 2. Will any new buildings be proposed as part of the zoning amendment? 3. An updated site plan should be provided to show the extent of the park, trailer lots, location of septic, pond, roads and all existing structures. More comments to follow when more information is available.
Township of Puslinch Property Standards & By-law Enforcement	No comments

Township of Puslinch Public Works Department	No comments
Sourcewater	Since this property is not located within a wellhead protection area, issues contributing area, or intake protection zone, the application does not require a Section 59 notice under the Clean Water Act. Although this proposal does not require a Notice, it is within a Highly Vulnerable Aquifer as well as a Significant Groundwater Recharge Area, and such, we are in support of the Township Hydrogeologist's comments in that a full nitrate impact assessment for the septic system will need to be completed, as well as an Environmental Compliance Approval will be required for the sewage works (septic) if the discharge is greater than 10,000L per day. Furthermore, if this site is operational in the winter months, it is strongly recommended that the applicant, or person responsible for winter maintenance activities, develop and implement a salt management plan that uses best management practices to protect drinking water sources within the area. The management plan should reference the location of wellhead protection areas and intake protection zones within proximity to the site.
GRCA	The subject property is outside of the GRCA watershed. So, we have no comments regarding the ZBA application.



August 15, 2025

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
7248 Gore Road
RE: Pre-consultation for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a pre-consultation for a Zoning By-law Amendment Application, proposing to expand the number of recreational vehicles and/or trailers beyond 200 sites. The Subject Lands are approximately 37 hectares in size, and have 284 meters of frontage along Gore Road. The Subject Lands are bisected in half by a railway. The northern portion consists of a waterpark and natural areas. The southern portion contain various structures associated with the travel trailer park use such as an office, a laundromat, a variety store, and washrooms. Surrounding uses consist of natural features to the north, natural features, agricultural lands and the Ontario Steam Heritage Museum to the west, residential uses and a dog training facility to the east. South of the Subject Lands are residential uses, recreational and agricultural uses in the City of Hamilton.

Most of the northern portion and the northwest corner of the southern portion of the Subject Lands are within the Hamilton Conservation Authority's (HCA) regulation limit. In detail, the Subject Lands contain water courses, wetlands (including provincially significant wetlands), woodlands and areas of natural and scientific interest.

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

- Site Plan Agreement on the Subject Lands.

Proposal

We understand that the Applicant wishes to accommodate tenting, cabin rentals and increase the number of permitted recreational vehicle (RV) sites on the Subject Lands. However, it is unclear whether new buildings and structures are proposed, as well as the total number of RV sites



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✉ info@npgsolutions.ca

requested. For the purpose of this letter, we assume the proposed Zoning By-law Amendment application is only for the southern portion of the Subject Lands.

Provincial and County Policy

Provincial Planning Statement 2024 (PPS)

The Subject Lands are located within Rural Lands as per the PPS. Section 2.6.1 of the PPS permits resource-based recreational uses on Rural Lands.

Greenbelt Plan (2017)

The Subject Lands are also within the Protected Countryside of the Greenbelt Plan. Furthermore, most of the southern portion of the Subject Lands are Rural lands under the Greenbelt Plan. Section 3.1.4.1 of the Greenbelt Plan states Rural Lands provide primary locations for a range of recreation, tourism, resource-based commercial uses. Recreational uses within the Protected Countryside need to demonstrate conformity with Section 4.1.1.2 of the Greenbelt Plan. Furthermore, an application to expand a major recreational use, which include serviced campgrounds, shall also be accompanied by a conservation plan demonstrating how water, nutrient and biocide use shall be kept to a minimum, including through the establishment and monitoring of targets in accordance with Section 4.1.2.3. Subject to the proposed scale of the ZBA, a conservation plan as described under this section may be required.

The northeast corner of the southern portion appears to be within the Natural Heritage System of the Greenbelt Plan. Section 3.2.2.3 of the Greenbelt Plan provides criteria for new development or site alteration within the Natural Heritage System. Furthermore, if development is proposed within the key natural heritage or hydrologic features, then Section 3.2.5 of the Greenbelt Plan requires a natural heritage evaluation or a hydrological evaluation for any alteration occurring within 120 meters of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside. Additionally, an application to expand a major recreational use in the Natural Heritage System shall be accompanied by a vegetation enhancement plan in accordance with Section 4.1.2.2. Subject to the scale and location of the proposed expansion, a natural heritage evaluation or a hydrological evaluation and a vegetation enhancement plan may be required.

Incidentally, the location of new infrastructure including private servicing systems and expansion of existing systems needs to conform with policies under Section 4.2.1.2, 4.2.2 and 4.2.3. In particular, Section 4.2.3.4 requires applications for development and site alteration in the Protected Countryside to be accompanied by a stormwater management plan.

County of Wellington Official Plan

Schedule B7-1 of the County of Wellington Official Plan (County Official Plan) designates the Subject Lands Recreational, Core Greenlands and Greenlands. Section 6.7.2 of the County Official Plan permits seasonal recreational uses, and commercial activities related to and serving recreational activities, active and passive recreational uses in Recreational Areas. Section 6.7.5

permits tent and trailer parks in Recreational Areas subject to a number of criteria. The Applicant should confirm whether the proposed cabin rentals are of seasonal nature and demonstrate how the proposed uses, including the expansion of the travel trailer park, conform with the County Official Plan policies for Recreation Areas.

In accordance with Section 5.6 of the County Official Plan, development within Core Greenlands designation is generally not permitted. Where development proposed in the Greenland system or on adjacent lands, an Environmental Impact Assessment may be required. From aerial imagery, the travel trailer park use appears to be within the Greenlands and Core Greenlands. We defer to the HCA and the Township's ecologist to determine if an Environmental Impact Assessment is required.

A Planning Justification Report (PJR) will be required to demonstrate the proposed development's consistency with the PPS, and conformity with the Greenbelt Plan and the County Official Plan.

Township Zoning By-law

The northern portion of Subject Lands is zoned Resort Commercial Site-Specific (RC(sp47)), Natural Environment with an Environmental Protection Overlay under the Township's Comprehensive Zoning By-law No. 023-18 (Township Zoning By-law). As mentioned, our assumption is the Applicant is requesting a Zoning By-law Amendment application for the southern portion of the Subject Lands which are Resort Commercial Site-Specific (RC(sp43)), and Natural Environment with an Environmental Protection Overlay to permit the proposed development.

The Resort Commercial Site-Specific (RC(sp43)) permits up to 200 recreational vehicle sites in addition to a single dwelling unit, a concession stand for food sales, picnic shelters, a variety store, a laundromat, baseball diamonds and washrooms in addition to other uses permitted in the RC Zone while also explicitly prohibiting tent camping.

From aerial imagery, the travel trailer park use appears to be within lands zoned NE. For clarity, the NE Zone does not permit travel trailer park use and no buildings or structures are permitted within 30 metres of the NE Zone unless a smaller setback is supported by the Conservation Authority in accordance with Section 4.31 of the Township Zoning By-law.

Technical Comments

1. The Applicant is proposing to expand the zoning permissions on the Subject Lands to increase the number of recreational vehicle sites permitted, along with introducing new uses which are tenting and cabin rentals. In terms of proposed uses, the Applicant should provide the following information:
 - a) A comprehensive list of all existing and proposed uses;
 - b) A description of the proposed tenting and cabin rental uses. Photographs could assist the Township in determining the appropriate term for the Zoning By-law;

- c) The location and scale of the proposed tenting, cabin rental and additional RV sites; and
 - d) Are the tenting and cabin rental uses seasonal, similar to the RV sites?
- 2. A detailed Site Plan should be included in the next submission, providing more information to demonstrate the proposal's compliance with and requested relief from the Township Zoning By-law. The site plan should demonstrate at a minimum:
 - a) Legal description of the Subject Lands
 - b) A Zoning Matrix, identifying the Township Zoning By-law's applicable regulations, including General Provisions, and what is provided/ proposed by the proposal;
 - c) The location of all existing and proposed buildings and structures;
 - d) The location of the internal roadway system and landscaped area;
 - e) The location of existing and proposed private servicing systems; and
 - f) The extent of the Natural Environment Zone and setback from nearest buildings and structures.
 - g) The Township has a Site Plan and drawing requirements checklist to aid in the preparation of the Site Plan which can be found at <https://puslinch.ca/wpcontent/uploads/2020/09/Site-Plan-and-Drawing-Guidelines.pdf>.
- 3. The Applicant should also provide a detailed Draft Zoning By-law, outlining the proposed zone change (if any), the full list of permitted uses and any site-specific relief needed. The Planning Justification Report needs to discuss and provide justifications for the proposed zone change and/or any site-specific relief requested.
- 4. The travel trailer park is in proximity to a railway. Depending on the location and nature of the proposed uses, a Noise and Vibration study may be required.
- 5. An amendment to rezone the Resort Commercial-zoned lands to permit a more sensitive land use than existed before will need to comply with MDS I setback. Subject to the scale and nature of the proposed uses, compliance with MDS I setback may be required.
- 6. There is an existing Site Plan Agreement for the property. We note the following language in the agreement: "The Owners agree that no application will be made in the future to increase the number of sites." From aerial imagery, there appears to be some discrepancies between the Schedule B to the agreement and what is currently on site. Following the ZBA, an application for Site Plan Amendment may be required. Details regarding the required materials for this application will be provided at a later stage.
- 7. More fulsome planning comments, including the full list of required studies, will be provided once further information related to the Zoning By-law Amendment application is

provided.

Required Plans and Studies

For a Zoning By-law Amendment application, the following plans and studies are required at the minimum:

- Site Plan;
- Planning Justification Report;
- Draft Zoning By-law; and
- Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments);

As mentioned, additional studies may be required once further information has been provided.

S:

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

August 15, 2025

GEI Project No. 2501655 – 125006-009

VIA CLOUDPERMIT: Township of Puslinch

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

**Re: Pre-Consultation Request
7248 Gore Road (Emerald Lake Trailer Park)
Puslinch, ON**

Dear Ms. Banks:

Following our review of pre-consultation application documents received on August 5, 2025, we are providing comments related to a possible zoning by-law amendment on the subject lands located at 7248 Gore Road in the Township of Puslinch.

It is our understanding that there is no proposed development. The applicant is requesting an amendment to accommodate tenting, cabin rentals and increased RV trailer capacity. The original agreement only allows up to 200 trailers, but following an inspection by the Ministry of Environment, upgrades to the septic system were previously completed to allow more trailers.

The following documents were received and reviewed:

- Waterloo Biofilter Design Schematic and Email, dated August 4, 2017.
- Application for Amendment to Certificate of Approval (to Ministry of Environment), by BKL Engineering, dated November 14, 2011.
- Sketch (shows test pit locations), by Agra Earth & Environmental.
- Site Plan Agreement, dated September 28, 1983.

From an engineering perspective, we provide the following requirements in support of future zoning by-law amendment:

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

infrastructure, and any stormwater infrastructure. The Site Plan should be formatted according to the requirements outlined in the Township's Development Standards.

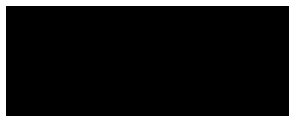
- **Site Grading and Servicing Plan**, generally showing drainage patterns on the subject lands if known, confirming legal drainage outlet, and showing all servicing infrastructure and services, including but not limited to water lines, septic systems, sanitary sewers, storm sewers and stormwater management facilities.
- **Servicing Report**, detailing:
 - The existing conditions and uses of the site.
 - How the site is currently serviced by potable water and wastewater servicing.
 - Grading and drainage considerations, including overland flow routes and legal outlet.
- **HCA Review**, the applicant is to provide Hamilton Conservation Authority comments to the Township.
 - The subject lands contain regulated wetlands, waterbodies and watercourses.

Please note these requirements are subject to change following discussions during the pre-consultation meeting. All engineering drawings and reports shall be stamped by a qualified Professional Engineer.

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



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

August 15, 2025

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

Dear Ms. Lynne Banks:

**Re: Pre-consultation Request – 7248 Gore Rd.
Emerald Lake**

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, the following items were submitted:

- Bio-Filer Design System, no date, prepared by BKL Engineering
- Site Plan Agreement, dated September 28th, 1983
- BKL Engineering Sewage Disposal System MOE Certificate of Approval, dated November 14th, 2011, prepared by BKL Engineering
- Sewage Site Drawings, no date, prepared by AGRA Earth & Environment
- Cloud Permit Application

Based on our review of the above information, we offer the following preliminary County planning comments for consideration. Once more detailed information is provided additional comments may be necessary:

Proposal:

It is our understanding the applicant is seeking information regarding the possibility of increasing the capacity of RVs on site as well as accommodating tent and cabin rentals.

Clarification Items:

- Additional information regarding the use would be helpful to understand the proposed changes. Some information that would assist us includes: a site plan illustrating the location, layout, number of RVs, tenting and cabin areas being proposed, etc.
- Some further questions include: Are the cabins going to have washroom facilities within them? Are you intending to operate 9 months of the year or year-round? Are there other changes to the site being proposed?

Planning Comments:

- **Provincial Policy:**
 - The subject property falls within the Greenbelt Plan and is identified as Natural Heritage System and Protected Countryside.
 - The Greenbelt requires wetlands and significant woodlands located in the NHS, to have a minimum vegetation protection zone of 30 m wide measured from the



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GUELPH ON N1H 3T9

outside boundary of the key natural feature or key hydrological feature. This is a minimum requirement.

- Any further Zoning By-law amendment will need to demonstrate consistency with the Greenbelt Plan and Provincial Planning Statement (2024).
- **Official Plan Comments:**
 - The subject property is designated as Recreational, Secondary Agricultural, Greenland and Core Greenlands within the County of Wellington Official Plan. Identifying features include significant woodlands, provincially significant wetlands, environmental hazard lands regulated by the Hamilton Conservation Area, Environmentally Sensitive Area (ESA) and Life Science ANSI. Based on our records, the ESA is identified as the Fletcher Creek Swamp & Forest.
 - As per *Section 5.6.3 Adjacent Lands* of the Official Plan, where development is proposed in the Greenland System or on adjacent lands (within 120 m) an Environmental Impact Assessment is required to demonstrate no negative impacts. It is also understood that the Township's Environmental Protection Overlay also establishes requirements for *Planning Act* applications to demonstrate no negative impacts to features.
 - Due to the features noted on-site, comments from Hamilton Conservation Authority and the Township's consulting ecologists will need to be satisfied that there are no negative impacts to the natural features on the property to ensure any Provincial and Official Plan policies.
 - Any development will need to be located outside of features such as the Hazard Lands and Provincially Significant Wetlands. If an Environmental Impact Study is required, it will need to demonstrate consistency with the Greenbelt Plan, Provincial Planning Statement and Part 5 of the County Official Plan.
 - The Recreational designation forms part of the Rural System. This designation permits activities such as seasonal recreational uses; active and passive recreational activities; commercial activities directly related to and servicing the recreational use; and publicly accessible built and natural settings.
 - As per *Section 6.7.5 Tent and Trailer Parks* of the Official Plan, all requirements must be met to operate in Recreational Areas. Some requirements include access to an open public road, an internal road system which will allow ease of access to emergency vehicles and a design which provides individual sites suitable for a tent or a trailer. Please review Section 6.7.5 for further details. Compliance with Section 6.7 is required for any future Zoning By-law amendment application.

It is noted that the Official Plan recognizes existing cottage areas but does not allow new cottage areas to be established.



COUNTY OF WELLINGTON

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- Minimum Distance Separation may be applicable.
- The County notes that the site-specific zoning RC-43 prohibits tent camping and defines a Travel Trailer Park.

More information is required to delineate submission requirements; however, there are several items to be considered that will impact this development/expansion to the use and overall feasibility.

These comments were prepared without reviewing comments from other consultants and agencies. I trust these comments will be of assistance. If you have questions, please contact the County of Wellington Planning and Development Department.

Yours truly,

Allie Gorman
Junior Planner

Meagan Ferris, RPP MCIP
Manager of Planning and Environment



3 - 7 Edinburgh Road South, Guelph, ON, N1H 5N8

August 15, 2025

Township of Puslinch
7404 Wellington Rd. 34
Puslinch, Ontario
N0B 2J0
Attn. Lynne Banks, Development and Legislative Coordinator

RE: 7248 Gore Rd Pre-Consultation - Ecology Review

Dear Lynne,

Thank you for inviting Dougan Ecology to provide comments on the pre-consultation application for a Zoning By-law Amendment at 7248 Gore Rd (Emerald Lake). According to Wellington County Official Plan Schedule B7, the site is currently zoned as Recreational (Rural System), Core Greenlands and Greenlands (Greenlands System), and contains waterbodies and watercourses. The site also contains lands regulated by Hamilton Conservation Authority.

The applicant is looking to amend the current Recreational zoning to accommodate additional tenting, cabin rentals and the capacity on the RV sites (from 200 to 400). It is our understanding that the applicant has already updated and installed additional water and septic infrastructure to double the size of the original capacity, in consultation with the Ministry of Environment. The current application does not identify site alteration activities that may be in conflict with adjacent natural heritage features associated with the Greenlands System.

We have based our assessment on the assumption that any forthcoming submissions would need to be evaluated based on specific site alteration activities and compliance with regulated feature constraints and policy.

From an ecology perspective, the site contains or is adjacent to several natural heritage features including (Map 1):

- Fletcher Creek Swamp Forest Regional Life Science ANSI;
- Fletcher Creek Swamp Provincially Significant Wetland;



- Potential Significant Woodlands;
- Potential Significant Wildlife Habitat;
- Potential Species at Risk habitat (ref. Appendix A);
- Potential Fish Habitat;
- Watercourses; and
- Waterbodies.

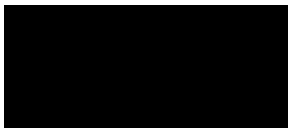
Natural heritage policy that may be applicable to the site and adjacent lands includes (Map 1):

- Migratory Birds Convention Act (1994);
- Provincial Planning Statement Natural Heritage policies (2024);
- Growth Plan for the Greater Golden Horseshoe (2020);
- Conservation Authorities Act and O. Reg. 41/24 (Hamilton Conservation Authority);
- Endangered Species Act (2007);
- Greenbelt Plan (2017) - Protected Countryside;
- Wellington County Official Plan (2025) - Core Greenlands and Greenlands designations;
- County of Wellington Forest Conservation Bylaw 5115-09;
- Township of Puslinch Zoning By-law (2018) - Natural Environment Zone and Environmental Protection Overlay.

The current application does not appear to involve *site alteration* or *development* activities (e.g. vegetation clearing, grading, filling, constructing new buildings) that would trigger natural heritage policies or the requirement for an Environmental Impact Study (EIS). Assuming the upgraded infrastructure meets engineering standards, and MOE and GRCA requirements, there are no requirements currently for further ecology studies.

However, if *site alteration* or *development* activities are proposed as part of this or a future application, an Environmental Impact Study (EIS) and, potentially, a Tree Preservation Plan (TPP) will be required to demonstrate no negative impact to natural heritage features.

Sincerely,



Christina Olar, BSc, Eco Mgmt Tech, ISA
Manager of Ecology



Todd Fell, OALA, CSLA, CERP
Principal, Manager of Landscape
Architecture



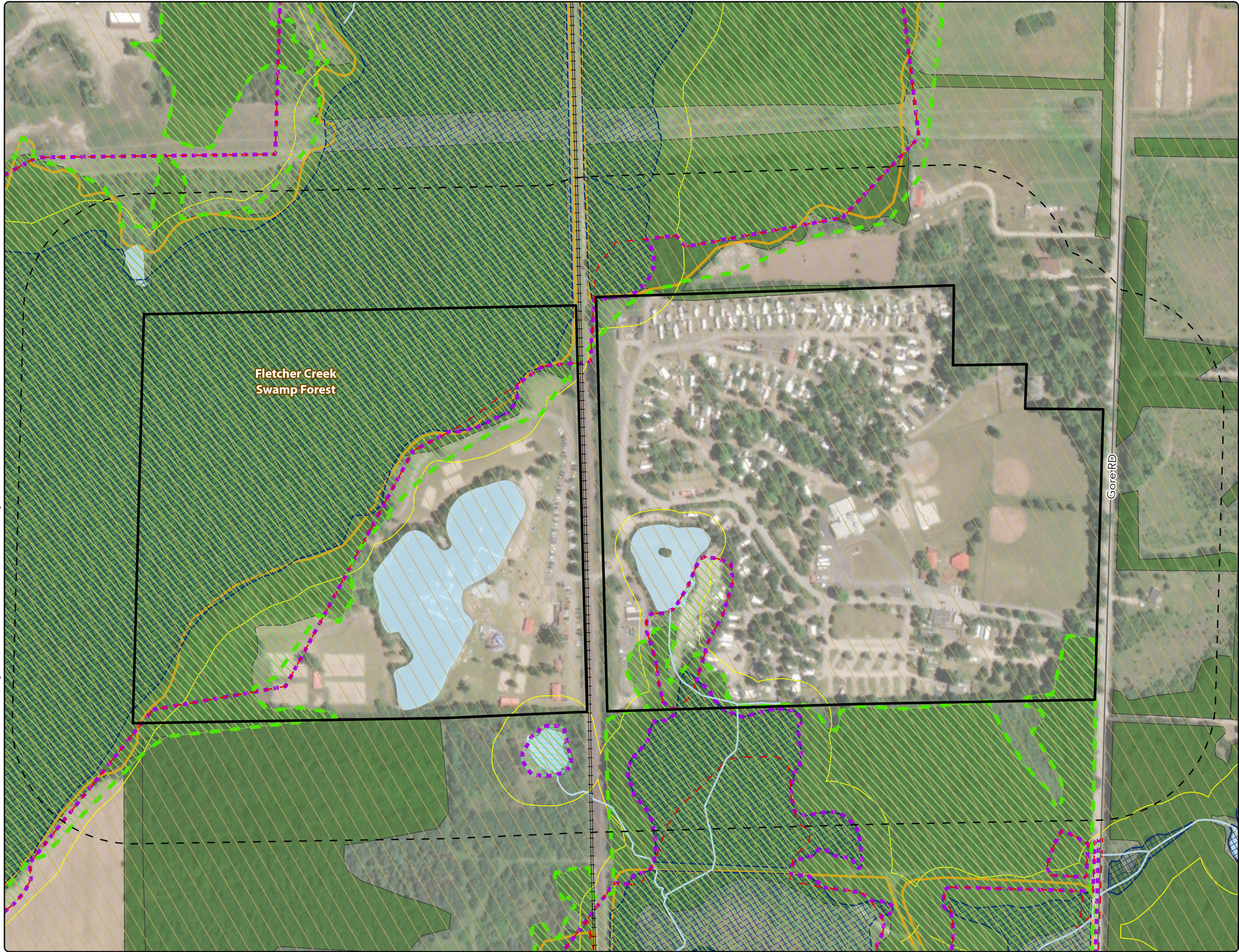
PROJECT: DA21-034-030

CLIENT: Town of Puslinch

DATE REFINED: 11, August 2025

DATE CREATED: 11, August 2025

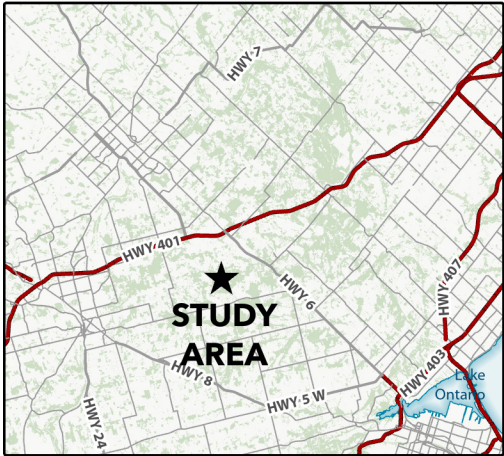
DRAWN BY: J.Sauder



Map 1: Preliminary Constraints

7248 Gore Road

- Study Area
- Adjacent Lands (120m)
- Local Road
- Railways
- MNRF Watercourse
- Waterbody (MNRF)
- Wooded Area (MNRF)
- Wetlands (MNRF)**
 - Not Evaluated
 - Provincially Significant Wetland
- Areas of Natural and Scientific Interest (MNRF)
- Greenbelt - Protected Countryside (MNRF)
- Hamilton Conservation Authority Regulated Area
- Wellington County Official Plan Schedule B7**
 - Core Greenlands
 - Greenlands
- Township of Puslinch Zoning Bylaw Schedule A**
 - Environmental Protection Overlay
 - Natural Environment Zone



Orthoimagery Source: Town of Oakville, Maxar

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations, features, or roads, nor as a guide to navigation. MNRF data provided by Queen's Printer of Ontario. Use of the data in any derivative product does not constitute an endorsement by the MNRF or the Ontario Government of such products.



Appendix A. NHIC Species Record Query

A query of the Natural Heritage Information Centre (NHIC) was conducted on August 11, 2025 to determine whether any Species at Risk (SAR) and/or provincially rare species (i.e. those with SRanks S1 – S3) were on record within approximately 1 km of the subject lands. Table 1 summarizes the results of the query.

Table 1. NHIC species records within approx. 1 km of the subject lands (NHIC, 2025)

COMMON NAME	SCIENTIFIC NAME	SARA STATUS*	ESA STATUS*	SRANK*	GENERAL HABITAT
Black Dash	<i>Euphyes conspicua</i>	---	---	S3	boggy marshes / wet meadows / marshy stream banks
Blushing Scale Lichen	<i>Psora decipiens</i>	---	---	S3	on soil in open sunny habitats (grasslands and dry areas)
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	S4B	large grasslands / hayfields
Canada Warbler	<i>Cardellina canadensis</i>	THR	SC	S5B	wet deciduous forests / wet coniferous forests with dense understoreys
Double-striped Bluet	<i>Enallagma basidens</i>	---	---	S3	streams / ponds / lakes
Dusky Dancer	<i>Argia translata</i>	---	---	S2	flowing streams / rivers / lakes with wave action
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	S4B, S3N	large grasslands / hayfields
Eastern Milksnake	<i>Lampropeltis triangulum</i>	SC	NAR	S4	open rocky outcrops / fields / forest edges
Eastern Ribbonsnake	<i>Thamnophis saurita</i>	SC	SC	S4	wetlands / shorelines
Eastern Wood-pewee	<i>Contopus virens</i>	SC	SC	SB4	forest edges / forest clearings
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	SC	SC	S4B	grasslands / hayfields /



COMMON NAME	SCIENTIFIC NAME	SARA STATUS*	ESA STATUS*	SRANK*	GENERAL HABITAT
					pastures / alvars / crops
Hairy-fruited Sedge	<i>Carex trichocarpa</i>	---	---	S3	marshes / floodplains / wet meadows with high pH
Harlequin Darner	<i>Gomphaeschna furcillata</i>	---	---	S3S4	wooded swamps / bogs often with sphagnum moss
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	SC	---	S4	streams / ponds / lakes
Northern Bush Katydid	<i>Scudderia septentrionalis</i>	---	---	S3?	Deciduous canopies of mixed woods / upper reaches of shrubs in open habitats
Redside Dace	<i>Clinostomus elongatus</i>	END	END	S1	pools and slow-moving water with a gravel bottom
River Bluet	<i>Enallagma anna</i>	---	---	S3	slow moving rivers / streams / ponds / lakes with emergent vegetation
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	S4	streams / ponds / lakes
Wood Thrush	<i>Hylocichla mustelina</i>	THR	SC	S4B	forests / woodlands
Yellow-banded Bumble Bee	<i>Bombus terricola</i>	---	SC	S3S5	variety of habitats / mixed woodlands / open grasslands

* END = Endangered; THR = Threatened; SC = Special Concern, NAR = Not at Risk
S1 = Critically Imperiled; S2 = Imperiled; S3 = Vulnerable; S4 = Apparently Secure; S5 = Secure