

This Indenture

made in duplicate the eighth day of October
one thousand nine hundred and eighty-three

In Pursuance of the Short Forms of Conveyances Act:

Between

STANLEY HASNAS, of the Township of Puslinch,
and **DRAGUTIN HASNAS**, of the City of Hamilton,
in the Regional Municipality of Hamilton-
Wentworth

hereinafter called the Grantor **OF THE FIRST PART**

EMERALD LAKE RECREATION PARK LTD., a Corporation
duly incorporated under the laws of the
Province of Ontario

hereinafter called the Grantee **OF THE SECOND PART**

ISABEL HASNAS, of the City of Hamilton, in the
Regional Municipality of Hamilton-Wentworth

Dragutin Hasnas
hereinafter called the Spouse of the Grantor **OF THE THIRD PART**

~~Witnesseth~~ that in consideration of ONE-----

----- (\$1.00) ----- DOLLAR

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him
acknowledged, he the said Grantor **DOTH GRANT** unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely,

ALL AND SINGULAR that certain parcel of land and premises

~~and being composed of~~

in the Township of Puslinch, County of Wellington and Pro-

vince of Ontario, being composed of and containing by ad-

measurement One Hundred (100) acres more or less the south

half of Lot Number Twenty-nine (29) in the Gore of Puslinch

together with a right or easement over that part of Lot

Number Thirty (30) in the Gore of the said Town of Puslinch

adjacent to the said Lot Number Twenty-nine (29) in the Gore

continued on next page...

for drainage purposes only according to and following the natural drainage course as existing and used by the Grantor at the 15th day of May, 1929.

SUBJECT ALSO TO THE RESERVATION of the mining rights, including rock rights as set out in a deed of the lands and premises hereinbefore described and duly registered as Number 120 12181, Book 120.

SAVING AND EXCEPTING THEREOUT AND THEREFROM FIRSTLY: That part of the said south-half of Lot Number Twenty-nine (29) in the Core of Puslinch heretofore conveyed to the "Credit Valley Railway Company."

AND SECONDLY: that part of the said south-half of Lot Number Twenty-nine (29) in the Core of Puslinch more particularly described as follows:

COMMENCING; at a point in the north-westerly limit of the road allowance between the Townships of Beverly and Puslinch where the same is intersected by the line of an old post and wire fence extending north-westerly therefrom and said point being distant One Hundred and Thirty-five point Three Zero Feet (135.30') measure westerly thereon from the south-east angle of said Lot Number Twenty-nine (29).

THENCE; easterly along the northerly limit of the said road allowance One Hundred and Thirty-five point Three Zero Feet (135.30') to an iron bar at the south-east angle of said Lot Number Twenty-nine (29).

THENCE; northerly along the line between Lots Numbers Twenty-nine (29) and Thirty (30) One Hundred and Sixty-nine Feet (169') to a point;

THENCE; westerly and parallel to the northerly limit of the said road allowance being along the line of the remains of an old fence One Hundred and Thirty-five point Three Zero Feet (135.30') to a point.

THENCE; southerly along an old post and wire fence One Hundred and Sixty-nine Feet (169') to the point of commencement. Said parcel of land is and is intended to be all of those lands described in a Deed of land from Robert McConnell to Charles McConnell dated October 16, 1928, and registered as Instrument No: 119-10813 on October 19, 1928. Said parcel of land is and is intended to be all of those lands described in a deed of land from Robert McConnell to Charles McConnell dated October 16, 1928 and registered as Instrument No: 119-10813 on October 19, 1928

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators, successors and assigns to and for their sole and only use forever;
SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

The said Grantor COVENANTS with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

AND that the said Grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor COVENANTS with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantee that he has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL his claims upon the said lands.

AND the said Spouse of the Grantor hereby consents to the transaction evidenced by this Indenture.

AND the said Party of the Third Part hereby consents to this transaction as evidenced by this transaction.

PROVIDED that in construing these presents the words "Grantor" and "Grantee" and the pronouns "he", "his" or "him" relating thereto and used therewith shall be read and construed as "Grantor" or "Grantors", "Grantee" or "Grantees", and "he", "she", "it" or "they", "his", "her", "its" or "their", or "him", "her", "it" or "them", respectively, as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

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

SIGNED, SEALED AND DELIVERED

In the Presence of

[Redacted Signature]

[Redacted Signature] Stanley Hasnas

[Redacted Signature] Dragutin Hasnas

[Redacted Signature] Isabel Hasnas

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed

at

by

*See footnote

~~I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.~~

SWORN before me at the

this

day of

19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "name of attorney; as attorney for name of party"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for name)".

MAY, 1992

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

X / WE DRAGUTIN HASNAS and ISABEL HASNAS,
 of the City of Hamilton,
 in the Regional Municipality of Hamilton-Wentworth,

(severally) make oath and say:

When X / WE executed the attached instrument,

• If attorney
see footnote

~~XXXXXX~~ / WE WERE EACH at least eighteen years old;

and within the meaning of clause 1 (f) of the Family Law Reform Act.

**Strike out
inapplicable
clauses.**

claim

XVRB 4000 1000 1000 1000 1000

(c) We were spouses of one another.

**Not a
 Matrimonial
 Home, etc.
 see footnote.

We were not non-residents of Canada within the meaning of Section 116 of the Income Tax Act.

Resident of
Canada, etc.

(SEVERALLY) SWORN before me at the City of

Hamilton, in the Regional Municipality of Hamilton-Wentworth. Drăgutin Hasnas

this 3 day of October 1983

Isabel Hasnas

* Where affidavit is made by an attorney substitute: "When I executed the attached instrument as attorney for (name of principal) he was/was not a spouse within the meaning of Clause 1 (f) of the Family Law Reform Act (and if applicable, insert name of spouse). At the time of execution of the Power of Attorney (name of principal) was at least eighteen years of age. The Power of Attorney is in full force and effect and has not been revoked."

**** Where spouse does not join in or consent, see Subsection 42(3) of the Family Law Reform Act, (or complete separate affidavit).**

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at by

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Dated 19

TO

Address:

Deed of Land

SITUATE

DYE & DURHAM CO. LIMITED

ASSESSMENT ROLL NO.:

ADDRESS OF PROPERTY:

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

PLANNING ACT AFFIDAVIT

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO

Lot 29, in the Gore of
Puslinch, in the Township
of Puslinch

Deed, Transfer,
Mortgage, Charge,
etc.

AND IN THE MATTER OF A Deed

THEREOF, FROM Stanley Hasnas and Dragutin Hasnas
TO Emerald Lake Recreation Park Ltd.

DATED October 8, 1983.

I, Dragutin Hasnas,

of the City of Hamilton in the Regional
Municipality of Hamilton-Wentworth,

MAKE OATH AND SAY AS FOLLOWS:

1. I am one of the transferors

named in the above mentioned Instrument, and have knowledge of the matters hereinafter sworn.

2. A consent under section 49 of the Planning Act, as amended, in respect of the said Instrument is not required because

(a) the person conveying or otherwise dealing with land in the said Instrument does not retain the fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment with respect to any land abutting the land that is being conveyed or otherwise dealt with.

To be made by
one of the parties
or by his solicitor

Delete (a)
if not applicable

State other
reason if any

SWORN before me

at the City of Hamilton,

in the Regional Municipality of
Hamilton-Wentworth,

this

day of October 9, 1983.

Dragutin Hasnas

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) lot 29 in the Gore of Puslinch
in the Township of Puslinch.

BY (print names of all transferors in full) Stan Hasnas and Dragutin Hasnas

TO (see instruction 1 and print names of all transferees in full) Emerald Lake Recreation Park Ltd.

I, (see instruction 2 and print name(s) in full) Dragutin Hasnas

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- ☐ (e) The President, Vice President, Manager, Secretary, Treasurer or authorized to act for (insert name(s) of corporation(s))

Emerald Lake Recreation Park Ltd.

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- ☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse)
- who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable)

and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1)(f) and (g) of the Act. (see instruction 3).

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4)

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	nil	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	nil	
(ii) Given back to vendor	\$	nil	
(c) Property transferred in exchange (detail below)	\$	nil	
(d) Securities transferred to the value of (detail below)	\$	397,870.00	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f))	\$	397,870.00	\$ 397,870.00
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$	nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$	nil	
(j) TOTAL CONSIDERATION	\$	397,870.00	

ALL BLANKS
MUST BE
FILLED IN.
INSERT "NIL"
WHERE
APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary The consideration paid shall be in the form of shares to be taken by the transferors equal to the value of the Total Consideration.

SWORN before me at the City of Hamilton
in the Regional Municipality of Hamilton
this 8th day of Wentworth 1982

A Commissioner for taking Affidavits, etc.

President Emerald Lake
Recreation Park Ltd.

PROPERTY INFORMATION RECORD

A. Describe nature of instrument: Deed

B. (i) Address of property being conveyed (if available) RR# 1 Township Of Puslinch

(ii) Assessment Roll No. (if available) n/a

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6)

RR#1 Puslinch, Ontario, c/o Emerald Lake Recreation Park Ltd.

D. (i) Registration number for last conveyance of property being conveyed (if available) n/a

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not Known ☒

E. Name(s) and address(es) of each transferee's solicitor

Morgan & Stewart
131 John St. South #205
Hamilton Ontario
L8N 2C3

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

AFFIDAVIT OF SUBSCRIBING WITNESS

I, Michael P.D. Morgan,
of the City of Hamilton,
in the Regional Municipality of Hamilton-Wentworth,

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed

at Hamilton

by Stanley Hasnas, Dragutin Hasnas
and Isabel Hasnas.

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the City of Hamilton,
in the Regional Municipality of
Hamilton-Wentworth,
this 24th day of October, 1983

Michael P.D. Morgan

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

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MAY, 1982

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I ~~KNOW~~ Stanley Hasnas,
of the Township of Puslinch,
in the Province of Ontario,

(severally) make oath and say:

When I / ~~WE~~ executed the attached instrument,

*If attorney
see footnote

I WAS / ~~WE WERE EACH~~ at least eighteen years old;
and within the meaning of clause 1 (f) of the Family Law Reform Act,

Strike out
inapplicable
clauses.

(a) ~~I WAS~~ / I WAS NOT a spouse.

(b) ~~am~~

~~was my spouse.~~

(c) ~~am a non-resident of Canada within the meaning of~~

**Not a
Matrimonial
Home, etc.
see footnote.

I was not a non-resident of Canada within the meaning of
Section 116 of the Income Tax Act.

Resident of
Canada, etc.

(SEVERALLY) SWORN before me at the City of
Hamilton, in the Regional Municipality
of Hamilton-Wentworth,
this 8 day of October, 1983

Stanley Hasnas

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where affidavit is made by an attorney substitute: "When I executed the attached instrument as attorney for (name of principal) he was/was not a spouse within the meaning of Clause 1 (f) of the Family Law Reform Act (and if applicable, insert name of spouse). At the time of execution of the Power of Attorney (name of principal) was at least eighteen years of age. The Power of Attorney is in full force and effect and has not been revoked".

** Where spouse does not join in or consent, see Subsection 42(3) of the Family Law Reform Act, (or complete separate affidavit).

I,
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in the

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed

at by

*See footnote

*See footnote

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SWORN before me at the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Dated October 8, 1983

STANLEY HASNAS and
DRAGUTIN HASNAS

TO

EMERALD LAKE RECREATION
PARK LTD.

C/O 131 JOHN ST. S.
Address: #305
HAMILTON, ONTARIO

Deed of Land

SITUATE

DYE & DURHAM CO. LIMITED

ASSESSMENT ROLL NO.

ADDRESS OF PROPERTY:

Morgan, Stewart
Barristers & Solicitors
Suite 205
131 John Street South
Hamilton, Ontario
L8N 2C3

274631

Rudnick

No. 1
Land Registry Division of Wellington South (No. 61)
I CERTIFY that this instrument is registered as of

1983 OCT 11 AM 10:04

Land
Registry Office
at Guelph
Ontario.

Land Registrar

CK'D PROPERTY OF THE
REGISTRY OFFICE

BK 10/2.20

REGISTRATION FEE	17 ⁰⁰	
LAND TRANSFER TAX	3002 ⁹⁵	
RETAIL SALES TAX		

PROPERTY DESCRIPTION:

PT LOT 29, CONCESSION GORE , TOWNSHIP OF PUSLINCH AS IN ROS274631 SURFACE RIGHTS NORTH OF RAILWAY T/W ROS274631 ; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/09/28

OWNERS' NAMES

EMERALD LAKE INC.

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/09/28 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/09/28** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
ROS394748	1985/02/22	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF PUSLINCH	C
REMARKS: SKETCH ATTACHED						
LT7846	1998/10/15	TRANSFER EASEMENT		SNIDERMAN, RICHARD	BELL CANADA	C
LT9678	1998/11/30	TRANSFER	\$350,000	SNIDERMAN, RICHARD	EMERALD LAKE INC.	C
WC310731	2011/05/13	NO SEC INTEREST	\$78,024	CANADIAN IMPERIAL BANK OF COMMERCE		C
WC383887	2013/09/06	CHARGE	\$240,000	EMERALD LAKE INC.	537013 ONTARIO LIMITED	C
WC383888	2013/09/06	NO ASSGN RENT GEN		EMERALD LAKE INC.	537013 ONTARIO LIMITED	C
REMARKS: WC383887						

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.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #61

71202-0065 (LT)

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

PAGE 1 OF 1
PREPARED FOR RSibthorp
ON 2026/07/09 AT 08:13:39

PROPERTY DESCRIPTION: PT LOTS 26, 27 & 28, CONCESSION GORE , TOWNSHIP OF PUSLINCH AS IN IS2649 (SECONDLY, THIRDLY, SIXTHLY, SEVENTHLY & PT LOT 29 CONCESSION GORE TOWNSHIP OF PUSLINCH AS IN IS2633; PT LOT 30 CONCESSION GORE TOWNSHIP OF PUSLINCH AS IN IS2201; T/W RIGHT IN IS2633 & IS2649 & IS2201 IF ANY ; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/09/28

OWNERS' NAMES

THE CREDIT VALLEY RAILWAY COMPANY

<u>CAPACITY</u>	<u>SHARE</u>
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BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1998/09/28 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1998/09/28				
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/09/28 **					
IS2201	1879/10/03	TRANSFER	\$70		THE CREDIT VALLEY RAILWAY COMPANY	C
IS2649	1881/11/04	TRANSFER			THE CREDIT VALLEY RAILWAY COMPANY	C
IS2633	1979/10/14	TRANSFER	\$50		THE CREDIT VALLEY RAILWAY COMPANY	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.

LAND
REGISTRY
OFFICE #61

71202-0095 (LT)

PAGE 1 OF 1
PREPARED FOR RSibthorp
ON 2026/07/09 AT 08:16:43

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

PROPERTY DESCRIPTION: SURFACE RIGHTS- PT LT 29 CON GORE PUSLINCH AS IN ROS274631 SOUTH OF RAILWAY EXCEPT PTS 1 & 2, 61R2907 & PT 1, 61R8711 & EASE THEREIN ; PUSLINCH ; S/T EASE LT7846

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 71202-0053

PIN CREATION DATE:

2002/01/14

OWNERS' NAMES

EMERALD LAKE INC.

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
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** 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						
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** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/09/28 **						
ROS394748	1985/02/22	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF PUSLINCH	C
REMARKS: SKETCH ATTACHED						
LT7846	1998/10/15	TRANSFER EASEMENT		SNIDERMAN, RICHARD	BELL CANADA	C
LT9678	1998/11/30	TRANSFER	\$350,000	SNIDERMAN, RICHARD	EMERALD LAKE INC.	C
WC310731	2011/05/13	NO SEC INTEREST	\$78,024	CANADIAN IMPERIAL BANK OF COMMERCE		C
WC383887	2013/09/06	CHARGE	\$240,000	EMERALD LAKE INC.	537013 ONTARIO LIMITED	C
WC383888	2013/09/06	NO ASSGN RENT GEN		EMERALD LAKE INC.	537013 ONTARIO LIMITED	C
REMARKS: WC383887						
61R22573	2023/09/06	PLAN REFERENCE				C
REMARKS: WC711657.						

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.

FOR OFFICE USE ONLY

L1007246
NEW PROPERTY IDENTIFIERS
TO BE FILLED IN BY REGISTRAR
1998 OCT 15 PM 2 20
LAND REGISTRATION REFORM ACT

Executions

No Executions

(1) Registry ☒Land Titles ☒

(2) Page 1 of 83 pages

(3) Property Identifier(s)

Block

Property

Additional:
See Schedule ☐71202-0052
71202-0053

(4) Consideration

ONE

00/100 Dollars \$1.00

(5) Description

This is a: Property

Division ☐

Property

Consolidation ☐Part of the South Half of Lot 29, in the Gore
Concession Township of Puslinch, County of
Wellington as described in the Schedule attached
hereto. AS IN # R0 274631

(6) This Document Contains

(a) Redescription
New Easement ☒
Plan/Sketch ☒

(b) Schedule for:

Description ☒Additional Parties ☐Other ☒(7) Interest/Estate Transferred
~~Freehold~~
Easement

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and of sound mind.

The property transferred is not ordinarily occupied by me and my spouse
who is not separated from me, as our family residenceName(s)
SNIDERMAN, Richard, in trustDate of Signature
Y M D

1998 6 16

537013 Ontario Limited

Per:

Fred Posner, President
I have authority to bind the
Corporation.

1998 6 16

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s)

Signature(s)

Date of Signature
Y M D(10) Transferor(s) Address
for Service

3365 Harvester Road, Suite 110, Burlington, Ontario, L7N 3N2

(11) Transferee(s)

Date of Birth
Y M D

BELI CANADA

(12) Transferee(s) Address
for Service Right of Way Department, 63 King Street, Floor 3, St. Catharines
Ontario, L2R 3H6 Attention: Manager, Right of Way(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the
Planning Act.Date of Signature
Y M DDate of Signature
Y M D

Signature

Signature

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to
determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and
belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.Name and
Address of
Solicitor

Signature

Date of Signature
Y M D

Planning Act - OPTIONAL

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records
reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer
does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good
standing.Name and
Address of
Solicitor

Signature

Date of Signature
Y M D(15) Assessment Roll Number
of PropertyCty. Mun. Map Sub. Par.
23 01 000 004 00400(16) Municipal Address of Property
Not Assigned.(17) Document Prepared by:
HUTCHINSON, THOMPSON,
HENDERSON & MOTT
Barristers and Solicitors
264 Main Street East
MILTON, Ontario, L9T 1P2
(905) 878-2841

Fees and Tax

Registration Fee 50.00

Land Transfer Tax NT

Total 50.00

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

WHEREAS the Transferee is the owner in fee simple of those lands and premises (the "Transferee's lands") being composed of Parts of Town Lots 5 and 6 on the North side of Adelaide Street West according to the Plan of the Town of York and designated as Parts 1 and 2, Plan 63R-545, City of Toronto, Municipality of Toronto;

AND WHEREAS the Transferor is the owner in fee simple of the lands described as Part of the South-half of Lot 29 in the Gore Concession, Township of Chatham, County of Wellington as described in Box 5 of the Transfer (the "Property");

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the transferor grants and transfers to the Transferee, its successors and assigns to be used and enjoyed as appurtenant to the Transferee's lands, a free and unencumbered easement (the "Easement") in perpetuity upon, over, in, under and across the Property:

1. the right to construct, operate, maintain, repair, replace, renew, or make additions at all times to telecommunications facilities (the "Facilities") or any part thereof forming part of continuous lines between the Transferee's lands and other lands including, without limitation, all necessary cable and wires (both buried and aerial), conduit, markers, poles, anchors, guys, fixtures, equipment, and all appurtenances thereto.
2. the right of free and unimpeded access at all times to the Transferee, its contractors, agents and employees, vehicles, equipment, and supplies to and over the Property.
3. the right to remove, trim, sever, or fell any obstructions such as trees, roots, brush, stumps, boulders or rock encountered during the course of construction or subsequent maintenance of the Facilities.

THE TRANSFEROR shall have the right to fully use and enjoy the Property provided that without the prior written consent of the Transferee, such consent not to be unreasonably withheld, the Transferor shall not place any buildings or other structures or dig, drill, pave or excavate within the location of the Facilities so as to interfere with the Facilities.

THE TRANSFEE shall be responsible for any damage caused at any time by its agents or employees to the Property. When practical, the Transferee, after any of its activities, shall restore the Property appropriately.

THE TRANSFEE covenants and agrees with the Transferor that:

1. prior to the exercise of its rights hereby granted, Transferee shall obtain approval of the Transferor to the location of the Facilities, which approval shall not be unreasonably withheld, and which approval shall be granted by the Transferor's execution of the Transferee's construction plans, or other documentation evidencing the location of the Facilities.
2. as long as the Transferor's lands are used for the purpose of a mobile home or trailer park, the placement of mobile homes or trailers on the Transferor's lands will not be considered an encroachment on the rights herein described unless such placement results in an actual interference, as determined by the Transferee, with the Facilities.

THE TRANSFEROR covenants and agrees with the Transferee that any relocation of the Facilities, if such relocation is requested by the Transferor, and if such relocation can be accommodated by the Transferee as determined by the Transferee, shall be at the sole cost and expense of the Transferor.

NOTWITHSTANDING any rule of law or equity and even though any of the Facilities may become annexed or affixed to the Property, title to the Facilities shall nevertheless remain in the Transferee.

THE TRANSFEE, in the event it grants a release of Easement, may abandon the Facilities annexed/affixed to the Property at its option.

THIS AGREEMENT including all rights, privileges, and benefits herein contained shall extend to, be binding upon, and enure to the benefit of, the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AND THE Mortgagee in Mortgage/Charge Number 783411* in consideration of the sum of One Dollar (\$1.00), the receipt and sufficiency whereof is hereby acknowledged, joins herein for the purpose of consenting hereto and agrees to the rights, privileges and Easement hereby granted. The Mortgagee hereby postpones its interest in the Property under Mortgage/Charge Number 783411* to the rights, privileges and Easement granted to the Transferee hereunder and covenants that the Transferee shall have quiet possession of the rights, privileges and Easement hereby granted. *and Assignment of Rents Number 783412

THE MORTGAGEE certifies that the Mortgagee is at least eighteen years old.

The Toronto-Dominion Bank
Mortgagee (name)

Per

Name:

Office:

BRUCE MCKAY

Per

Name:

Office:

Mortgage Commercial Services

we have authority to bind the Corporation

Date of Signature

Date of Signature

Affidavit of Residence and of Value of the Consideration
96A-LTTA (93-11) Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side.
IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of the South Half of Lot 29, in the Gore Concession Township of Puslinch, County of Wellington as described in the Schedule attached hereto.

BY (print names of all transferors in full) SNIDERMAN, Richard, in trust
537013 Ontario Limited
TO (see instruction 1 and print names of all transferees in full) Bell Canada
(see instruction 2 and print name(s) in full) Howard I. Mott

MAKE OATH AND SAY THAT:

I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)
☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
☐ (c) A transferee named in the above-described conveyance;
☒ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) Bell Canada

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraph(s))
☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) _____

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraph(s))
☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2 (To be completed where the value of the consideration for the conveyance exceeds \$400,000).
I have read and considered the definition of "single family residence" set out in clause 1(1)(b) of the Act. The land conveyed in the above-described conveyance
☐ contains at least one and not more than two single family residences.
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 3)
Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3 I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None.

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 1.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ Nil	
(ii) Given back to vendor	\$ Nil	
(c) Property transferred in exchange (detail below)	\$ Nil	
(d) Securities transferred to the value of (detail below)	\$ Nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ Nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ Nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 1.00	\$ 1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c. 454, as amended)	\$ Nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ Nil	
(j) TOTAL CONSIDERATION	\$ 1.00	\$ 1.00

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) N/A - See remarks in 7 below.
6. If the consideration is nominal, is the land subject to any encumbrance? No.
7. Other remarks and explanations, if necessary. Transfer of Easement for a utility line as defined in the Ontario Energy Board Act. No consideration passing directly or indirectly.

Sworn before me at the Town of Milton,
in the Regional Municipality of Halton,
this 12th day of June 1998
MYRNA LYNNE GOODE, a Commissioner,
etc., Regional Municipality of Halton,
Hutchinson Thompson Henderson & Mott,
Barristers and Solicitors.
Expires July 9, 2000.
A Commissioner for taking Affidavits, etc.
Howard I. Mott (Signature)

Property Information Record

A Describe nature of instrument: Transfer of Easement

B (i) Address of property being conveyed (if available) Not Assigned.

(ii) Assessment Roll No. (if available) 23 01 000 004 00400

C Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7)

D (i) Registration number for last conveyance of property being conveyed (if available)

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐

E Name(s) and address(es) of each transferee's solicitor
HUTCHINSON, THOMPSON, HENDERSON & MOTT, Barristers and Solicitors,
264 Main Street East, Milton, Ontario, L9T 1P2

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

(a) Are all individual transferees Roman Catholic? Yes ☐ No ☐

(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐

(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐

(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

04480 (00 00)

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

A

FOR OFFICE USE ONLY L T 0 0 9 6 7 8 98 NOV 30 PM 2 21 New Property Identifier Certificate of Receipt Land Titles Division	(1) Registry ☐	Land Titles ☒	(2) Page 1 of 2	pages 4										
	(3) Property Identifier(s) Block Property 71202 - 0052 (LT) 71202 - 0053 (LT)		Additional: See Schedule ☐											
	(4) Consideration ---THREE HUNDRED AND FIFTY THOUSAND--- -----00/100 Dollars \$ 350,000.00													
	(5) Description This is a: Property Division ☐ Property Consolidation ☐ In the Township of Puslinch, in the County of Wellington FIRST: Part Lot 29, Concession GORE, Township of Puslinch as in ROS274631 Surface Rights North of Railway T/W ROS274631; SECONDLY: Part Lot 29, Concession GORE, Township of Puslinch as in ROS274631 Surface Rights South of Railway SAVE AND EXCEPT Parts 1 & 2, 61R-2907 SAVE AND EXCEPT the Easement therein <i>Land Titles Division of Wellington Co</i>													
	Executions No Executions Additional: See Schedule ☐													
(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐ (7) Interest/Estate Transferred Fee Simple														
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I am a spouse. The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence. Name(s) SNIDERMAN, Richard Date of Signature Y M D 1998 11 25														
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) _____ Signature(s) _____ Date of Signature Y M D														
(10) Transferor(s) Address for Service 3365 Harvester Road, Suite 110, Burlington, Ontario - L7N 3N2														
(11) Transferee(s) EMERALD LAKE INC. Date of Birth Y M D														
(12) Transferee(s) Address for Service 3365 Harvester Road, Suite 110, Burlington, Ontario - L7N 3N2														
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. Date of Signature Y M D Signature _____ Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Name and Address of Solicitor _____ Signature _____ Date of Signature Y M D														
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. Name and Address of Solicitor _____ Signature _____ Date of Signature Y M D														
(15) Assessment Roll Number of Property <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Cty.</td> <td style="width:10%;">Mun.</td> <td style="width:10%;">Map</td> <td style="width:10%;">Sub</td> <td style="width:10%;">Par.</td> </tr> <tr> <td>23</td> <td>01</td> <td>000</td> <td>004</td> <td>00400</td> </tr> </table>					Cty.	Mun.	Map	Sub	Par.	23	01	000	004	00400
Cty.	Mun.	Map	Sub	Par.										
23	01	000	004	00400										
(16) Municipal Address of Property not assigned		(17) Document Prepared by: GARY CHERTKOFF 412/20 Jackson Street West Hamilton, Ontario - L8P 1L2												
(18) Fees and Tax <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%;">50 -</td> </tr> <tr> <td>Land Transfer Tax</td> <td>3725 -</td> </tr> <tr> <td>Total</td> <td>3775 -</td> </tr> <tr> <td>Total</td> <td>3775 -</td> </tr> </table>		Registration Fee	50 -	Land Transfer Tax	3725 -	Total	3775 -	Total	3775 -	FOR OFFICE USE ONLY				
Registration Fee	50 -													
Land Transfer Tax	3725 -													
Total	3775 -													
Total	3775 -													

Affidavit of Residence and of Value of the Consideration
Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 29, Concession Gore,
in the Township of Puslinch, in the County of Wellington 2

BY (print names of all transferors in full) RICHARD SNIDERMAN

TO (see instruction 1 and print names of all transferees in full) EMERALD LAKE INC.

I, (see instruction 2 and print name(s) in full) DRAGUTIN HASNAS, of the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
☐ (c) A transferee named in the above-described conveyance;
☐ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

☒ (e) The President, Vice President, Manager, Secretary, Treasurer, or other officer or director, authorized to act for (insert name(s) of corporation(s)) _____
EMERALD LAKE INC.

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences.
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 3)

NOTE: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	NIL
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	350,000.00
(ii) Given back to vendor	\$	NIL
(c) Property transferred in exchange (detail below)	\$	NIL
(d) Securities transferred to the value of (detail below)	\$	NIL
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	NIL
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	NIL
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	350,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended)	\$	NIL
(i) Other consideration for transaction not included in (g) or (h) above	\$	NIL
(j) TOTAL CONSIDERATION	\$	350,000.00

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Hamilton
in the Regional Municipality of Hamilton-Wentworth
this 25th day of November, 19 98

A Commissioner for the _____

Property Information Record

- A. Describe nature of instrument: DEED
B. (i) Address of property being conveyed (if available) not assigned
(ii) Assessment Roll No. (if available) 23 01 000 004 00400
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 3365 Harvester Road - Suite 110
Burlington, Ontario - L7N 3N2
D. (i) Registration number for last conveyance of property being conveyed (if available) _____
(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐
E. Name(s) and address(es) of each transferee's solicitor
GARY CHERTKOFF, 412/20 Jackson Street West
Hamilton, Ontario - L8P 1L2

For Land Registry Office Use Only

Registration No. _____	
Registration Date _____	Land Registry Office No. _____

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).



MEMO

To:	Drago Hasnas
From:	Danial Salari
Date:	2026-07-02
File:	25231A
Subject:	Minimum Distance Separation I calculation

MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter "MHBC") has been retained by Drago Hasnas (the "owner") to provide Minimum Distance Separation (MDS) Report in support of a Zoning By-law Amendment (ZBA). The purpose of the ZBA is to recognize the existing number of trailer sites and other facilities within the Emerald Lake Resort & Waterpark (with a municipal address of 7248 Gore Road) and to facilitate a consent application for a lot addition to the existing residential lot located immediately to the east (with a municipal address of 7260 Gore Road).

The subject lands are situated within the Township of Puslinch in Wellington County, specifically on Part of Lot 29, Concession Gore. Together, the properties cover an area of approximately 36.4 hectares (90 acres).

The subject lands are designated 'Recreational', 'Secondary Agricultural', 'Core Greenlands', and 'Greenlands' in the County of Wellington Official Plan (Schedule B7) and are zoned Resort Commercial (RC) with site-specific provisions and Natural Environment (NE) in the Township of Puslinch Zoning By-law 023-18.

Policy Context

Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 requires that developments on rural lands should comply with Minimum Distance Separation (MDS) setbacks. Section 2.6.5 of the PPS states:

'New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.'



Wellington County official Plan

Section 6.5.7 of the Wellington County Official Plan specifies that the Minimum Distance Separation (MDS) formulae will be applied to new land uses, lot creation or expanding livestock facilities within Secondary Agricultural Areas.

Township of Puslinch Zoning By-law 023-18

Section 4.16.1 of Zoning By-law 023-18 outlines the requirements for MDS I setbacks for new non-farm uses. Specifically:

- a) Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.*

The intent of the MDS I formula is to minimize potential land use conflicts between non-agricultural development and existing livestock operations by ensuring adequate separation distances. In this regard, a comprehensive MDS I calculation has been completed.

Review of Applicable MDS Guidelines

The Minimum Distance Separation Implementation Document: Formulae and Guidelines

Within Rural and Prime Agricultural Areas, new non-farm uses are required to meet the Minimum Distance Separation I ("MDS I") formula as provided in "The Minimum Distance Separation Implementation Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853 of the Ontario Ministry of Agriculture, Food and Agribusiness" ("MDS Guidelines"). The MDS I formulae applies to all existing livestock facilities and empty livestock facilities. An empty livestock facility means a facility that is no longer used to house livestock but appears to be reasonably capable of housing livestock. The MDS I formulae was not applied to facilities that are in poor or deteriorating conditions and determined to not be suitable for housing livestock.

MDS Guidelines #33 and #34 define two types of MDS analyses—Type A and Type B—based on the intensity of human occupancy and activity.

- Type A land uses are characterized by lower human density and limited occupancy, such as industrial uses located outside a settlement area.
- Type B land uses involve higher human density and more permanent habitation, such as new or expanded settlement area boundaries, OPA or ZBA on lands outside a settlement area, excluding industrial uses.

Applicable MDS guidelines for these applications are as follows:

Guideline #2, The MDS I setback distances shall be met prior to the approval of: rezonings or re-designations in accordance with Implementation Guideline #10. The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete.

*Guideline #3, Certain proposed uses are not reasonably expected to be impacted by existing livestock facilities or anaerobic digesters and as a result, do **NOT** require an MDS I setback. Such uses may include, but are not limited to:*

- *livestock barns occupying an area less than 10 m²;*
- *certain unoccupied livestock barns in accordance with Implementation Guideline #20;*
- *greenhouses;*
- ***kennels**;*
- *machinery sheds.*

Guideline #6, This guideline speaks to required investigation distances for an MDS analysis. It outlines that 'A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application'. It is clarified that for a Type B land use, all existing livestock facilities or anaerobic digesters within a 1500-metre area of the proposed application must be investigated.

Guideline #20, The guideline states that all unoccupied livestock barns on a lot should be evaluated in accordance with the implementation of the MDS guidelines, only if the following conditions apply:

- *the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about livestock facilities where appropriate, as no longer being structurally sound or reasonably capable of housing livestock; or*
- *the portion of the lot on which the unoccupied livestock barn is located is zoned such that the building shall not be used for housing livestock; or*
- *the floor area of the unoccupied livestock barn is <100 m².*

Guideline #34, The guideline states that MDS I applies to Type B land uses, which are characterized by a higher density of human occupancy, habitation, or activity. It also provides examples of proposals that fall within the Type B land use category:

- *a zoning by-law amendment to permit development, excluding industrial uses or dwellings, on land outside a settlement area;*

Based on our review of the proposed ZBA, in accordance with the MDS Guidelines, this type of development is considered a Type B land use.

As outlined in the MDS guidelines, Type B land uses require an MDS I analysis, which involves identifying all existing livestock facilities or anaerobic digesters within a 1500-metre radius of the subject lands. This analysis ensures compliance with setback requirements and helps prevent potential land use conflicts between agricultural and non-agricultural uses.

Site Analysis

As a first step, satellite and aerial imagery were used to identify existing livestock facilities within the study area. Subsequently, a site visit was conducted on June 25, 2026, to confirm the presence of livestock operations within a 1500-metre area of the subject lands, in accordance with the investigation distance required for Type B land uses under the MDS Guidelines (**Figure 1**). During the site visit, eight livestock operations were identified within the specified distance, as summarized in **Table 1**. The MDS worksheets and figure generated in AgriSuite and AgMaps are included in **Appendix A**.

The factors used to determine the MDS I setback requirements for these facilities include:

- the type of livestock;
- the maximum capacity of the barn for livestock; and
- the type of manure storage.

During the site visit, one of the farmers operating horse barns on their property was available and was asked to complete the *Wellington County Farm Data Sheet*. The landowner was not willing to complete the form at that time but indicated that they might complete and return it at a later date if they chose to do so. For properties where the farmers were not present, or where "No Trespassing" signs were posted, a request letter along with a copy of the *Wellington County Farm Data Sheet* was left in the mailbox. As of the completion of this report, no completed *Wellington County Farm Data Sheets* had been received from these landowners.

As described above, where information could not be obtained directly from landowners, the dimensions of livestock barns were estimated using the OMAFRA AgMaps platform. The estimated barn floor area was then used in the OMAFRA AgriSuite application to determine the maximum livestock capacity for Minimum Distance Separation (MDS) calculations. The type of livestock associated with each barn was identified based on observations made during the site visit, including the presence of animals where visible and the design and characteristics of the livestock barn.

Distance calculated as the shortest distance between the barn or manure storage facility and the boundaries of the subject lands. Table 1 summarizes the MDS setbacks and the actual distances between each livestock operation and the subject lands.

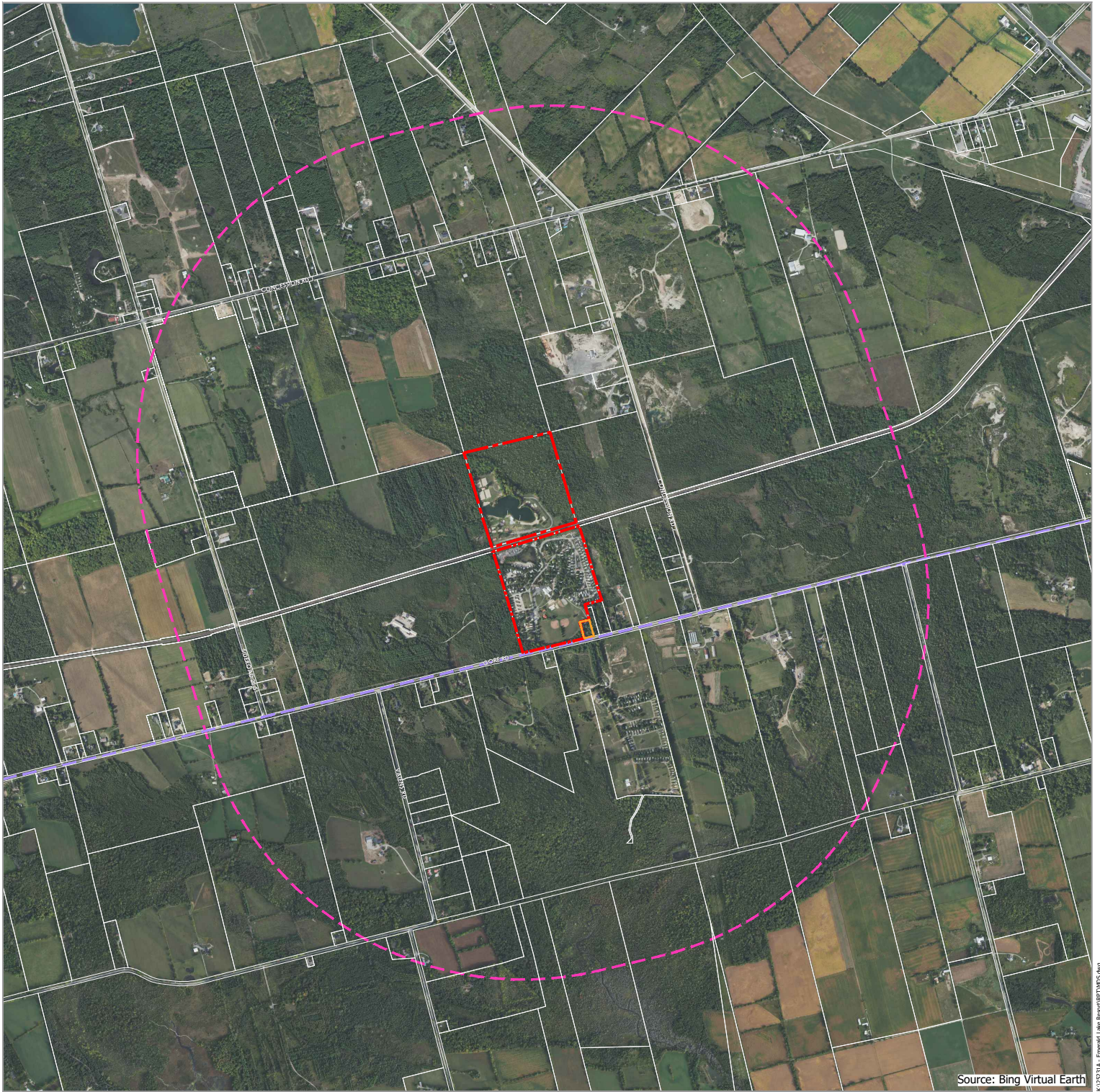


Figure 1 - MDS

-  Subject Lands
-  7260 Gore
-  Secondary Study Area (1500m Buffer)
-  City Boundary



Table 1. MDS I Summary Table

Address	Livestock Operation Type	Actual Distance (metres)	MDS Setback (metres)	MDS met
7329 Concession 1	Horse and Equestrian production	1205 m	222 m	Yes
7175 Concession 1	Unoccupied Barn	1212 m	383 m	Yes
3985 Sideroad 25 South	Horse and Equestrian production	1134 m	259 m	Yes
3916 Sideroad 25 South	Beef and cattle production	1370 m	322 m	Yes
1670 Gore Road	Unoccupied Barn	1520 m	352 m	Yes
2089 Valens Road	Horse and Equestrian production	1158 m	206 m	Yes
7345 Concession 1	Horse and Equestrian production	1331 m	599 m	Yes
4010 Sideroad 25 South	Beef and cattle production	1438 m	587 m	Yes
*Where only one MDS measurement is listed, that measurement applies to both the barn and manure storage (the closest distance).				

Minimum Distance Separation (MDS I)



Prepared By:

Danial Salari

Notes:

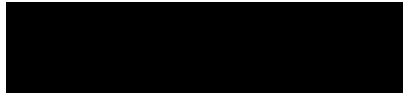
Calculated based on Maximum Livestock Barn Capacity

Conclusion

The MDS I analysis confirms that the proposed ZBA complies with the Minimum Distance Separation (MDS I) formulae, as none of the setback areas associated with the seven identified livestock operations overlap the subject lands. All existing livestock operations within 1,500 metres were reviewed and evaluated in accordance with the MDS Guidelines, demonstrating that the proposed rezoning is compatible with surrounding agricultural uses and consistent with the intent of applicable provincial and municipal planning policies.

Respectfully submitted,

MHBC



Danial Salari, MSc(Pl), MSc(Agr), A.Ag.

Planner



Appendix A: MDS Worksheets & Setback Figure

Emerald Lake

General information

Application date
Jun 23, 2026

Municipal file number

Proposed application
New or expanding zone or designation for a recreational use (e.g. sports field, golf course)

Applicant contact information
Emerald Lake
7248 Gore Road
Puslinch, ON

Location of subject lands
County of Wellington
Township of Puslinch
PUSLINCH
Concession GORE , Lot 29

Calculations

Farm 1

Farm contact information
7329 Concession 1
Puslinch, ON

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession GORE , Lot 32
Roll number: 2301

Total lot size
93 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	8	11.4 NU	2600 ft ²

Confirm Livestock/Manure Information (Farm 1)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	11.4 NU		
Potential design capacity	22.9 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	205.72
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			222 m (728 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm 2

Farm contact information 7175 Concession 1 Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 26 Roll number: 2301	Total lot size 86 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	4769 ft ²	22.2 NU	4769 ft ²

Confirm Livestock/Manure Information (Farm 2)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Farm 2)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	22.1 NU		
Potential design capacity	44.3 NU		
Factor A (odour potential)	1	Factor B (design capacity)	248.6
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			383 m (1257 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm 3

Farm contact information 3985 Sideroad 25 South Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 26 Roll number: 2301	Total lot size 6 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	28	40 NU	9100 ft²

Confirm Livestock/Manure Information (Farm 3)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	- Not Specified -			
Design capacity	40 NU			
Potential design capacity	40 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	240	
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			259 m (850 ft)	
Actual distance from livestock barn			NA	
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage	
Actual distance from manure storage			NA	

Farm 4

Farm contact information 3916 Sideroad 25 South Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 25 Roll number: 2301	Total lot size 38 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	40	40 NU	2000 ft²

Confirm Livestock/Manure Information (Farm 4)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	40 NU		
Potential design capacity	80 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	297.87
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			322 m (1056 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			322 m (1056 ft)
Actual distance from manure storage			NA

Farm 5

Farm contact information 1670 Gore Road Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession 10 , Lot 23 Roll number: 2301	Total lot size 88 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	3680 ft ²	17.1 NU	3680 ft ²

Confirm Livestock/Manure Information (Farm 5)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Farm 5)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	17.1 NU		
Potential design capacity	34.2 NU		
Factor A (odour potential)	1	Factor B (design capacity)	228.36
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			352 m (1155 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm 6

Farm contact information 2089 Valens Road Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession 10 , Lot 24 Roll number: 2301	Total lot size 108 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	6	8.6 NU	1950 ft²

Confirm Livestock/Manure Information (Farm 6)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	8.6 NU		
Potential design capacity	17.1 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	190.46
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			206 m (676 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm 7

Farm contact information Eli Farms and Equestrian Club 7345 Concession 1 Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 33 Roll number: 2301	Total lot size 126 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	117	167.1 NU	38025 ft²

Confirm Livestock/Manure Information (Farm 7)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	167.1 NU		
Potential design capacity	501.4 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	555.15
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			599 m (1965 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm 8

Farm contact information 4010 Sideroad 25 S Puslinch, ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 25 Roll number: 2301	Total lot size 135 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	158	158 NU	7900 ft²

Confirm Livestock/Manure Information (Farm 8)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

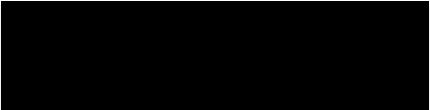
Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	158 NU		
Potential design capacity	474 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	544.33
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			587 m (1926 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			587 m (1926 ft)
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information

Danial Salari
MHBC Planning
200 - 504 Bingemans Centre Drive
Kitchener, ON
N2B 3X9
dsalari@mhbcplan.com

Signature of preparer

	June-30-2026
Danial Salari , Rural Planner	Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Emerald Lake Resort ZBA
Puslinch Township, Wellington County
Scoped Environmental Impact Study

Prepared for:
Emerald Lake

Project Number:
AA25-281B

Date:
August 6, 2026



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Appendix 1	Terms of Reference and Approval
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1.0 Introduction

The proponent requires a Scoped Environmental Impact Study (EIS), prepared to the satisfaction of the Township of Puslinch and Wellington County, as part of a Zoning By-Law Amendment (ZBA) that evaluates the potential natural heritage impacts that may have occurred on and adjacent to the property as a result of the expansion to the existing trailer park beyond the 200 sites permitted by the Zoning By-law. The subject property, located at 7248 Gore Rd. in the Township of Puslinch, includes a seasonal recreational trailer and camping resort and associated amenities.

The Scoped EIS must determine if the existing, as built, development was retroactively compliant with the policies that were applicable at the time of development based on a review of historic air photos and mapping resources, assess the impacts resulting from any development that was not in compliance with the applicable policies and provide recommendations for mitigation and restoration, where non-compliant development has taken place. In addition, the EIS will propose appropriate buffers that protect sensitive and significant natural heritage features on the property over the long term through the development of the proposed ZBA.

Through consultation with the Township of Puslinch, and their peer review consultant, Dougan Ecology, a Terms of Reference (ToR) for the Scoped EIS has been developed and agreed upon. The final ToR is provided in Appendix 1.

1.1 Current Land Use and Study Area

The study area, located primarily at 7248 Gore rd., in the Township of Puslinch, comprises all lands within the proponent property limit and up to 120 metres beyond (Figure 1). The subject lands and adjacent lands include seasonal recreation and associated amenities, watercourse, wetlands, waterbodies, woodlands, rural residential, and agricultural lands.

1.2 Site History & Regulations

1.2.1 Site Planning History

Per the Site Chronology prepared by MHBC (December 9, 2025) an agreement was made September 1983 through an Official Plan amendment to redesignate lands from 'Rural' to 'Seasonal recreation' which included clauses that set a maximum of 200 sites and no tent camping. The agreement indicated that an OPA was approved to redesignate the lands from rural to seasonal recreation some time before the signing of the agreement. Per the Township of Puslinch Official Plan Schedule 'A', 1988, almost the entirety of the subject lands appears to be identified as Seasonal Recreational with a small portion of the north-eastern corner identified as Conservation (Image 1).

In January 1994, a Zoning By-Law Amendment was approved to recognize and include existing recreational land uses within the park at the time of the amendment. This site-specific provision included pools, water slides, mini golf, volleyball courts, horseshoe pits, picnic shelters and

playgrounds present to the north of the rail line and concession stands, picnic shelters, variety store, laundromat, baseball diamonds and washrooms to the south of the rail line.

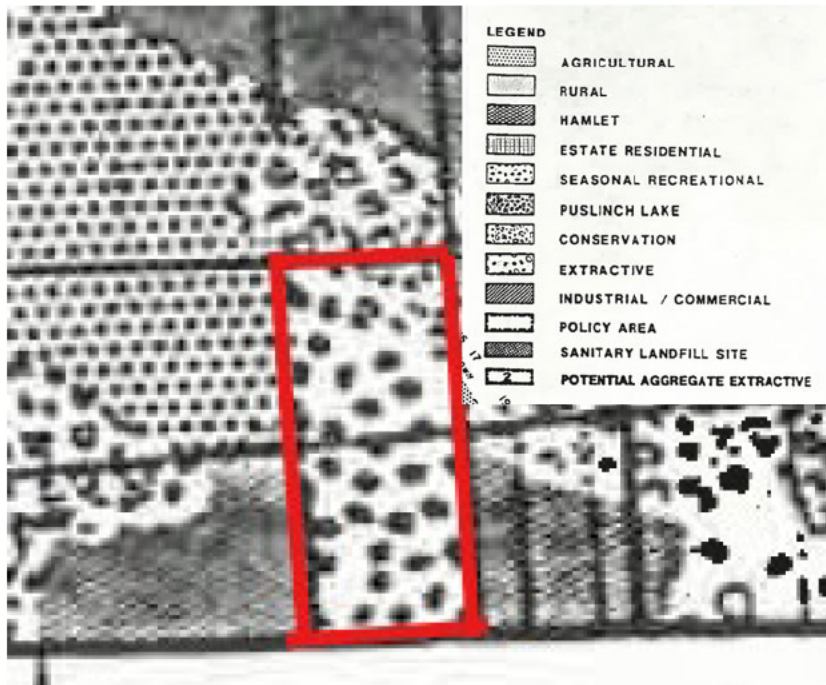


Image 1. Excerpt Township of Puslinch Official Plan Schedule 'A' (1988)

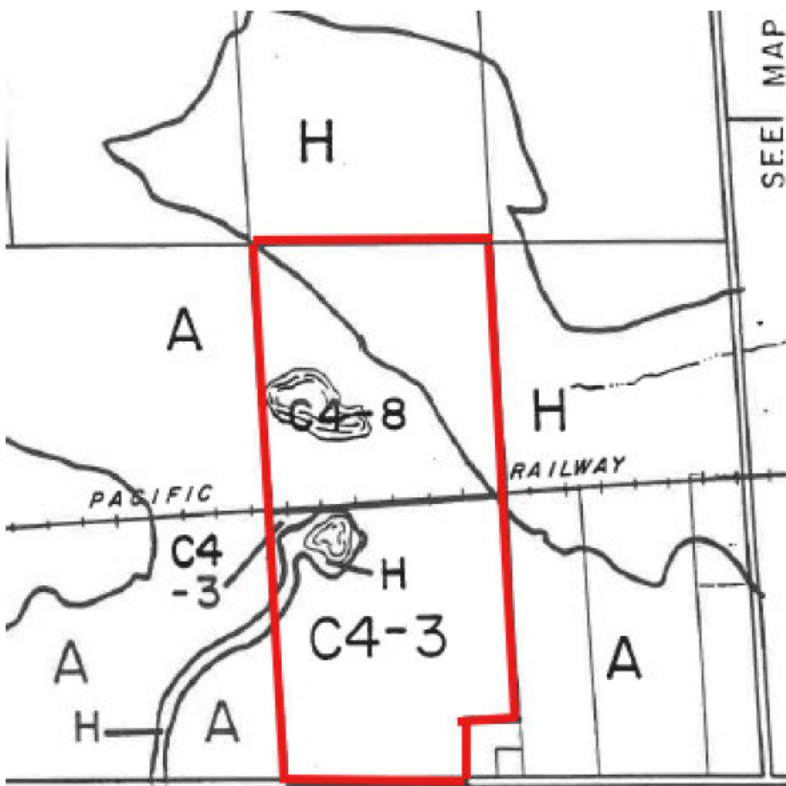


Image 2. Excerpt Key Map no. 6 (Township of Puslinch Zoning By-Law No. 19/85)

Per the 1995 consolidation of the Township of Puslinch Zoning By-Law key map no. 6 (Image 2), lands zoned as 'Hazard' are present to the northeast of the existing volleyball courts, and the pond area and watercourse to the south of the rail line only.

In 1999, the Wellington County Official Plan designated the property as Recreational, Greenland and Core Greenlands (Image 3), with a change in designation in the upper property northwest corner, now designated as Core Greenland that was previously Recreational.

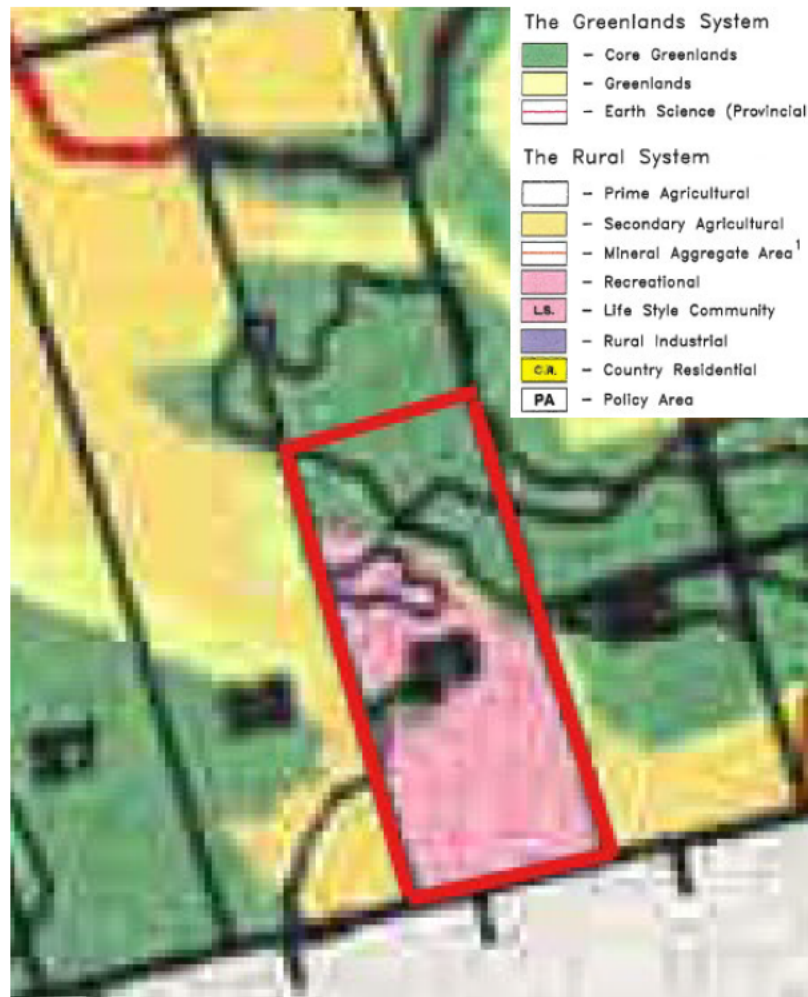


Image 3. Excerpt Wellington County Official Plan Schedule A7 Puslinch (1999)

In December 2004, the Greenbelt Plan came into effect and lands within the subject property were designated as protected countryside with some areas along the western limit, north of the rail line and a small corner of the northeastern limit south of the rail line designated as within the Natural Heritage System of the Protected Countryside.

The 1999 County of Wellington Official Plan (Feb 24, 2011 revision) Schedule A7 Puslinch provides clarity on the limits of designations within the subject lands (Image 4) and continues to

identify the majority of the site as recreational, with a small area of Core Greenland and Greenland within and adjacent to lands to the southern portion of the property and Core Greenlands and Greenlands within the northeast portion of the lands north of the railway, much of the immediately adjacent lands is identified as secondary agricultural. No changes were noted between the 1999 schedule and 2011 schedules, with 2011 shown due to the significant improvement in mapping. The area of Core Greenland within the southern portion of the property is of unknown origin and does not match the limits of any significant natural feature present on the site currently, or in the past. This is further discussed in section 3.

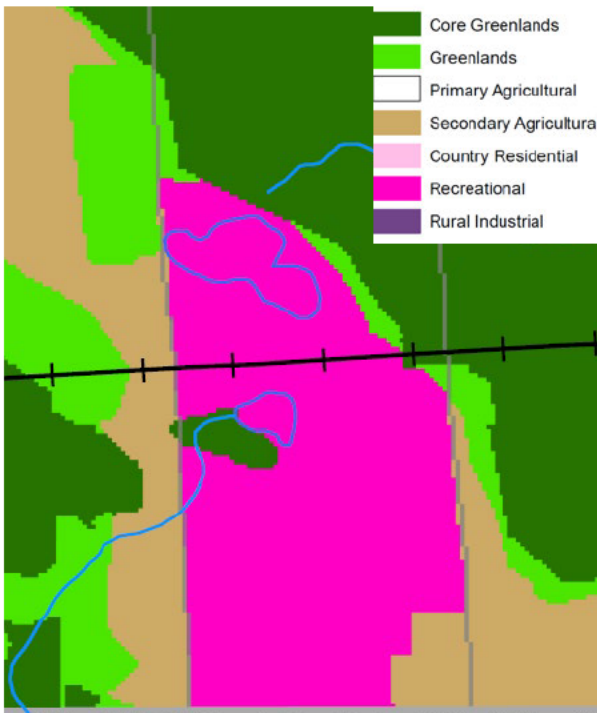


Image 4. Excerpt, 2011 Wellington County OP Schedule A7

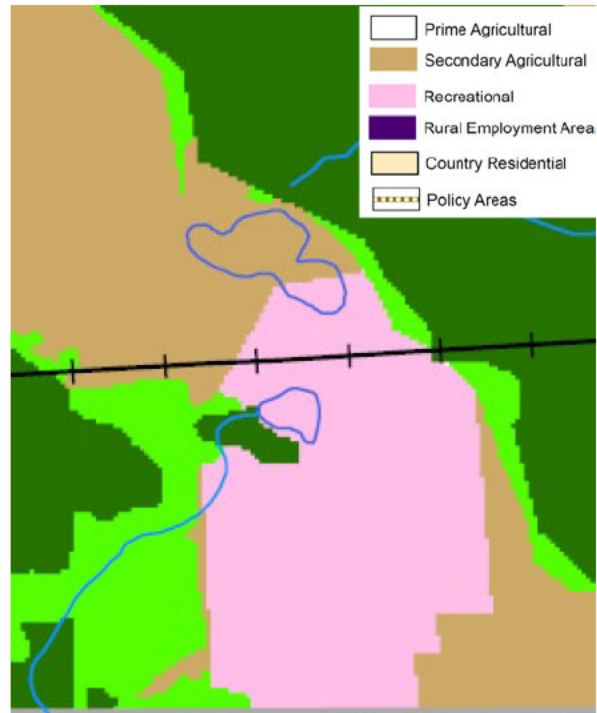


Image 5. Excerpt, 2016, Schedule A7, Wellington County OP

The County of Wellington Official Plan was brought into conformity with the Greenbelt Plan on December 19, 2014. An updated Official Plan schedule from the 2016 consolidation (image 5) identifies small changes in the designations along the western limit of the property, however, the northern portion of the property was partly changed from recreational to secondary agriculture in the area around and including Emerald Lake. The Township of Puslinch 2017 draft Zoning By-law map B-1, Natural Environment and Environmental protection overlay, generally matches the limits of Greenlands and Core Greenlands in the 2016 consolidation of the Wellington County OP.

1.2.2 Current Legislation & Regulations

As part of the scoped EIS, the following existing legislation have been considered, where it applies to natural heritage, to review against the development timeline prepared by MHBC and identify if Emerald Lake Resort Inc. were retroactively compliant with the policies that were

applicable at the time of site alteration based on a review of historic air photos, information provided by the proponent and current site plans and site investigations (Figure 2).

1.2.2.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

Regarding Natural Heritage Protection the PPS states that:

“Natural features and areas shall be protected for the long term.”

And that:

“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

Under the PPS, “development and site alteration are not permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4.b),

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. “

The PPS also states that:

- 1. *“Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

As such, the Provincial Planning Statement applies to any site development or site alteration that was not an existing use and occurred outside the limits of the approved Site plan. This EIS is required to determine compliance with the relevant PPS policies that were in force at the time that site alteration outside the limits of the approved Site Plan occurred and demonstrate that the no negative impacts on natural features or their functions have taken place.

1.2.2.2 Greenbelt Plan (2017)

The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. Per Schedule 1 of the Greenbelt Plan, the entirety of the study area is identified as Protected Countryside, with several areas within the Natural Heritage System. Per the Greenbelt Plan, the components of the Natural Heritage System present within the property limits includes Wetlands and Significant Woodlands, while an ANSI is present within the study area.

Per Section 3.2.5, for lands within a key natural heritage feature or a key hydrologic feature in the Protected Countryside, development or Site alteration is not permitted within the Natural Heritage System, however, several exceptions apply, including exception c) *Infrastructure, aggregate, recreational, shoreline and existing uses, as described by and subject to the policies of section 4.*

Per section 4.1.2 Recreational Use policies, recreational uses are subject to several policies, including:

1. *Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.*
2. *An application to establish or expand a major recreational use in the Natural Heritage System shall be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping and construction measures that:*
 - a. *Maintain or, where possible, enhance the amount of natural self- sustaining vegetation on the site and the connectivity between adjacent key natural heritage features or key hydrologic features;*
 - b. *Wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition;*
 - c. *Minimize the application and use of pesticides and fertilizers; and*
 - d. *Locate new natural self-sustaining vegetation in areas that maximize the ecological functions and ecological value of the area.*

3. *An application to expand or establish a major recreational use shall 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.*
4. *Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within key natural heritage features and key hydrologic features; however, the number of such structures and the negative impacts on these features should be minimized.*

The Greenbelt Plan identifies Existing Uses as:

- a) uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004; or
- b) for the purposes of lands added to the Greenbelt Plan after December 16, 2004, uses legally established prior to the date the Greenbelt Plan came into force in respect of the land on which the uses are established.

As such, the Greenbelt Plan applies to any site development or site alteration that was not an existing use prior to 2004 that occurred outside the limits of the approved Site plan and is not listed as a permitted use per Section 3.2.5. The EIS is required to determine compliance where development occurred within the NHS after the Greenbelt Plan was enacted.

1.2.2.3 Ontario Regulation 41/24- Prohibited Activities, Exemptions and Permits

Per the HCA Web-Map, the study area is partially within the Regulation Limit due to the presence of the Fletcher Creek Swamp Provincially Significant Wetland Complex, regulated watercourse and waterbodies, including Emerald Lake. As such, Ontario Regulation 41/24 applies to the subject lands, and should be considered in the context of development or development activities within or adjacent to regulated features that is not considered an Existing Use. Current Regulation limits are shown in Image 4.



Image 4. HCA Regulation Areas Mapping, retrieved March 30, 2026

1.2.2.4 County of Wellington Official Plan 1999 (2025 consolidation)

Per Schedule B7 of the Wellington County Official Plan, the study area contains Core Greenlands and Greenlands. The Wellington County Official Plan states that Core Greenlands are comprised of areas which have greater sensitivity or significance and include:

- Provincially Significant Wetlands;
- All other wetlands;
- Habitat of endangered or threatened species and fish habitat; and
- Hazardous lands.

Development and site alteration within Provincially Significant Wetlands or in significant habitat of threatened or endangered species are generally not permitted, except where provincial and federal requirements allow.

Permitted uses and activities may include:

- a) agriculture;*
- b) existing uses;*
- c) conservation;*
- d) forestry;*
- e) aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning,*
- f) licensing and the policies of this Plan;*
- g) open space; and*
- h) passive recreation.*

Greenlands are defined as being other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links.

However, Section 5.6.2 states:

“The above uses for both, the Core Greenlands and Greenlands designations, as well as accessory buildings and structures, shall only be permitted if:

- *there are no negative impacts on significant features and functions and no significant negative impacts on other greenland features and functions;”*

And,

“Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) *Identify the nature of the features potentially impacted by the development;*
- b) *Prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c) *Address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.”

As such, any development that was not included in the approved site plan and was not an existing use prior to the Wellington County Official Plan being brought into conformity with the Greenbelt Plan, may need to demonstrate conformity with the current Wellington County Official plan.

1.2.2.5 Township of Puslinch Comprehensive Zoning By-Law No. 19/85

Township of Puslinch Zoning By-Law No. 19/85 was in effect until January 2020, when the updated By-law, further discussed in section 1.2.2.6 came into effect. As discussed in section 1.2.2.1, Key map no. 6 (Image 2), lands zoned as ‘Hazard’ are present to the northeast of the existing volleyball courts, and the pond area and watercourse to the south of the rail line only.

Section 20 – H Zone – Hazard Zone states:

(2) Uses Permitted

No Person Shall, within any H Zone, use any lot or any existing building or structure for any purpose except one or more of the following H uses, namely:

- a) Agricultural use;
- b) Forestry;
- c) Fish and wildlife management;

- d) A boathouse or boat doc;
- e) Any public use.

As such, any buildings or structures within the H zone that was not included in the approved site plan and occurred after Zoning By-Law No. 19/85 was in force, may need to demonstrate conformity with those zoning requirements.

1.2.2.6 Township of Puslinch Comprehensive Zoning By-Law No. 023-18

According to the Township's Comprehensive Zoning By-Law Schedule A, portions of the subject property are currently zoned as Natural Environment (NE) and include Environmental Protection (EP) zone overlay. This is not a separate zone, but an overlay that represents natural heritage features included in the "Greenlands" designation of the County Official Plan, as well as lands to which HCA's regulations apply.

Section 4.31 Setbacks from the Natural Environment Zone states:

"No buildings or structures, including a private sewage treatment systems and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) Zone. Notwithstanding the required setback noted above or any other provision in this By-law to the contrary: Where a vacant lot existed on the day of passing of this By-law, a building permit may be issued for permitted buildings or structures, excluding new agricultural buildings and structures, provided that:

- 1) there is no other suitable location on the lot outside of the 30-metre minimum setback, and
- 2) a setback of at least three (3) metres from the NE Zone boundary is maintained.

Notwithstanding the above, the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990. Where the Conservation Authority provides written approval for a reduced setback from the NE Zone an amendment to this By-law shall not be required."

Section 13.2 Environmental Protection Zone Overlay states that:

"The EP overlay permits development of the lands within the EP overlay, subject to the following special provisions:

- Development will not be allowed in significant wildlife or plant habitat unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the habitat or its ecological functions.
- Development will not be allowed in significant woodlands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the woodland or its ecological functions.
- Erection of a building or structure will not be allowed within an HCA regulated area unless written approval from the HCA is obtained.

In addition, the by-law identifies that *Nothing in this By-law shall apply to prevent the use of any existing lot, building, or structure for any purpose prohibited by this By-law if it was lawfully used for such purposes on the day of the passing of this By-law so long as it continues to be used for that purpose.*

As such, any buildings or structures development within the NE zone that was not included in the approved site plan and occurred after the current Zoning By-Law was in force (January 2020), may need to demonstrate conformity with the zoning requirements.

1.3 Terms of Reference

Based on the applicable Policies, and Regulations, a Terms of Reference (ToR) for the Scoped Environmental Impact Study (EIS) was developed and submitted to the Hamilton Conservation Authority (HCA), Wellington County and the Township of Puslinch on January 19, 2026. Peer review comments were received from NPG and Dougan Ecology, on behalf of the Township on February 24, 2026, and the TOR resubmitted February 25, 2026. Further comments were received March 23, 2026, and March 30, 2026, and have been addressed within this report.

The ToR and agency correspondence are provided in *Appendix 1*.

2.0 Methods

2.1 Background Review

A background information review was conducted of the physical features within the vicinity of the study area. The following resources were consulted during this review:

- Aerial photography of the subject site,
- HCA Web-map of regulation limit,
- Conservation Authorities Act: Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.
- County of Wellington Official Plan (2025 consolidation).
- Township of Centre Wellington Zoning By-law No. 2009-045 (2024 consolidation).
- NHIC Make-a-map, accessed December 3, 2025.
- Ministry of Natural Resources Request for information,
 - Fletcher Creek Swamp wetland evaluations, 1984, 1985,
 - Fletcher Creek Swamp Forest Life Science ANSI Inventory Checklist, undated

2.2 Background Natural Heritage Features

Per the NHIC make-a- map, the subject lands include woodlands and portions of the Fletcher Creek provincially significant wetland complex, while the study area also includes lands within

the Fletcher Creek Swamp Forest Life Science ANSI. The limits of the ANSI are not congruent with the limits of the Fletcher Creek PSW complex.

2.3 Wetland Boundary Delineation

Cheryl-Anne Ross, certified in the Ontario Wetland Evaluation System, reviewed the following resources, and considered the results of a site visit completed January 12, 2026, following a thaw, to determine a preliminary desktop wetland limit:

- Geospatial Ontario imagery [Southern Ontario CIR-1997-0033-4218-Stereo-NRG-40cm. Received February 19, 2026, from Geospatial Ontario imagery order.
- Google. (n.d.). [Satellite images of Emerald Lake Resort, 2004, 2012, 2013, 2015, 2016, 2017, 2018, 2019, 2020, 2023, 2025]. *Google Earth Pro*. Retrieved February 20, 2026, from earth.google.com
- University of Toronto. [Air Photos of Southern Ontario 1954]. Retrieved February 13, 2026 from <https://mdl.library.utoronto.ca/collections/geospatial-data/air-photos-southern-ontario>
- Geospatial Ontario Imagery [Ontario Imagery Webmap Service, Southwestern Ontario 2020] Retrieved February 23, 2026 from <https://ws.lioservices.lrc.gov.on.ca>
- D.W. Hoffman, B.C. Matthews & R.E. Wicklund, 1963, Soil Survey of Wellington County, retrieved February 23, 2026 from <https://geohub.lio.gov.on.ca/datasets/ontarioca11::soil-survey-complex/about>
- Toronto Region Conservation authority REST server [0-5m contours] retrieved February 13, 2026, from https://services1.arcgis.com/d0ZCwU7eGKVeNiEE/arcgis/rest/services/dbo_Contours_0_5m/FeatureServer
- Natural Resources Canada, National Air Photo Library [NAPL_3170820_1980, NAPL_3170829_1980, NAPL_3178943_1980, NAPL_3432284_1989], retrieved February 20, 2026.

In the field, wetland boundaries are determined using the vegetation species present, where vegetation was comprised of 50% wetland and 50% upland species, however, per the *Ontario Wetland Evaluation System* (OWES 2022) aerial photographs, high-resolution digital orthophotography and other imagery are useful support tools for estimating the location and extent of wetland habitats, particularly where landowner permission to access the property has not been granted.

Where access was not restricted, wetland boundaries were then staked in the field by Shannon Davison, an OWES certified ecologist, on May 19th, 2026, and confirmed in the field the same day with HCA staff and the Township peer reviewer (Dougan Ecology) in attendance. Through on-site discussions with HCA staff, it was agreed upon that the confirmed wetland limit near the northern property boundary would be tied in with the wetland limits as currently mapped by HCA.

2.4 Desktop Ecological Land Classification

A desktop Ecological Land Classification (ELC) was completed by qualified ecologist, Cheryl-Anne Ross, OMNRF Certified in Ecological Land Classification. Vegetation communities within the study area were characterized to the community series and delineated following the Ecological Land Classification (ELC) system for Southern Ontario 1st approximation; community codes used generally follow the 2nd approximation (Lee, et al., 1998, 2008). Boundaries of ELC communities were mapped using aerial images for both current (GEO, 2020) and historical (Google earth, 2004) site conditions using the resources identified in Section 2.2 as well as an out of season site visit completed January 12, 2026. 2020 air photos were used to delineate the current communities due to the resolution of the available imagery and leaf-off conditions, which allowed for a more accurate delineation. While 2025 imagery is available, no changes to vegetation communities were noted between 2020 and 2025, and therefore, the decision was made to use the more detailed resolution.

2.5 Woodland Delineation

Per the Natural Heritage Reference Manual (2005), the criteria for defining the significance of a woodland includes: the size of the woodland in relation to the surrounding landscape, the ecological functions (species composition, age of trees, stand history), economic importance, proximity to other woodlands, linkages, water protection, and diversity. Additionally, the County of Wellington Official Plan identifies that woodlands greater than 4ha and plantations greater than 10ha are considered significant. Woodlands include treed features meeting the forestry definition of a woodland and generally include features with greater than 60% tree cover. The limits of significant woodlands were determined using the most recent leaf-on imagery (Google, 2025) and the desktop ELC and later confirmed in the field during a dripline staking exercise completed May 19, 2026, by Shannon Davison with the Township peer reviewer (Dougan Ecology) in attendance.

2.6 Desktop Interpretation Confidence and Uncertainty statement

Where access was not available and for the interpretation of historic limits, the desktop woodland and wetland limits have been inferred using available historic mapping, aerial imagery, and professional interpretation. These limits provide a reasonable estimate of past conditions but include a moderate level of uncertainty. Some key assumptions include that visible landscape features have generally remained consistent over time and that historic imagery can reliably indicate limits of vegetation and wetland features. However, past disturbances or land use changes may not be fully captured due to the passage of time between available years of historic imagery.

Historic imagery is also often of a lower resolution, seasonally limited, or incomplete, making it difficult to clearly define feature boundaries. Available mapping may also vary in accuracy, scale and detail. Desktop Interpretation is further constrained in areas where differences in community features are subtle, transitional, or already altered in early records. In these cases, boundary

delineation also relied on indirect indicators such as topography, soils, and surrounding vegetation.

Overall, the results of the desktop assessment are considered appropriate for the purposes of a historic site development review, based on the availability of imagery in regular intervals since at least 1997, with several imagery sources prior to initiation of construction of the resort development.

3.0 Existing Conditions

3.1 Wetland Characteristics

Through a review of historic imagery (1954, 1980, 2004, 2014), current imagery (2020, 2025) and 1997 FRI infrared imagery, changes in land use from agricultural to tree or shrub communities on adjacent properties have generally appeared to result in an increase in wetland communities on adjacent lands when compared to the boundaries of wetlands identified as Provincially Significant per the existing OWES assessment. Which was last delineated through a desktop review in 2009 by MNR staff.

While a wetland pocket is not present in any current wetland mapping within the study area, the County of Wellington Official Plan has identified a small area of Core Greenland immediately adjacent to the small pond. Per a site visit completed in January 2026, this area is comprised of open bedrock (image 5), appearing as a white feature in historic air photos (1954) and the 1997 FRI (Figure 1a), which may have contributed to an improper interpretation as wetland during a previous iteration of the wetland mapping. Regardless, a wetland is not currently present, nor was present, at any time on the site, and this area should not be considered Core Greenland.

Within the southern portion of the property most of the wetland communities are located outside the property limits with wetland features west of the property including coniferous swamp, dominated by Eastern White Cedar, and deciduous thicket swamps with small pockets of meadow marsh. While the small area of wetland to the northeast of the southern property appears to include a mixed swamp. The northern property includes significantly more wetland features within the property limits including mixed swamp, thicket swamp and meadow marsh pockets and one open water or shallow aquatic wetland is present directly east of the property, north of the railway.

When comparing the wetland delineation to the MNR wetland limits, most areas are in line with existing mapping, with slight changes based on updated imagery and the FRI imagery, as well as the topographic information from HCA. Two areas of significant proposed changes are noted in the southern portion of the property limits. A significant increase in wetland features and the limits of the boundary in relation to the property edge has been identified for the western property limit, with an increase in swamp thicket and coniferous swamp communities as agricultural use ceased and plantations failed. These communities are quite young (Figure 1c).

Evidence of saturated soils and changes in topography were observed during the site visit and is further supported by the contours and FRI imagery.

To the west, at the northern most corner of the property, the wetland limit has been interpreted at a greater distance from the property boundary, this has been determined through the review of the FRI imagery and is supported by the contour mapping. The previous area noted as wetland directly adjacent the property is within the same contour limit as the Deciduous forest community directly south as well as the site topography of the overall resort, indicating that it is unlikely to present a wetland community. Per a review from the edge, the community appears to be an Eastern White Cedar coniferous forest, with no evidence of pooling in the understory, despite a very recent melt event at the time of the site investigation. While the Imagery is cut off slightly at this junction, The FRI also shows a difference in canopy height between the FOC and SWC communities and is also evident in 2017 and 2014 leaf-off Google Earth historic Imagery.



Image 5. Bedrock Area adjacent pond, looking west from southern limit of pond

3.2 Wetland Boundary Delineation

The subject property contains a total of five distinct wetland complex features, two within the northern portion of the property to the east, and adjacent the property in the southwestern most

corner, and two to the west and one to the east, of the southern portion of the property. Three are part of the Fletcher Creek Swamp Provincially Significant Wetland Complex. A preliminary wetland boundary was delimited based on the limits of wetland communities within the study area (*Figure 1c*). The site visit completed with HCA and Dougan Ecology confirmed that the wetland community along the western limit of the subject property does not extend onto the subject property. Similarly, the wetland community immediately south of the railroad along the eastern limit of the subject property does not extend onto the subject property.

3.3 Desktop Ecological Land Classification

Preliminary desktop ELC to the Community Series has been determined for communities within the study area for both 2004 and 2020 leaf-off imagery (*Figure 1b, 1c*) to compare changes in natural feature limits at the time the Greenbelt Plan came into force to current site conditions. Communities present within the study area include Coniferous Plantations, Mixed and Coniferous Swamps, Thicket Swamps, Deciduous, Coniferous and Mixed Forests, Shallow Aquatic and Open Aquatic features. Community types were established based on a review of leaf-off and leaf-on imagery, FRI imagery and the site visit.

3.4 Woodland Delineation

A preliminary woodland boundary was delimited based on the limits of woodland communities within the study area using 2025 leaf-on imagery and ELC community delineation and later confirmed in the field during a dripline staking exercise (*Figure 1c*).

3.5 Geology and Soils

Surficial Geology for the subject property is generally comprised of Paleozoic bedrock and Glaciofluvial deposits within the northeastern most limits associated with the watercourse.

Soil types within the subject property include Farmington and Donnybrook Series (Hoffman et al., 1963). The Farmington Series soils are described as shallow soils with a depth of less than a foot over underlying limestone bedrock with low moisture holding capacity, while Donnybrook Series is described as gravelly soils occurring in hills and ridges with stratified sands and gravels mixed with stones. Soils that have been classified as Muck typically consist of organic deposits that have accumulated in shallow lakes, ponds or wet undrained depressions. The Soil Survey of Wellington County has limitations based on the scale and shows the general pattern of soils in the County.

3.6 Watercourse

A small, potentially intermittent, watercourse is present within southern portion of the property, draining from the western corner of the pond to the property limit, turning south along the property edge, before turning west into the adjacent property. The watercourse is identified as a stream and is part of the Fletcher Creek subwatershed within the Hamilton Conservation Authority jurisdiction.

4.0 Site Development

4.1 Historic Site Plan

Per the approved proposed Site Plan (Figure 5) for the Emerald Lake Resort, the entirety of the southern portion of the property was proposed to be developed for recreational use. The plan included a layout for 200 trailer sites, store and office, septic tank and tile bed, comfort stations, pavilions, areas for future development – recreational, and several play areas. No areas of the southern portion of the site were identified as hazard lands or limited for recreational development. The northern portion of the property was partly identified as recreational and partly hazard lands. The recreational limits included parking, roads, picnic areas, pavilions, patios, pools and a miniature golf facility. Hazard lands were generally delineated to the northeast of the recreational area (Figure 1a).

4.2 Existing Site Plan

Per the As-Built Site Plan provided by the proponent (MIG Engineering, 2024) the southern portion of the site includes 209 Seasonal trailer sites, 28 Single Trailer Full Hook up, 23 transient sites & group camping sites, Tent and Pop-up Trailer Sites, 21 cabins (272 total sites), internal roads, sports fields, playgrounds, septic and washrooms. An as-built plan for the northern property was not provided and as a result, has been interpreted from the available air photos as including, internal roads, volleyball courts, washrooms, pavilions, pools, picnic areas, a splash pad and parking areas.

4.3 Site Development History

4.3.1 Prior to Greenbelt enactment

Per our review of historic air photos from all sources identified in Section 2.2, the subject lands, which are comprised of a former quarry and agricultural uses, have generally been cleared within the current limits of the existing recreational uses since at least 1954 (Figure 1a). Natural heritage features present at this time included several small, what appear to be, wooded or scrubby areas scattered within the southern portion of the property, and the property is almost entirely surrounded by agricultural land uses. The northern property is similarly bisected as it is today by the natural heritage features within the northeastern portion, and Emerald lake and surrounding cleared land within the southwestern portion. Aerial photos from 1980 while quite pixelated at the site scale, show a similar pattern of cleared lands, scrub/woodland, with an additional cleared area north of Emerald Lake, approximately matching the area of volleyball courts in more recent imagery, indicating the recreational area limits have been cleared since at least 1980. Review of the 1997 FRI clearly shows the complete development of the northern limits of the property, including the volleyball courts, internal roads, picnic areas and several small structures, while the southern portion of the property has built out several baseball diamonds, an internal road and cleared areas are of a similar size and location to what is observed in the 1954 imagery, with limited regeneration of vegetation in some areas (Figure 1a).

Aerial photos from 2004 (Figure 1b) were then reviewed to determine site conditions and limits of natural heritage features at the time the Greenbelt Plan was enacted. By 2004, site development within the northern property development was complete and matching site conditions identified in current air photos, indicating that all recreational development to the north of the rail line was existing at the time of enactment. The southern portion of the property development generally matches current site conditions, including all internal road development, recreational baseball diamonds, limits of trailer sites, berm development along the railway limits and site clearing. Some treed areas are present along the western boundary, with sites present within the scattered trees throughout the central portions of the site and not all trailer site areas are occupied or clearly delimited by driveways. The northeastern corner of the property continues to be cleared to the property limits, with evidence of site materials and a small berm extending south from the rail berm, and evidence of site works or grading already complete or underway in this area. Adjacent lands have significantly filled in with vegetation, with young plantations to the west while treed features have expanded into agricultural areas to the east. This indicates that most of the recreation area within the southern portion of the property was existing at the time of the Greenbelt Plan enactment, apart from a few small contiguous treed areas which are discussed further in the context of the current site conditions.

4.3.2 Post Greenbelt Enactment

Aerial photos from 2020 (Figure 1c) and 2025 (Figure 2) were reviewed to determine the current site conditions at the time of the zoning application, to determine changes in natural heritage features between the enactment of the Greenbelt Plan and the current application. Within the northern portion of the property, recreational land use limits have not changed since at minimum 1997, no changes to the limits of natural heritage features were observed, and recreational uses appear to be consistent with previous years. Within the southern portion of the property, trailer sites are now generally all occupied with some vacant sites in transient trailer areas. Several small areas of tree removal have been noted in the northwest corner, around the western side of the small pond and small sections immediately south of there, where material storage takes place, these have been mapped and are shown in Figure 4, these removal areas are contiguous to a small coniferous woodland feature and the adjacent property woodland and took place in approximately 2014 and between 2009-2012, respectively. All removals are outside the greenbelt plan NHS.

5.0 Natural Feature Impacts & Proposed Mitigation

5.1 Impact Assessment

The development of the Emerald Lake Resort has resulted in minor intrusions to the existing natural features since the approval of the site plan, however, all development on site is located within the recreational areas approved in the original Site Plan (BSRD, revised 1990). No recent intrusions within the hazard lands zone have been identified. Changes to the limits of present natural heritage features have included some minor encroachment into and removal of a small

portion of the woodland feature adjacent the pond and watercourse. A detailed assessment of the natural feature type and details of impacts (if any) is outlined below.

5.1.1 Woodland

Per the review of the present woodlands and aerial photo interpretation, approximately 0.36 ha of woodland (*Figure 4*) was removed since 2004. These areas are identified as Environmental Protection Overlay in the current Township Zoning and include both Greenlands and a small area of Core Greenlands (of unknown origin that does not appear to correlate with any natural heritage feature, past or present), identified within the property. However, all three intrusions are within the limits of the approved recreational area of the site plan in the southern property limit. In addition, several expansions of the limit of woodlands are noted as having increased woodland features by approximately 0.64ha. An overall increase in woodland cover of approximately 0.28 ha at the site level (*Figure 4*).

5.1.2 Wetlands

Per the review of historic aerial photo interpretation, no impacts to regulated wetland features appear to have occurred and any site development within the regulation limits to these features were existing prior to 2004, and within the limits of the approved plan. As a result, no recent impacts to wetlands were identified as part of this assessment.

5.1.3 Watercourse

No changes to the watercourse location or limits were noted following the review of historic imagery and available watercourse mapping layers. Minor impacts may have occurred due to the removal of woodland in the vicinity of the watercourse. Mitigation in the form of a proposed buffer and restoration in the areas adjacent the watercourse is recommended to improve the features' ecological function and reduce potential future degradation as a result.

5.2 Proposed Mitigation

As an increase in overall woodland cover has occurred, no changes in the total woodland were identified, no additional woodland compensation is recommended at this time. Mitigation is recommended to provide a buffer to existing natural features, where development is immediately adjacent to improve the ecological function of these features and ensure no future encroachment. Buffers have been proposed within the southern property limits in the northwest corner to the watercourse between the pond and the property limits and the southwestern corner between the woodland and transient trailer sites (*Figure 4*).

6.0 Legislation and Policy Compliance

6.1 Provincial Policy Statement

The Provincial Policy Statement was first issued May 22, 1996, and has been updated and reissued several times over the last 3 decades. Notably, clear protection of natural heritage

features was not identified prior to the 2005 PPS. As a result, any site development that occurred prior to 2005 would not likely have constituted a violation to the PPS. Given the time that has passed, availability of the 1996 PPS, and changes in legislation, our review of compliance with the PPS has focused on impacts to features protected under the PPS since 2005, when language changes first identified that *“Development and site alteration shall not be permitted in: Significant Wetlands, south and east of the Canadian Shield; Significant Woodlands, Significant Valleylands, Significant Wildlife Habitat... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function”*. Language and policies in the current PPS (2024) have not changed and continue to provide policy direction on matters of provincial interest related to land use planning and development.

Most of the woodlands present on the subject lands in 2004 can be classified as significant as they are expected to meet most of the criteria under the Forestry Act, NHRM (2005), ELC system, and the County of Wellington Official Plan. The minor intrusions to the woodland in the vicinity of the small pond feature in order to allow for an expansion of the outdoor materials storage yard has resulted in the removal of 0.18ha of natural woodland, with several smaller minor intrusions to the woodland limit within the southwest limit of the property of 0.04ha, for a total woodland removal of 0.22ha, however, an increase of 0.24ha of woodland has been noted for the site since 2004, resulting in no net loss of significant woodlands and remaining consistent with the PPS.

6.2 Greenbelt Plan

As identified in Section 1, development or site alteration is not permitted within the Natural Heritage System of the Protected Countryside, however, several exceptions apply, including for recreational purposes, and existing uses. As shown in the assessment of the site’s historic development, all recreational uses, site alteration and development on the site within the limits of the Greenbelt NHS were existing at the time of the Greenbelt Plan enactment. Therefore, the site development is considered in compliance with the Greenbelt Plan.

6.3 HCA Wetland Policies

Per Section 5.2 General policies (HCA, 2025):

- a) Development activities and interference within regulated areas are prohibited except in accordance with the policies of Sections 5.2 to 5.9.*
- b) Development activities and interference may be permitted in regulated areas where the activity is not likely to affect control of flooding, erosion, dynamic beaches or unstable soil or bedrock, or create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.*

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or

b) works subject to the Drainage Act.

Development activity: means,

a) the construction, reconstruction, erection or placing of a building or structure of any kind;

b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;

c) site grading; or

d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

Based on our assessment of the subject lands any site alteration within the limits of the regulation area since 2004 have generally only included tree and vegetation removal, without any changes to the landscape or the erection of buildings or structures and would not constitute development or development activities within the regulation limit. No wetland removals have occurred, and while several sites and trailers are located within the regulation limit, none have encroached with the limits of the regulated features, and they are within the limits of the approved site plan. No changes to the alignment or functions of the watercourse are known to have occurred.

A minimum 5m buffer to the watercourse within the property limits has been recommended to ensure continued compliance with HCA policies (Figure 4).

6.4 Wellington County Official Plan

The Wellington County Official Plan (2025; Township of Puslinch – Schedule A7) identifies the subject property as containing Core Greenlands and Greenlands. Section 5.4 of the *Official Plan* (Section 5 – The Greenlands System) specifies that within the Greenlands System, areas with greater sensitivity or significance are identified and protected as Core Greenlands and include PSWs, all other wetlands, hazardous lands and habitat of endangered or threatened species and fish habitat.

As per Section 4.1.1, all woodland communities on the subject property meet the criteria for Significant Woodlands within Wellington County. As described in this report, approximately 0.22 ha of significant woodland was removed since the Greenbelt Plan was enacted in 2004.

As previously identified, woodlands have expanded and trees have been planted on site by the owner, resulting in an increase in woodland area within the subject lands by approximately 0.24ha since 2004, for a total overall increase of 0.02ha. In addition, the removals did not change the status or ecological functions of the significant woodland, based on the location of removals within a small peninsula of trees at the edge of the feature, and the composition of the feature as an eastern white cedar coniferous forest, with little to no understory vegetation, as a result, the removal is not considered a negative impact to the greater significant woodland.

6.5 Puslinch Township Zoning By-Law No. 19/85

Township of Puslinch Zoning By-Law No. 19/85 was in effect until January 2020, when the updated By-law 023—2018 came into effect. As discussed in section 1.2.2.1, Key map no. 6 (Image 2), lands zoned as ‘Hazard’ are present to the northeast of the existing volleyball courts, and the immediate area adjacent to the southern pond and watercourse to the south of the rail line.

Section 20 (2) Uses Permitted notes that *‘No Person Shall, within any H Zone, use any lot or any existing building or structure for any purpose except one or more of the following H uses, namely:*

- a) Agricultural use;*
- b) Forestry;*
- c) Fish and wildlife management;*
- d) A boathouse or boat doc;*
- e) Any public use.*

Per our review, no uses, buildings or structures appear to have occurred directly within the former H zone, that were not existing prior to enactment or approved within the Site Plan, as a result, all existing uses are expected to comply with the Puslinch Zoning Bylaw No. 19/85.

6.6 Puslinch Township Zoning By-law 023-2018

The Provincially significant wetlands are classified as the Natural Environmental (NE) Zone, as defined by the *Puslinch Township Zoning By-law 023-2018* (2018). The limit of the NE Zone follows the boundary of the Core Greenlands (as designated in the *Wellington County Official Plan*, 2025).

Section 4 (General Provisions), subsection 31 (Setbacks from the Natural Environmental Zone) of the *Zoning By-law* states that *“No buildings or structure, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0m (98.4 ft) from the limit of the Natural Environmental Zone.”*

No buildings or structures have been erected within the current NE zone or the mapped Environmental Protection Overlay (Figures 2 & 3) that were not existing prior to the enactment of the current By-law, as a result, all existing development complies with the Puslinch Zoning Bylaw 023-2018.

7.0 Summary and Conclusions

It is the opinion of AA that the development of the Emerald Lake Resort at 7248 Gore Road has not resulted in negative impacts to the existing natural heritage features and is in compliance with the applicable policies and regulations that are applicable to the site, based on a review of historic site development through air photos, review of the approved site plan and the timing of policy enactment and development. As noted in above sections, minor site alteration within the Greenlands limits took place following the enactment of the Wellington County Official plan and involved minor removals of trees within a woodland. While more sites have been developed than was established in the original site plan, the overall limits of the trailer development are within the limits of the approved recreational area. Below is a summary of the identified Natural Heritage features and history of site development and policy enactment.

7.1 Natural Heritage Features

1. Significant Woodlands are present within the western boundary of the southern property and bisect the northern boundary.
2. The woodland features present within the subject lands meet the criteria for significance and are considered Greenlands through the Wellington County Official Plan (2025 consolidation) and significant woodlands the Provincial Planning Statement (2024).
3. Wetland features within the Fletcher Creek Swamp Provincially Significant Wetland Complex are present within the northern portion of the property, and adjacent to the subject property within the southern portion of the property.
4. A watercourse is present within the southern portion of the property, connecting to the smaller pond feature and travelling off site to the west.

7.2 Summary of site and policy development history

1. Site Plan approval occurred in January 1984, the entire southern portion of the property was approved as recreational, including up to 200 trailer sites, with the remainder of the site noted as recreational spaces for future development, no portion of the southern half of the site was not a planned recreational use. The northern portion of the site was partly recreational with the remainder hazard lands.
2. Zoning By-Law Amendment to allow additional recreational uses was approved (1994).
3. Substantial Site development, with cleared areas similar to current conditions, was completed between 1997 and 2004.
4. The Wellington County OP (1999) is in force.
5. The Greenbelt Plan (2004), PPS (2005) are in force.

6. Per Google Earth Historic Imagery, Tree Clearing within the southwestern woodland took place between 2009 and 2012.
7. Per ESRI Historic Imagery, minor tree clearing around the pond took place within the Greenland limits between February and March 2014.
8. Per Google Earth Historic Imagery, recreational uses were fully developed and concurrent with existing conditions by 2015.
9. The Wellington County Official Plan (2016 revision) are in force and in alignment with the Greenbelt Plan mapping.

7.3 Mitigation and additional work recommendations

1. As part of Site Plan Application, implement a native and site appropriate enhancement planting plan within the recommended areas of woodland and watercourse buffers to ensure long term protection of natural heritage features on site.
2. Ensure the future zoning considers the confirmed limits of natural heritage features and recreational features on site, including removal of the Core Greenland designation within the area south west of the pond per our assessment that a wetland feature was mis-identified in historic wetland delineations by the MNR and has never been present in this location based on a review of historic imagery and on site knowledge gathered through the site visits.
3. Install native tree and shrub enhancement plantings along other woodland and wetland edges within the property, to mitigate future impacts from recreational use and discourage reactional uses within significant features.

7.4 Legislation and Policy Compliance

1. The *Provincial Policy Statement (2024)* does not permit development or site alteration that negatively impacts Significant Woodlands, or Provincially Significant Wetlands. No negative impacts to significant woodlands or wetlands were identified as occurring following enactment of their protection under the PPS. Therefore, the site development is in compliance with the PPS.
2. The *Greenbelt Plan (2004)* allows for existing recreational uses within the limits of the Protected Countryside NHS. All development or site alteration within the NHS limits of the subject property have been demonstrated to have been present, considered minor expansions or recreational use, or occurred prior to the enactment of the Greenbelt plan.
3. *Ontario Regulation 41/24 and the regulation guidelines of the HCA* do not permit the development or development activities within regulated features or their allowances. Per our assessment, no development or development activities that are not considered existing uses have occurred and the site is in compliance with the Conservation authorities Act and the policies of the HCA

4. The *Wellington County Official Plan (2025)* identifies that development within Greenlands, and the adjacent lands is not permitted unless no negative impacts to the feature have been determined through a scoped EIS. Per our assessment, tree removals within the limits of Greenlands were considered negligible and are not considered a negative impact to the greater significant woodland, and the property development is therefore considered in compliance with the Official Plan.
5. The *Township of Puslinch Zoning By-law 023-2018* indicates that any buildings or structures development within the NE zone that was not included in the approved site plan and occurred after the current Zoning By-Law was in force, may need to demonstrate conformity with the zoning designations. No buildings or structures have been erected within the current NE zone or the mapped Environmental Protection Overlay (Figures 2 & 3) that were not existing prior to the enactment of the current By-law, as a result, all existing development complies with the Puslinch Zoning Bylaw 023-2018.

Prepared by:

ABOUD & ASSOCIATES INC.

Cheryl-Anne Ross, B. Sc., F.W.T
Ecology Lead & Wildlife Ecologist
MNR Certified ELC & OWES

Reviewed By:

Shannon Davison, B. Env., Eco. Rest. Cert.
Terrestrial & Wetland Ecologist
CERPIT #0499
OMNR Certified Ecological Land Classification
OMNR Certified Wetland Evaluation

8.0 References

Conservation Authorities Act, R.S.O. 1990, c. C.27

HCA. 2025. Healthy Watersheds, Healthy Communities Policies for Land Use Planning and Development Regulation in the Watersheds of the Hamilton Conservation Authority. September 2025.

Hoffman, D.W., Matthews, B.C., and Wicklund, R.E. 1963. Soil survey of Wellington County, Ontario (Soil Survey No. 35). Research Branch, Canada Department of Agriculture and the Ontario Agricultural College, Guelph, Ontario.

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NHIC. 2026. Natural Heritage Information Centre. *NHIC online database and mapping*. Ontario Ministry of Natural Resources. Available at: <https://www.ontario.ca/environment-and-energy/natural-heritage-information-centre>

OMMHA. 2024. Ontario Ministry of Municipal Affairs and Housing. *Ontario Provincial Planning Statement*.

OMNR. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario. 248 pp.

Ontario Ministry of Natural Resources. 2022. Ontario Wetland Evaluation System Southern Manual, 4th Edition. King's Printer for Ontario December 2022.

Ontario Regulation 41/24. Prohibited Activities, Exemptions and Permits
Township of Puslinch By-Law/19-85, as amended.

Township of Puslinch. 2018. *Township of Puslinch Zoning By-law 023-2018*. July 17, 1985 (April 2018 Consolidation).

Township of Puslinch. 1988. Official Plan of the Township of Puslinch Planning Area.

MHBC. (2025. December 9). Memo: Site Chronology – Land Use Planning Approvals and Related Events. [Unpublished].

Millington & Associates. 2025 (September 24, 2025). Emerald Lake Trailer Resort & Waterpark Site Plan. Drawing No. A1

MIG Engineering. 2023 (January 10). Emerald Lake Parks 7248 Gore Road, Puslinch As built Site Plan

FIGURES

1954

1997

UA9II 3002 153.16

14 3 1 8

Microsoft, Vantor

LEGEND

PROJECT LOCATION

--- LIMIT OF APPROVED DEVELOPMENT

DESIGNATED LAND USES

HAZARD LANDS

RECREATION

RECREATION & TRAILERS

Information Sources:
1. University of Toronto. [Air Photos of Southern Ontario 1954]. Retrieved February 20, 2026.
2. Geospatial Ontario Imagery [Ontario Imagery Webmap Service] Retrieved February 23, 2026.
3. Site Plan for Campsite Layout, Black, Shoemaker, Robertson & Donaldson- Revised January 12, 1990.

Title:
PROJECT LOCATION & HISTORICAL CONDITIONS 1954 & 1997

Project:
EMERALD LAKE TOWNSHIP OF PUSLINCH

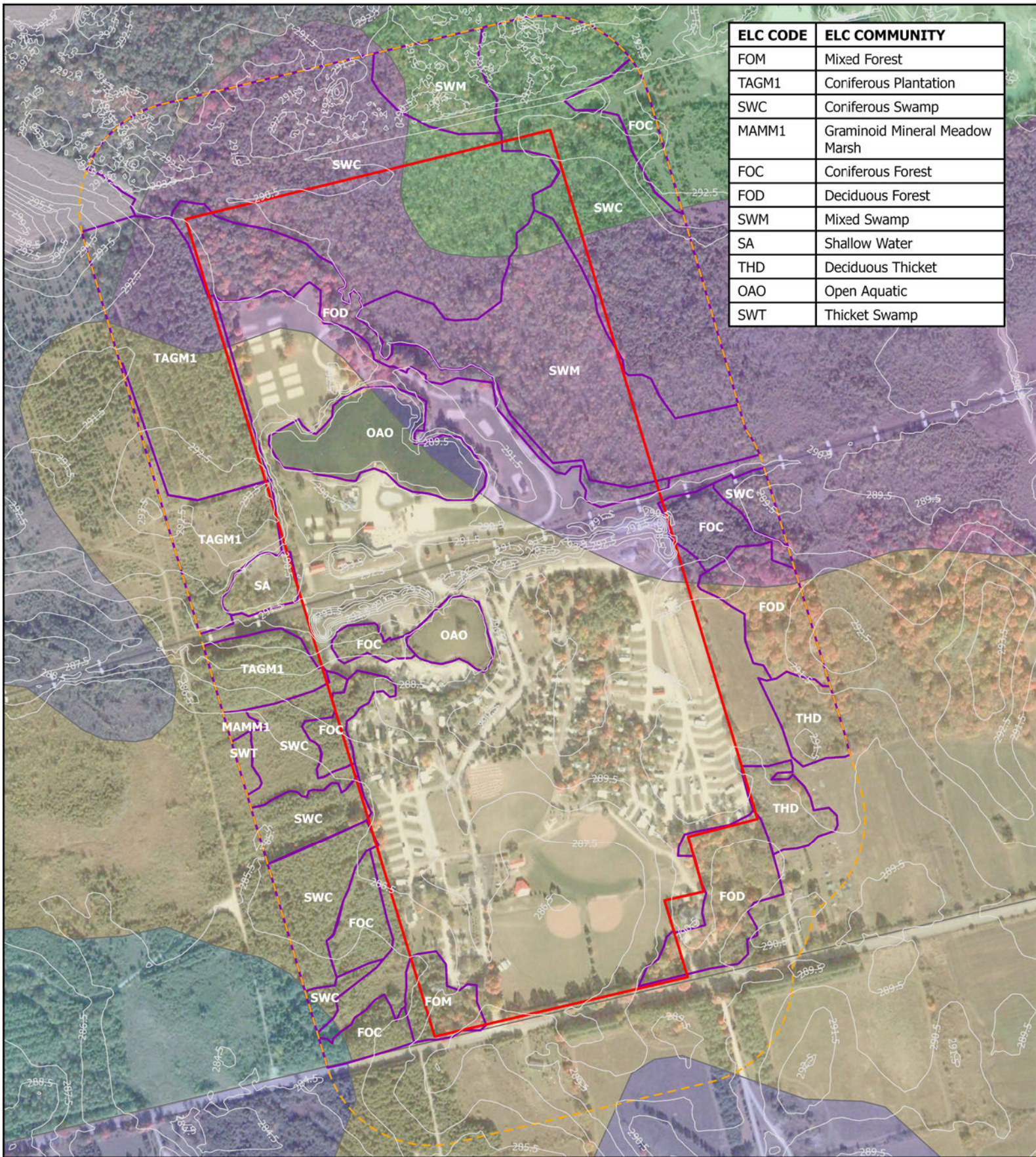


Date: AUGUST 2026
Project: AA25-281A
Scale: 1 : 5500



ABOUT & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects
3-5 Edinburgh Road South, Guelph, Ontario, N1H 5N8, 519.822.6839, www.abouting.com

Figure No: **1a**



ELC CODE	ELC COMMUNITY
FOM	Mixed Forest
TAGM1	Coniferous Plantation
SWC	Coniferous Swamp
MAMM1	Graminoid Mineral Meadow Marsh
FOC	Coniferous Forest
FOD	Deciduous Forest
SWM	Mixed Swamp
SA	Shallow Water
THD	Deciduous Thicket
OAO	Open Aquatic
SWT	Thicket Swamp

LEGEND

- PROJECT LOCATION
- STUDY AREA
- CONTOURS
- DESKTOP ELC (2004)

SOIL SURVEY OF ONTARIO

- DONNYBROOK SANDY LOAM
- DUMFRIES LOAM
- DUMFRIES SANDY LOAM
- FARMINGTON LOAM
- GILFORD LOAM
- MUCK

Information Sources:
 1. Orthophotography: Google Earth, dated: November 2004.
 2. Contours accessed through TRCA REST Server. Accessed February 13, 2026.
 3. Soil Survey of Ontario & Wetlands accessed through GEO. Accessed March 27, 2026.



DATE: AUGUST 2026

PROJECT #: AA25-281A

SCALE: 1:5,500



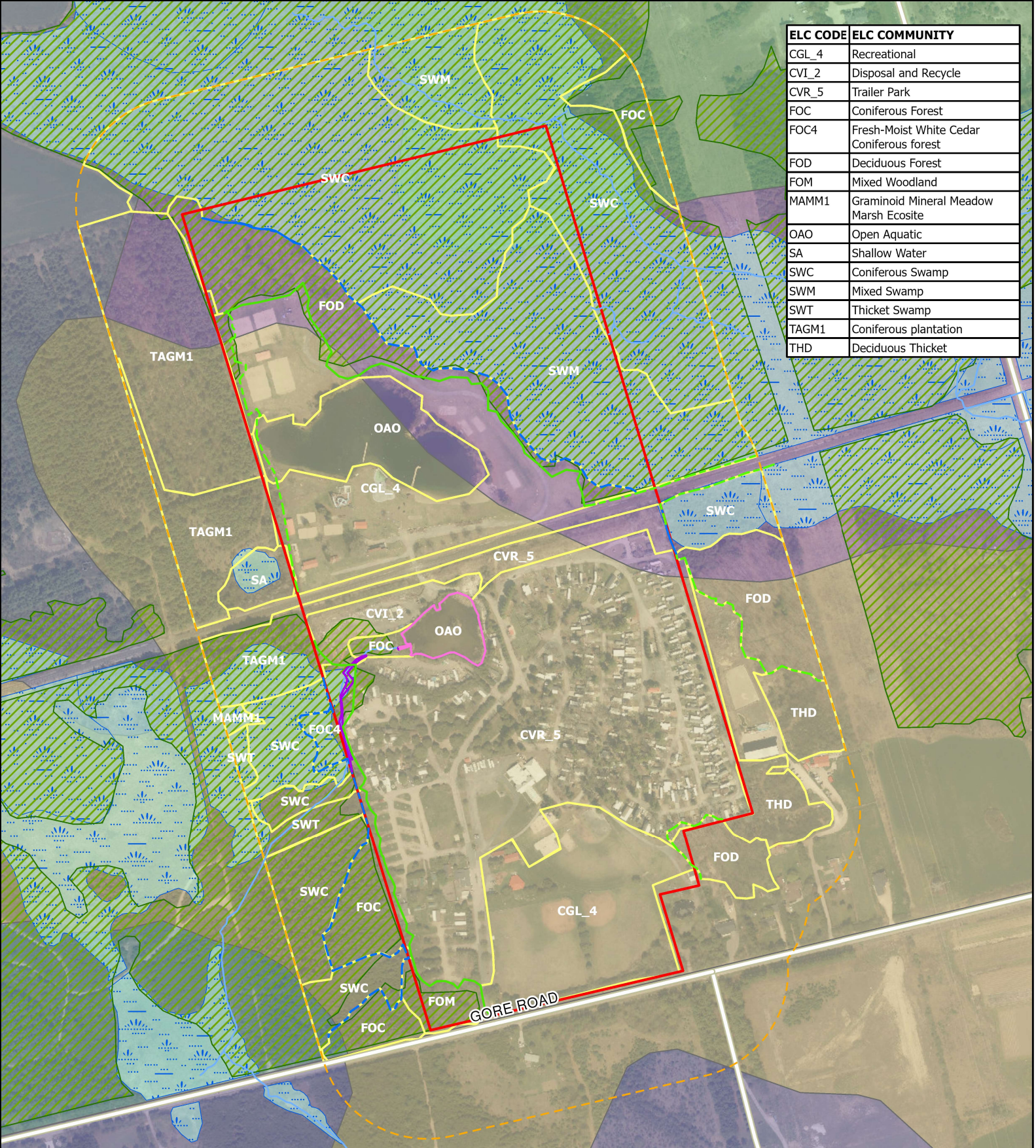
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 Consulting Arborists • Ecologists • Landscape Architects
 5-6 Edborough Road South, Guelph, Ontario, N1W 9A8, 519.822.6839 • www.aboudinc.com

TITLE: PROJECT LOCATION & HISTORICAL CONDITIONS (2004)

PROJECT: EMERALD LAKE TOWNSHIP OF PUSLINCH, ON

FIGURE NO:

1b



ELC CODE	ELC COMMUNITY
CGL_4	Recreational
CVI_2	Disposal and Recycle
CVR_5	Trailer Park
FOC	Coniferous Forest
FOC4	Fresh-Moist White Cedar Coniferous forest
FOD	Deciduous Forest
FOM	Mixed Woodland
MAMM1	Graminoid Mineral Meadow Marsh Ecosite
OAO	Open Aquatic
SA	Shallow Water
SWC	Coniferous Swamp
SWM	Mixed Swamp
SWT	Thicket Swamp
TAGM1	Coniferous plantation
THD	Deciduous Thicket

LEGEND

- PROJECT LOCATION
- STUDY AREA
- WATERCOURSE
- WETLAND
- SIGNIFICANT WOODED AREAS
- DESKTOP ELC (2020)
- DESKTOP WETLAND LIMIT

- DESKTOP WOODLAND DRIPLINE
- SURVEYED LIMITS
 - WATERCOURSE TOP OF SLOPE
 - WETLAND LIMIT
 - WOODLAND DRIPLINE
 - POND EDGE OF BANK

- SOIL SURVEY OF ONTARIO
- DONNYBROOK SANDY LOAM
 - DUMFRIES LOAM
 - DUMFRIES SANDY LOAM
 - FARMINGTON LOAM
 - GILFORD LOAM
 - MUCK



DATE: AUGUST 2026

PROJECT #: AA25-281A

SCALE: 1:5,500



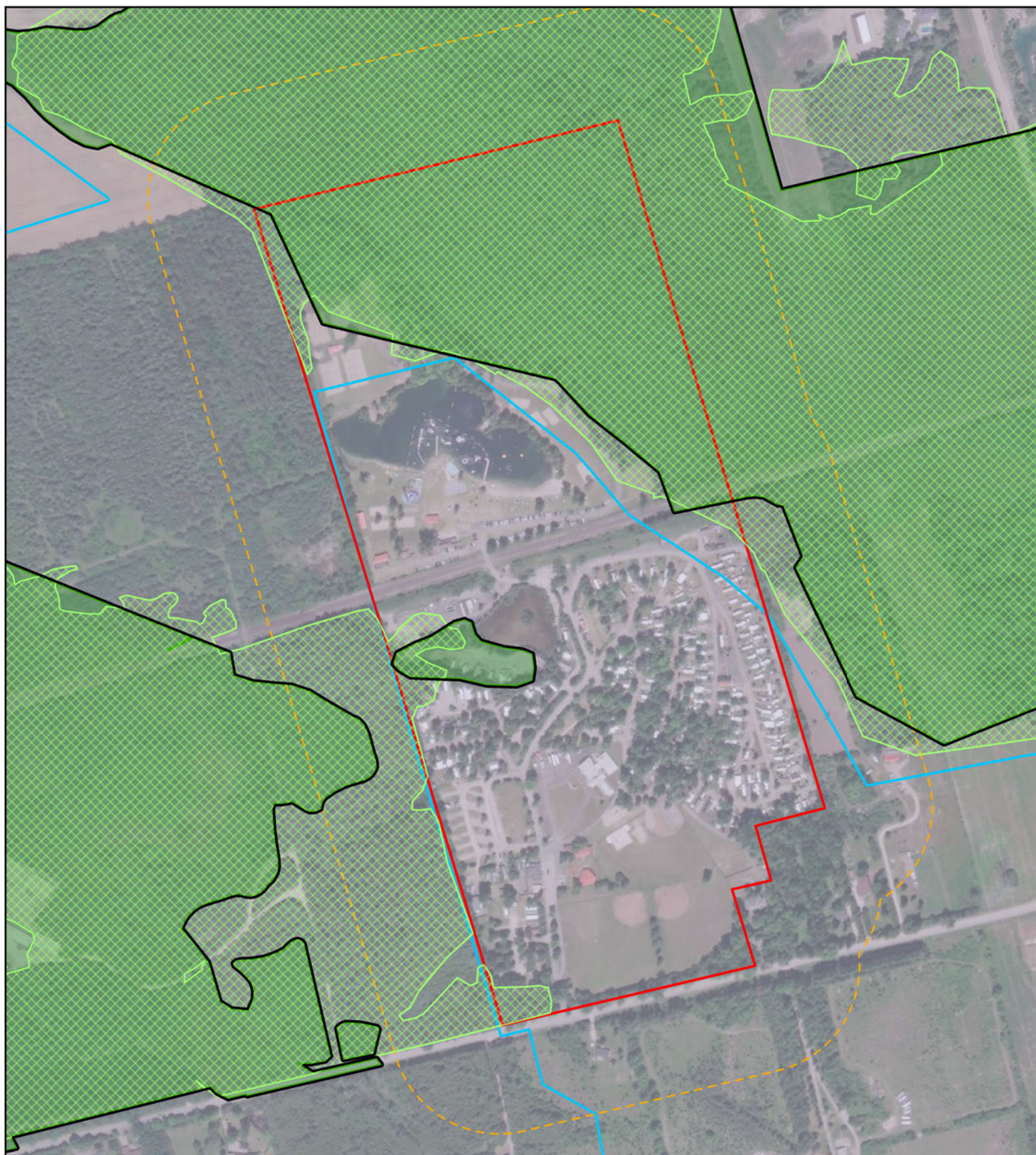
TITLE: CURRENT SITE CONDITIONS

PROJECT: EMERALD LAKE
TOWNSHIP OF PUSLINCH, ON

FIGURE NO:
1c

Information Sources:
1. Orthophotography: Ontario Imagery Map Service, dated 2020.
2. Soil Survey of Ontario & Wetlands accessed through GEO. Accessed March 27, 2026.
3. Significant Wooded Areas provided by Wellington County. Accessed March 27, 2026.

4. Surveyed Limits provided by JD Barnes. Wetland & Woodland Dripline Limits confirmed by HCA & Dougan Ecology, respectively, on May 19, 2026. Limits surveyed on May 19, 2026.



LEGEND

 PROJECT LOCATION

 STUDY AREA

GREENBELT PLAN DESIGNATION

 PROTECTED COUNTRYSIDE

 NATURAL HERITAGE SYSTEM AREA

WELLINGTON COUNTY OFFICIAL PLAN

 GREENLANDS

 CORE GREENLANDS

TOWNSHIP OF PUSLINCH ZONING

 ENVIRONMENTAL PROTECTION OVERLAY

 NATURAL ENVIRONMENT ZONE

Information Sources:

1. Orthophotography: ESRI World Imagery, 2025, accessed August 2026.
2. Natural Heritage System Area & Greenbelt Designation accessed through GEO. Accessed August, 2026.
3. Greenlands & Core Greenlands provided by Wellington County. Accessed August, 2026.
4. Natural Environment Zone & Environmental Protection Overlay referenced from Explore Wellington mapping application. Accessed August, 2026.



DATE: AUGUST 2026

PROJECT #: AA25-281A

SCALE: 1:5,500



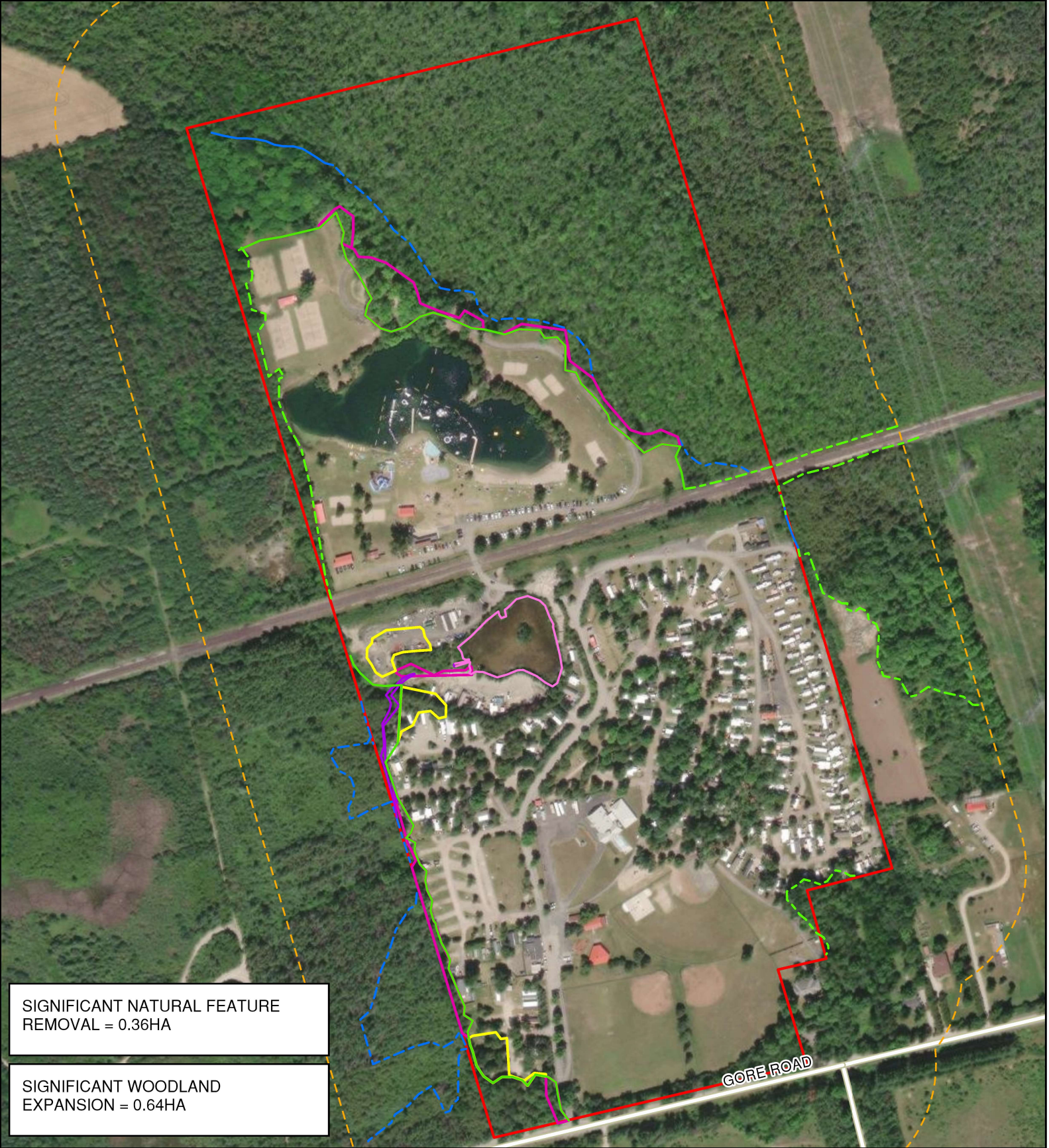
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TITLE: EXISTING POLICY MAPPING

PROJECT: EMERALD LAKE
TOWNSHIP OF PUSLINCH, ON

FIGURE NO:

2



SIGNIFICANT NATURAL FEATURE
REMOVAL = 0.36HA

SIGNIFICANT WOODLAND
EXPANSION = 0.64HA

LEGEND

- | | | |
|---------------------------|--------------------------|--|
| PROJECT LOCATION | SURVEYED LIMITS | SIGNIFICANT NATURAL FEATURE
CHANGES
EXPANSION
REMOVAL |
| STUDY AREA | WATERCOURSE TOP OF SLOPE | |
| DESKTOP WETLAND LIMIT | WETLAND LIMIT | |
| DESKTOP WOODLAND DRIPLINE | WOODLAND DRIPLINE | |
| | POND EDGE OF BANK | |



DATE: AUGUST 2026

PROJECT #: AA25-281A

SCALE: 1:4,500

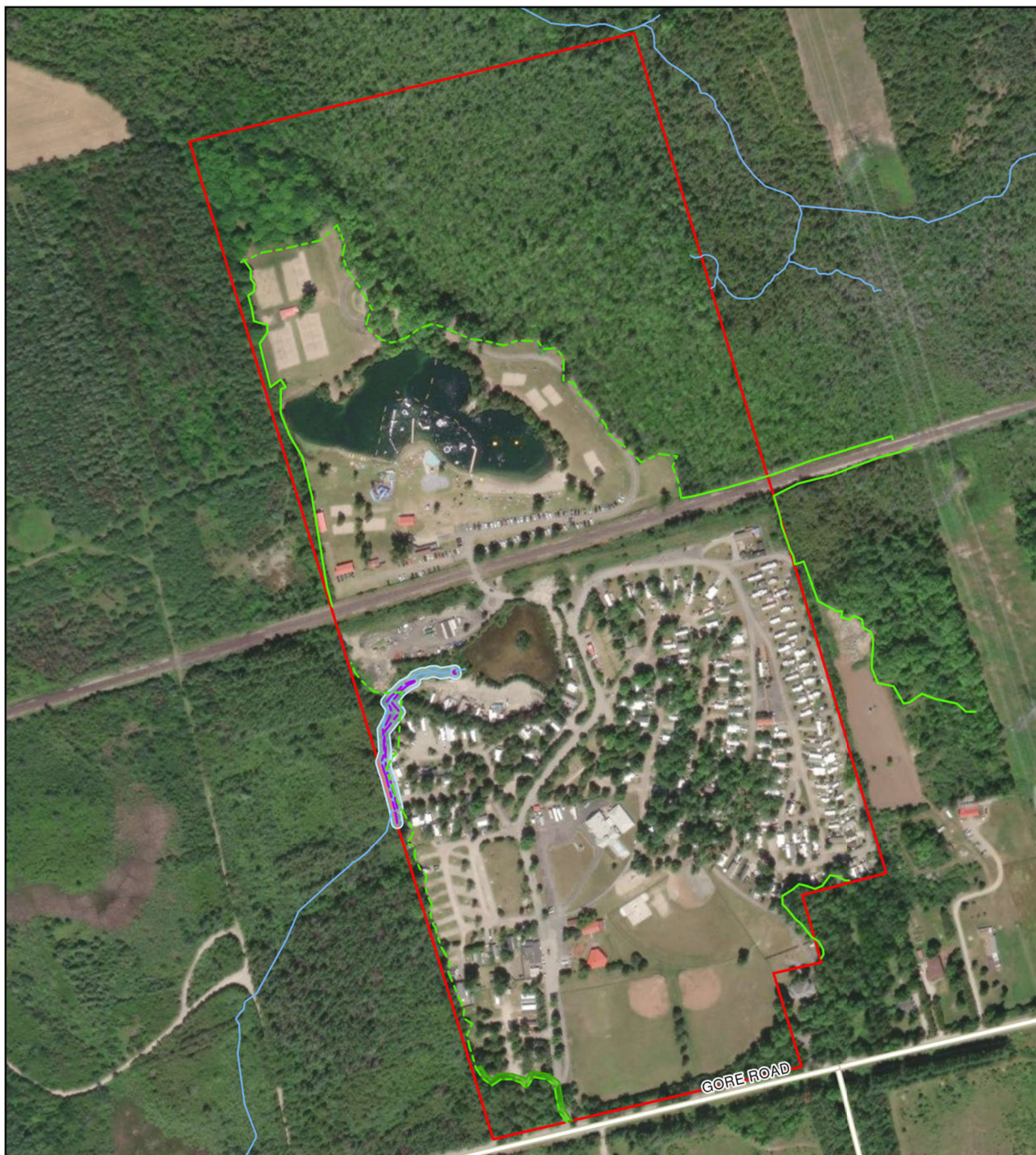


TITLE: LOCATIONS OF SIGNIFICANT NATURAL
FEATURE REMOVAL & EXPANSION

PROJECT: EMERALD LAKE
TOWNSHIP OF PUSLINCH, ON

FIGURE NO: 3

Information Sources:
1. Orthophotography: ESRI World Imagery, 2025, accessed April 2026.
2. Surveyed Limits provided by JD Barnes. Wetland & Woodland Dripline limits confirmed by HCA & Dougan Ecology, respectively, on May 19, 2026. Limits surveyed on May 19, 2026.



LEGEND

- PROJECT LOCATION
- WATERCOURSE
- WATERCOURSE BUFFER (5M) & RESTORATION AREA
- WOODLAND BUFFER (5M) & RESTORATION AREA

- SURVEYED LIMITS
- WATERCOURSE TOP OF SLOPE
- WOODLAND DRIPLINE
- DESKTOP WOODLAND DRIPLINE



DATE: AUGUST 2026

PROJECT #: AA25-281A

SCALE: 1:4,500

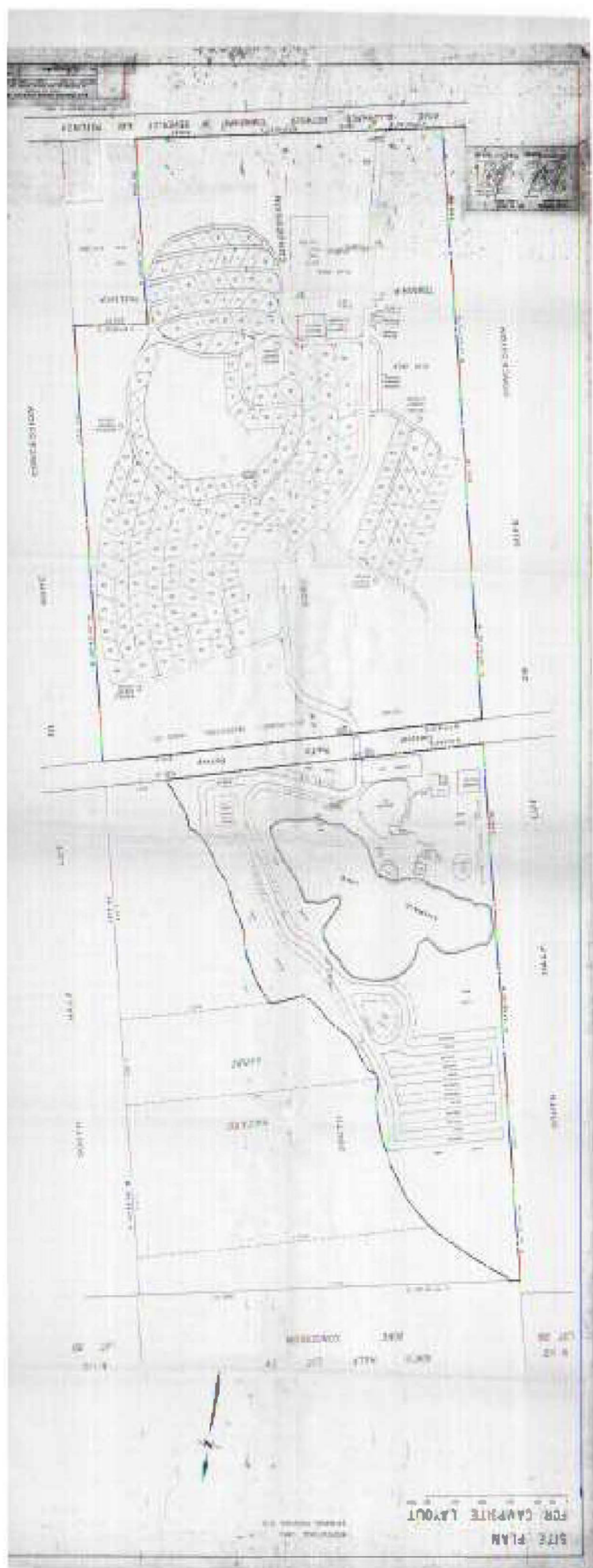


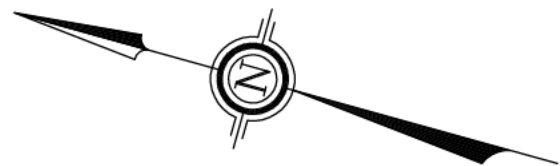
TITLE: RECOMMENDED BUFFERS & RESTORATION AREAS

PROJECT: EMERALD LAKE TOWNSHIP OF PUSLINCH, ON

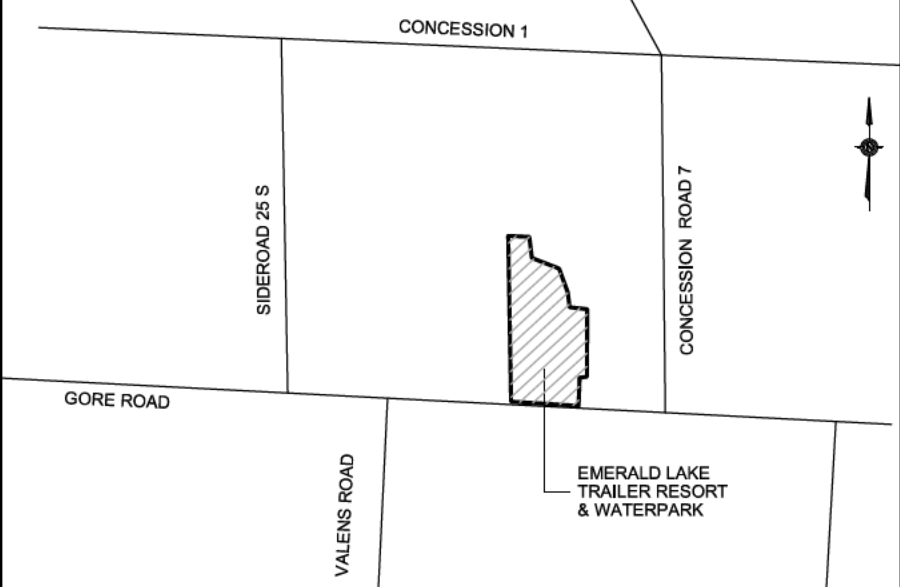
FIGURE NO: 4

Information Sources:
1. Orthophotography: ESRI World Imagery, 2025, accessed August 2026.
2. Watercourses provided by HCA, Accessed August, 2026.





ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK



KEY PLAN NOT TO SCALE

LEGEND
← DENOTES DRAINAGE FLOW

UNIT COUNT	
209	SEASONAL CAMPSITES
28	SINGLE TRAILER FULL HOOK UP
23	TRANSIENT SITES & GROUP CAMPING SITES
21	TENT AND POP UP TENT-TRAILER SITES
21	CABINS
272	TOTAL

No.	DATE	REVISIONS
3	SEPT 24, 2025	PLAN UPDATED
2	SEPT 9, 2025	PLAN UPDATED
1	SEPT 3, 2025	PLAN PREPARED

SCALE - NOT TO SCALE

Millington & Associates

PLANNING & DEVELOPMENT CONSULTANTS

3380 South Service Road, Burlington, Ontario, L7N 3J5
Office: (905) 639-3892 Fax: (905) 333-9544

TITLE:
**EMERALD LAKE TRAILER RESORT
& WATERPARK**

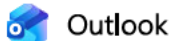
SITE PLAN

CAD FILE: E5

Municipal DWG. NO.	Regional No.
PROJECT No.	DWG. NO.

A1

APPENDIX 1
Terms of Reference and Approvals



Outlook

RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

From Monika Farncombe <mfarncombe@puslinch.ca>

Date Mon 3/30/2026 1:13 PM

To Cheryl-Anne Ross <cheryl@aboudtng.com>

Hello Cheryl-Anne,

I provided your comments below to NPG and Dougan and here was their response, I believe they are expecting a revise version with the changes below:

For #15,

Revised version suggested:

Impacts to natural heritage features and their ecological functions should be identified and described, including the type and extent of impact (e.g., encroachment, vegetation removal, alteration to hydrology, changes in ecological function, habitat loss, etc...). Where feasible, impacts should be quantified (e.g., area of feature affected, extent of encroachment into a feature or buffer, and/or changes in hydrologic conditions) and illustrated through mapping. The EIS should then outline mitigation, enhancement, and/or compensation measures that address each identified impact, with the goal of achieving an appropriate ecological outcome.

For #16, my suggestion of adding the ZBA has to do more with the "summary of recommendations" part, such as recommending a certain setback distance from the features or holding provision. I've reworded the suggestion as follows:

"Provide a summary of recommendations **for the Zoning By-law Amendment application** and any additional work to be completed as part of the future Site Plan Application, including confirmation of wetland and woodland limits within the site."

For #18, the PPS was not identified under planning context, "consistency with the PPS" is required in the TOR. I'd also require the Puslinch Zoning By-law to be specifically mentioned since this is not a policy conformity issue.

Let me know if you have any follow up questions please. Thanks!



PUSLINCH
TOWNSHIP OF
EST. 1850

Monika Farncombe

Planning and Corporate Services Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Cheryl-Anne Ross <cheryl@aboudtng.com>

Sent: March 23, 2026 3:43 PM

To: Monika Farncombe <mfarncombe@puslinch.ca>

Subject: Re: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Thanks Monika,

In response to the NPG outstanding comments:

15. Our scope of expertise applies only to the impacts on the features' ecological functions and the ability to restore or compensate for those impacts; no other considerations for severity are within our purview. The identified edit introduces significant uncertainty in the assessment.

16. Since this EIS is being submitted as part of the zoning by-law amendment application, it would not be reasonable to note additional work to be completed as part of the zoning by-law amendment application.

18. *Policy conformity* identifies that we intend to show conformity with the applicable plans, which are all identified in the TOR under the planning context, including sections 4.31 and 13.2 of the zoning by-laws.

In response to Dougan comments:

Item 5 c and b is addressed under TOR item A. 4 and B. 12.

Is NPG requesting another TOR re-submission ?

Cheryl-Anne Ross
Partner . Ecology Lead . Wildlife Ecologist
519-822-6839 x 321

From: Monika Farncombe <mfarncombe@puslinch.ca>
Sent: Monday, March 23, 2026 2:12 PM
To: Cheryl-Anne Ross <cheryl@aboudtng.com>
Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hello Cheryl-Anne,

Please see attached 2nd submission comment summary for the above.

There are still some items from NPG to be addressed.

Thank you,



PUSLINCH Monika Farncombe
TOWNSHIP OF
EST. 1990

Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Monika Farncombe
Sent: March 10, 2026 10:33 AM
To: Cheryl-Anne Ross cheryl@aboudtng.com
Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Cheryl-Anne,

Just wanted to update that I asked for comments back on this by March 17th from Dougan, NPG and Hamilton CA. I will update you once I have any comments back.

Thank you,



PUSLINCH Monika Farncombe
EST. 1990

Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response

From: Cheryl-Anne Ross <cheryl@aboudtng.com>
Sent: Wednesday, February 25, 2026 11:23 AM
To: Monika Farncombe <mfarncombe@puslinch.ca>; Meagan Ferris <meaganf@wellington.ca>
Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>
Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Monika,

I've attached the revised Terms of Reference. Per comments from Dougan, a revised Terms of Reference was required to confirm that the comments had been addressed.

Thank you,

Cheryl-Anne Ross

Partner . Ecology Lead . Wildlife Ecologist

519-822-6839 x 321

From: Monika Farncombe <mfarncombe@puslinch.ca>

Sent: Monday, February 9, 2026 11:04 AM

To: Cheryl-Anne Ross <cheryl@abouttng.com>; Meagan Ferris <meaganf@wellington.ca>

Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>

Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Cheryl-Anne,

I have updated the attached with HCA comments.

Thank you,



Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Monika Farncombe

Sent: Friday, February 6, 2026 3:24 PM

To: 'Cheryl-Anne Ross' <cheryl@aboudtng.com>; Meagan Ferris <meaganf@wellington.ca>

Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>

Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Sure thing! See attached.

Happy Friday 😊



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My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Cheryl-Anne Ross <cheryl@aboudtng.com>

Sent: Friday, February 6, 2026 3:17 PM

To: Monika Farncombe <mfarncombe@puslinch.ca>; Meagan Ferris <meaganf@wellington.ca>

Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>

Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Monika,

If you could send along what you have so far, that would be appreciated. We can move ahead with the draft EIS and incorporate any HCA comments when they come in.

Thank you,

Cheryl-Anne Ross

Partner . Ecology Lead . Wildlife Ecologist

519-822-6839 x 321

From: Monika Farncombe <mfarncombe@puslinch.ca>

Sent: Friday, February 6, 2026 3:13 PM

To: Cheryl-Anne Ross <cheryl@aboudtng.com>; Meagan Ferris <meaganf@wellington.ca>

Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>

Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Cheryl-Anne,

I have both NPG and Dougans comments back, still waiting ON HCA. They have been historically more slow to get comments to us. Just wanted to know if you would like the summary now with HCA comments pending or would you like me to wait and send once it is complete?

Thank you,



Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Monika Farncombe

Sent: Tuesday, February 3, 2026 3:10 PM

To: 'Cheryl-Anne Ross' <cheryl@aboudtng.com>; Meagan Ferris <meaganf@wellington.ca>

Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>

Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hello Cheryl-Anne,

Yes this has been sent to NPG, Dougan and Hamilton Conservation Authority for review. I have received comments back from NPG thus far. I will follow up with the others this week to see if they can finalize their comments by end of the week.

Thank you,



Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Cheryl-Anne Ross <cheryl@aboudtng.com>

Sent: Tuesday, February 3, 2026 2:57 PM

To: Monika Farncombe <mfarncombe@puslinch.ca>; Meagan Ferris <meaganf@wellington.ca>

Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>; Ruth Snow | SnowCorp Accounting <ruth@snowcorpaccounting.com>; Drago Hasnas Emerald Lake <drago@emeraldlake.ca>; Trevor Hawkins <thawkins@mhbcplan.com>

Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Monika and Meagan,

Can you please confirm the Terms of Reference have been provided to the peer reviewers, and provide a date when we can expect a response regarding the proposed scope of work for the EIS?

Thank you,

Cheryl-Anne Ross B.Sc. F.W.T. (she/her/hers)

Partner . Ecology Lead. Wildlife Ecologist

MNRF Certified Ecological Land Classification

MNRF Certified Ontario Wetland Evaluation System

ABOUD & ASSOCIATES INC. 3-5 Edinburgh Road South . Guelph . Ontario . N1H 5N8

T : 519-822-6839 x 321 C : 226.789.9294 . www.aboudtng.com . cheryl@aboudtng.com

-

About & Associates Inc. is located within the Between the Lakes Purchase (Treaty 3); the treaty lands and territory of the Mississaugas of the Credit.

From: Jennifer Gaudet <jgaudet@mhbcplan.com>

Sent: Friday, January 23, 2026 1:40 PM

To: Cheryl-Anne Ross <cheryl@aboudtng.com>; Monika Farncombe <mfarncombe@puslinch.ca>

Subject: Re: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Monika,

Confirming the clients have approved third party fees.

JENNIFER GAUDET, BES, MCIP, RPP | Associate



540 Bingemans Centre Drive, Suite 200, Kitchener ON, N2B 3X9

C: (519) 476-4470



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From: Cheryl-Anne Ross <cheryl@aboudtng.com>
Sent: Tuesday, January 20, 2026 10:28 AM
To: Monika Farncombe <mfarncombe@puslinch.ca>
Cc: Jennifer Gaudet <jgaudet@mhbcplan.com>
Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Monika,

As discussed in the meeting, I believe it should be reviewed by the ecology peer reviewer (Dougan), but it likely makes sense to keep NPG in the loop.

I've looped in Jennifer from MHBC, as the Project Manager, to confirm the third-party costs with Drago and Ruth.

Thanks,

Cheryl-Anne Ross

Partner . Ecology Lead . Wildlife Ecologist

519-822-6839 x 321

From: Monika Farncombe <mfarncombe@puslinch.ca>
Sent: Tuesday, January 20, 2026 9:52 AM
To: Cheryl-Anne Ross <cheryl@aboudtng.com>
Subject: RE: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hi Cheryl-Anne,

Is the intention to have this peer reviewed by NPG as discussed in previous emails?

If so – I know Drago & Ruth agreed to the cost of the meeting with NPG that took place in November, however are they aware that third party costs apply to this review as well?

Thanks & hope you are well!



Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 207 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Cheryl-Anne Ross <cheryl@aboudtng.com>
Sent: Tuesday, January 20, 2026 9:28 AM
To: Monika Farncombe <mfarncombe@puslinch.ca>; meaganf@wellington.ca
Cc: Jennifer Gaudet <jgaudet@mhbcpplan.com>; Trevor Hawkins <thawkins@mhbcpplan.com>; Denise Sharp <denise@aboudtng.com>
Subject: Terms of Reference - Emerald Lake ZBA, Scoped EIS

Hello Monika and Meagan,

Please see the attached proposed Terms of Reference to complete a Scoped EIS for the Emerald Lake ZBA application for distribution to the peer reviewers and HCA for review.

If you have any questions, please do not hesitate to reach out.

Cheryl-Anne Ross B.Sc. F.W.T. (she/her/hers)

Partner . Ecology Lead. Wildlife Ecologist

MNRF Certified Ecological Land Classification

MNRF Certified Ontario Wetland Evaluation System

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Aboud & Associates Inc. is located within the Between the Lakes Purchase (Treaty 3); the treaty lands and territory of the Mississaugas of the Credit.



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URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

OLT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

February 25, 2026

Our Project No.: AA25-281A

Sent by email: mfarncombe@puslinch.ca
meaganf@wellington.ca

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

Meagan Ferris
Manager of Planning and Environment
Wellington County
74 Woolwich Street
Guelph ON N1H 3T9

**Re: Revised Terms of Reference for a Scoped EIS
Emerald Lake ZBA, Puslinch, Ontario**

Dear Ms. Farncombe & Ms. Ferris:

This document outlines the revised Terms of Reference (ToR) of the scoped Environmental Impact Study (EIS) to address the policy implications, if any, and potential impacts to natural heritage features as a result of the installation of 72 additional sites over the zoning maximum of 200 sites, which were added without Township approval on the Emerald Lake property located at 7248 Gore Rd in the Township of Puslinch. The Terms of Reference have been revised based on comments provided by the Township of Puslinch (7248 Gore Rd – EIS Peer Review – Comment Summary, received February 13, 2026). Please review the revised Terms and circulate to Hamilton Conservation Authority (HCA), Township of Puslinch Planning, and Wellington County staff for discussion and approval.

PROJECT UNDERSTANDING AND BACKGROUND

The proponent requires a scoped EIS that evaluates the potential natural heritage impacts that may have occurred on and adjacent to the property as a result of the expansion to the existing trailer park beyond the 200 sites permitted by the Zoning By-law.

Per the Site Chronology prepared by MHBC (December 9, 2025) development was initiated in January 1984 through an Official Plan amendment to redesignate lands from 'Rural' to 'Seasonal recreation' which included clauses that set a maximum of 200 sites and no tent camping.

In January 1994, a Zoning By-law amendment was approved which recognized recreational land uses that exist within the park and included a site-specific provision applying to the lands north of the railway to include additional permitted uses, including pools and water slides, mini golf, volleyball courts (which were identified as existing at that time), horseshoe pits, picnic shelters, and playgrounds, however, the limits of these designations are difficult to determine based on the mapping quality and scale. While the lands south of the railway were amended to include the concession stand for food sales, picnic shelters, variety store, laundromat, baseball diamonds and washrooms, which were existing at the time.

In December 2004, the Greenbelt Plan came into effect and lands within the subject property were designated as protected countryside with some areas along the western limit, to the north of the rail line and a small corner of the northeastern limit south of the rail line designated as areas within the Natural Heritage System. The County of Wellington Official Plan was brought into conformity with the Greenbelt Plan on December 19, 2014.

Based on our understanding of the above, the project requires the preparation of a scoped EIS that determines if the existing, as built, development was retroactively compliant with the policies that were applicable at the time of development based on a review of historic air photos and mapping, where available. Details of the proposed study and the required information are identified below.

STUDY AREA

The study area includes the subject lands (Figure 1) and adjacent lands up to 120 m where permission to access property is granted. As needed, the lands adjacent to the study area within the retained lands may require further access to assist with understanding the features and functions of natural heritage features. Lands outside of the study area and retained lands, where access is not granted, will be reviewed from existing background information (as outlined below).



Figure 1. Project Location & Study Area

BACKGROUND REVIEW

In preparing the Terms of Reference, the following sources were reviewed for background information:

- Aerial photography of the subject site,
- HCA Web-map of regulation limit,
- Conservation Authorities Act: Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.
- County of Wellington Official Plan (2024 consolidation).
- Township of Centre Wellington Zoning By-law No. 2009-045 (2024 consolidation).
- NHIC Make-a-map, accessed December 3, 2025.

To augment the information collected from the background review, additional information will be requested from the following agencies:

- MNR: Request information on wetlands, if present, appropriate timing windows for in-water works, and any incidental species observations available.
- Conservation Authority: Request information regarding watercourses, wetlands and any available reports for the project Location. Any fees incurred for this data will be the responsibility of the proponent.

PLANNING CONTEXT

As part of the review, the following legislation will be considered, where it applies to natural heritage, to review the development timeline prepared by MHBC and identify if they were retroactively compliant with the policies that were applicable at the time of development based on a review of historic air photos and mapping.

Greenbelt Plan (2017)

The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. Per Schedule 1 of the Greenbelt Plan, the entirety of the study area is identified as Protected Countryside, with several small areas within the Natural Heritage System. As such, the Greenbelt Plan applies to the proposal and an EIS is required to ensure compliance where development occurred after the Greenbelt Plan was in force.

Ontario Regulation 41/24- Prohibited Activities, Exemptions and Permits

Per the HCA Web-Map, the study area is partially within the Regulation Limit due to the presence of the Fletcher Creek Swamp Provincially Significant Wetland Complex, regulated watercourse and waterbodies, including Emerald Lake. As such, Ontario Regulation 41/24 applies to the subject lands, and the EIS is required to ensure compliance.

County of Wellington Official Plan (2024 consolidation)

Per the Official Plan, the study area contains Core Greenlands and Greenlands. Core Greenlands consist of areas which have greater sensitivity or significance including wetlands,

habitat of threatened or endangered species and hazardous lands. Greenlands consist of other significant natural heritage features including, but not limited to, areas of natural and scientific interest, streams, woodlands and environmentally sensitive areas. Per the Official Plan, where development is proposed within the Greenland system or on adjacent lands, the preparation of an Environmental Impact Study is required to ensure the requirements of the Official Plan are met where development occurred after the Greenbelt Plan was in force.

Township of Puslinch Comprehensive Zoning By-Law No. 023-18

According to the Township's Comprehensive Zoning By-Law Schedule A, portions of the subject property are currently zoned as Natural Environment (NE) and include Environmental Protection (EP) zone overlay. This is not a separate zone, but an overlay that represents natural heritage features included in the "Greenlands" designation of the County Official Plan, as well as lands to which HCA's regulations apply.

Section 4.31 Setbacks from the Natural Environment Zone states:

"No buildings or structures, including a private sewage treatment systems and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) Zone. Notwithstanding the required setback noted above or any other provision in this By-law to the contrary: Where a vacant lot existed on the day of passing of this By-law, a building permit may be issued for permitted buildings or structures, excluding new agricultural buildings and structures, provided that:

- 1) there is no other suitable location on the lot outside of the 30-metre minimum setback, and
- 2) a setback of at least three (3) metres from the NE Zone boundary is maintained.

Notwithstanding the above, the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990. Where the Conservation Authority provides written approval for a reduced setback from the NE Zone an amendment to this By-law shall not be required."

Section 13.2 Environmental Protection Zone Overlay states that:

"The EP overlay permits development of the lands within the EP overlay, subject to the following special provisions:

- Development will not be allowed in significant wildlife or plant habitat unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the habitat or its ecological functions.
- Development will not be allowed in significant woodlands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the woodland or its ecological functions.
- Erection of a building or structure will not be allowed within an HCA regulated area unless written approval from the HCA is obtained.

PROPOSED TERMS OF REFERENCE

The following list is the proposed scope of work for the scoped Environmental Impact Study.

A. *Background Review*

1. Complete a review of all background policy and atlases and determine the significant natural heritage features on the property (NHIC, subwatershed studies).
2. Complete a historic aerial photo review to determine approximate timelines for development of the recreational areas and sites and how they relate to the applicable policies. While historical air photos are limited in this area, this review will include the following sources, at minimum:
 - i. Google. (n.d.). [Satellite images of Emerald Lake Resort, 2004,2012,2013,2015,2016,2017,2018,2019,2020,2023,2025]. *Google Earth Pro*. Retrieved February 20, 2026, from earth.google.com
 - ii. University of Toronto. [Air Photos of Southern Ontario 1954]. Retrieved February 13, 2026 from <https://mdl.library.utoronto.ca/collections/geospatial-data/air-photos-southern-ontario> Geospatial Ontario Imagery [Ontario Imagery Webmap Service] Retrieved February 23,2026 from <https://ws.lioservices.lrc.gov.on.ca>
 - iii. Geospatial Ontario imagery [Southern Ontario CIR-1994-2003-Stereo-NRG-40cm. Received February 19, 2026, from Geospatial Ontario imagery order.
 - iv. First Base Solutions. [Wellington County 2016, 2010]. Accessed February 23, 2026.
3. Complete an MNR Request for Information to access available information pertaining to the wetlands within and immediately adjacent the study area. This information will be reviewed to determine how wetlands were delineated, what criteria the wetland met to be considered provincially significant, and reviewed for the presence of sensitive features and community types that were identified in the study area, where information exists, as part of the assessment of potential impacts.
4. Review available Soils, Topography, Physiography, near infrared, wetland information, and groundwater Information as part of the desktop ELC, woodland and wetland boundary evaluation and air photo analysis for both the historic and current conditions, and identify discrepancies between the time periods, if any.

B. *Field Assessment*

5. Conduct one site visit, outside of the growing season, to identify the high-level vegetation communities present within and adjacent to the property using the ELC system (MNR), within the Study Area and, where possible, establish the approximate limits of any wetland features based on site topography and existing vegetation.
6. During the site visit review any areas where new development or encroachment appears to be present within natural heritage designated lands to identify impacts that may have affected the form and function of the natural features when they have occurred within the period that the regulations and policies are applicable.
7. Complete one site visit to review the limits of wetlands and woodlands and confirm with the HCA and Township, as applicable, during the growing season (May 1-August

31). This assessment will be completed as an addendum to the submitted scoped EIS as a confirmation of site conditions.

a. Scoped Environmental Impact Study Report

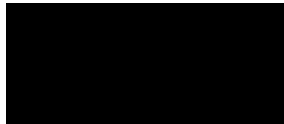
8. Summarize the Background Review prepared by MHBC and identify the applicable natural heritage policies that were in force at the time of the site development based on a review of historic air photos and documentation of site alteration from the client, where available.
9. Describe the methods of all field studies completed, and the industry standard protocol used to complete the field assessments, where applicable.
10. Describe the existing conditions of the study area, integrate the background information, and communication with appropriate agencies.
11. Summarize the requirements, if any, identified by the HCA, as applicable.
12. Analyze findings and prepare a minimum of two figures, one based on air photos and information available at the time of Site Plan approval or prior too, and one based on current air photos and legislation, which shows:
 - a. All natural features such as fish habitat, woodlands, wetlands, habitat for species at risk, and landscape level features.
 - b. The extent of the Natural Heritage System under the Greenbelt Plan, The extent of lands designated as Core Greenlands and Greenlands under the County Official Plan,
 - c. The extent of NE Zone (and the 30m buffer) and EP overlay under the Puslinch ZBL,
 - d. All hydrologically sensitive features such as permanent or intermittent streams, wetlands and seepage areas or springs,
 - e. The HCA Regulation Limit,
 - f. The existing development limits (locations of buildings, amenities, grading etc.),
 - g. The proposed zoning limits, per MHBC,
 - h. Desktop ELC vegetation communities, wetland limits and woodland limits,
 - i. 0-5m, Contours, from Hamilton Conservation Authority,
 - j. OMAFRA Soil Survey Complex,
 - k. Locations of candidate significant wildlife habitat and candidate species at risk habitat,
 - l. Other noteworthy features as needed,
 - m. Locations of other natural heritage features from background literature searches (e.g., mammal atlas, herpetofaunal atlas).
13. Conduct an impact assessment by reviewing the site alteration completed on site to date's direct, indirect, and induced (i.e., residual, ongoing) impacts on the natural features to the extent possible, based on the policy review, site visit and historic air photo review.
14. Determine the total area of impact to wetlands and total area of impact to woodlands protected under policies (i.e. Conservation Authorities Act, Greenbelt Plan, County Official Plan) that were in force at the time of development., if any, by comparing the current approximate area of woodland and wetland limits to air photo interpretation of leaf-off imagery taken prior to historic site alteration using the imagery and background sources identified in the Background Review.

15. Show the configuration of the existing development on the parcel and compare to the approved site plan limits and determine if work was completed outside of the approved limits of the plan and the estimated severity of the development where it occurred within the limits of a Natural Heritage Feature. Severity will be estimated based on the percent of the total feature impacted, type of impact and potential for complete restoration or compensation of the impact. Discuss difference in the limits of the existing to proposed plan, as they relate to limits of natural heritage feature, and if they constitute encroachment, dumping, introduction of invasive species and/or potential to alter changes to hydrology.
16. Provide a summary of recommendations and any additional work to be completed as part of the future Site Plan Application, including confirmation of wetland and woodland limits within the site.
17. Provide general recommendations for compensation, naturalization and buffers that may be needed to protect vegetation features (e.g., wetlands, regulation limits, woodlands) that have been impacted by the site alteration.
18. Provide a summary of key findings, policy conformity, recommendations for mitigation, and any SPA requirements of the County, HCA and Township.
19. Include a brief confidence and uncertainty statement outlining the reliability of inferred pre-development natural heritage feature limits, including identification of assumptions, data limitations, and areas where interpretation is constrained by the availability or quality of historic information.
20. Include a summary of possible cumulative effects in the context of the Fletcher Creek Swamp PSW complex, including how site-specific alterations may have interacted with or contributed to broader system level changes.
21. Prepare a report of the EIS that includes background information, methods, existing conditions, impact assessment, compensation and mitigation measures, and appendices of field studies.

We look forward to your response regarding these proposed terms of reference. If you require clarification, please do not hesitate to contact me.

Yours truly,

ABOUD & ASSOCIATES INC.



Cheryl-Anne Ross, B. Sc., F.W.T.
Ecology Lead & Wildlife Ecologist
MNR Certified Ecological Land Classification
MNR Certified Wetland Evaluation

7248 Gore Rd – EIS Peer Review – Comment Summary

Consultant	Comments
NPG Planning	A. Background Review – there is an existing Site Plan Agreement and approved Site Plan for the subject property. The EIS should refer to this as the general baseline for what is approved and their location. C. Scoped EIS Report: 8. Map should identify the extent of Natural Heritage System under the Greenbelt Plan, extent of lands designated as Core Greenlands and Greenlands under the County Official Plan and extent of NE Zone (and the 30m buffer) and EP overlay under the Puslinch ZBL. 11. ...compare to the approved draft site plan limits and determine if work was completed outside of the approved limits of the proposed approved plan. Discuss difference in the limits of the existing to proposed the approved plan, as they relate to limits of natural heritage feature. 12. ...any additional work to be completed as part of the Zoning By-law Amendment Application (if necessary) and the Site Plan Application... 14. Provide a summary of key findings, policy consistency with the PPS and conformity with the Greenbelt Plan and the County Official Plan, assessment of the proposal against Section 4.31 and 13.2 of the Puslinch Zoning By-law, recommendations for mitigation, and any SPA requirements of the County, HCA and Township.
Aboud & Associates	See attached letter
Hamilton Conservation Authority	Thank you for circulating the EIS terms of reference for 7248 Gore Road and my apologies for not getting back you last week. HCA staff have reviewed the terms of reference in accordance with HCA's plan

	review and regulatory responsibilities under the <i>Conservation Authorities Act</i>, which have been limited to matters that relate to natural hazards. As such, HCA is satisfied with the terms of reference and would defer any natural heritage review to the Township. The property at 7248 Gore Road is affected by Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits) made under the Conservation Authorities Act due to the presence the Fletcher Creek Swamp Provincially Significant Wetland Complex, Fletcher Creek and the potential flooding and the erosion hazards associated with these features. Consequently, written permission from the HCA will be required for any future development within the regulated area including construction, fill placement, and/or grading activities. Any new development should maintain a 30m setback to the wetland boundary and this setback should be clearly depicted on the site plan. We look forward to reviewing the Site Plan Application for the subject lands once submitted.
--	---



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

February 5, 2026

Township of Puslinch
7404 Wellington Rd. 34
Puslinch, Ontario
N0B 2J0
Attn. Monika Farncombe, Planning and Corporate Services Coordinator

RE: 7248 Gore Rd (Emerald Lake) - Terms of Reference Review

Dear Monika,

Thank you for inviting Dougan Ecology to provide comments on the terms of reference (TOR) for an Environmental Impact Study (EIS) 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 retroactively determine impacts of the creation of 72 sites (above the permitted 200 sites) which were developed without Township approval.

From an ecology perspective, the site contains or is adjacent to several natural heritage features which have potentially been impacted by the installation of the unpermitted sites. The applicant is proposing review of previous and current feature boundaries through use of historic aerial photos.

General Comments on approach and TOR:

1. In addition to historic aerial photography, the background review should include available soils mapping, physiographic mapping, and groundwater information to support characterization of pre-development natural heritage feature limits. Reliance on air photo interpretation alone may not adequately capture historic wetland extent, particularly for forested or seasonally saturated systems where hydrologic expression may not be visually apparent. Soils and groundwater information are also recognized indicators of wetland form and function and should be used to corroborate inferred feature boundaries.



2. The TOR notes review of watershed and subwatershed studies. Please clarify which watershed, subwatershed, or drainage studies will be reviewed and ensure that any historic or current management plans prepared at the County, Township, or Conservation Authority level are explicitly identified and included where relevant. These documents may provide important context regarding historic feature function, hydrologic regime, and management intent.

Our specific comments on the TOR are provided below:

1. **Item A.2:** A historic aerial photograph review is proposed to determine Natural Heritage feature boundaries prior to site installation. Please confirm which sources will be used for this review. High-quality aerial photographs for the site should be purchased for review where available.
2. **Item A.3:** The proposed request for information from MNRF regarding wetlands is acknowledged and supported. Given that many wetland evaluations in the area were completed in the 1980s, the TOR should clarify how historic OWES data will be interpreted, validated, or supplemented, and how discrepancies between historic evaluations and current conditions will be addressed in the analysis
3. **Item B.4:** One site visit outside of the growing season is proposed to confirm any ELC boundaries and feature boundaries where possible. An additional visit for confirmation of wetland boundaries must be completed following OWES protocols and completed within the appropriate growing season. Please add this to the scope of work.
4. **Item B.5:** It is noted that impacts to form and function of natural features will also be noted. Please clarify what impacts will be surveyed for and methods involved for determining level of severity (e.g. encroachment, dumping, invasive species introduction, changes in water balance etc.)
5. **Item C - EIS reporting: The TOR should acknowledge that EIS will address the following:**
 - a. Field Assessment (Clarification): Where soils, hydrology, or groundwater information indicates a reasonable likelihood of historic wetland conditions beyond those evident from aerial photography, the TOR should confirm that these lines of evidence will be integrated into interpretation of pre-development feature limits, even where on-site confirmation is constrained by seasonality or access limitations.
 - b. Scoped EIS Report (Clarification): Mapping and analysis should clearly document how soils, physiography, hydrology, historic wetland evaluations, and watershed studies were weighed alongside air photo interpretation when delineating inferred pre-development wetland and woodland limits. Any assumptions or limitations associated with these datasets should be explicitly stated.



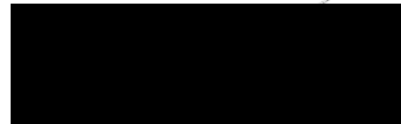
- c. The EIS should include a brief confidence and uncertainty statement outlining the reliability of inferred pre-development natural heritage feature limits, including identification of assumptions, data limitations, and areas where interpretation is constrained by the availability or quality of historic information. This is particularly important where conclusions are drawn from indirect or conflicting evidence and will assist reviewers in understanding the degree of certainty associated with the findings.
- d. The EIS should provide a brief discussion of cumulative effects in the context of the Fletcher Creek Swamp PSW complex, including how site-specific alterations may interact with or contribute to broader system-level changes. While the detailed impact assessment may remain site-focused, this contextual discussion will assist in evaluating potential implications for wetland function and policy conformity at the landscape scale.

Based on our review, the TOR should be revised to address the above comments.

Sincerely,



Summer Graham, BSc, Eco Mgmt Tech, ISA
Ecologist - Restoration



Todd Fell, OALA, CSLA, CERP
Principal, Manager of Landscape
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URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
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ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

OLT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

January 19, 2026

Our Project No.: AA25-281A

Sent by email: mfarncombe@puslinch.ca

meaganf@wellington.ca

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

Meagan Ferris
Manager of Planning and Environment
Wellington County
74 Woolwich Street
Guelph ON N1H 3T9

Re: Terms of Reference for a Scoped EIS Emerald Lake, Puslinch, Ontario

Dear Ms. Farncombe & Ms. Ferris:

This document outlines the proposed Terms of Reference (ToR) of the scoped Environmental Impact Study (EIS) to address the policy implications, if any, and potential impacts to natural heritage features as a result of the installation of 72 additional sites over the zoning maximum of 200 sites, which were added without Township approval on the Emerald Lake property located at 7248 Gore Rd in the Township of Puslinch. Please review the Terms and circulate to Hamilton Conservation Authority (HCA), Township of Puslinch Planning, and Wellington County staff for discussion and approval.

PROJECT UNDERSTANDING AND BACKGROUND

The proponent requires a scoped EIS that evaluates the potential natural heritage impacts that may have occurred on and adjacent to the property as a result of the expansion to the existing trailer park beyond the 200 sites permitted by the Zoning By-law.

Per the Site Chronology prepared by MHBC (December 9, 2025) development was initiated in January 1984 through an Official Plan amendment to redesignate lands from 'Rural' to 'Seasonal recreation' which included clauses that set a maximum of 200 sites and no tent camping.

In January 1994, a Zoning By-law amendment was approved which recognized recreational land uses that exist within the park and included a site-specific provision applying to the lands north of the railway to include additional permitted uses, including pools and water slides, mini golf, volleyball courts (which were identified as existing at that time), horseshoe pits, picnic shelters, and playgrounds, however, the limits of these designations are difficult to determine based on the mapping quality and scale. While the lands south of the railway were amended to include the concession stand for food sales, picnic shelters, variety store, laundromat, baseball diamonds and washrooms, which were existing at the time.

In December 2004, the Greenbelt Plan came into effect and lands within the subject property were designated as protected countryside with some areas along the western limit, to the north of the rail line and a small corner of the northeastern limit south of the rail line designated as areas within the Natural Heritage System. The County of Wellington Official Plan was brought into conformity with the Greenbelt Plan on December 19, 2014.

Based on our understanding of the above, the project requires the preparation of a scoped EIS that determines if the existing, as built, development was retroactively compliant with the policies that were applicable at the time of development based on a review of historic air photos and mapping, where available. Details of the proposed study and the required information are identified below.

STUDY AREA

The study area includes the subject lands (Figure 1) and adjacent lands up to 120 m where permission to access property is granted. As needed, the lands adjacent to the study area within the retained lands may require further access to assist with understanding the features and functions of natural heritage features. Lands outside of the study area and retained lands, where access is not granted, will be reviewed from existing background information (as outlined below).



Figure 1. Project Location & Study Area

BACKGROUND REVIEW

In preparing the Terms of Reference, the following sources were reviewed for background information:

- Aerial photography of the subject site,
- HCA Web-map of regulation limit,
- Conservation Authorities Act: Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.
- County of Wellington Official Plan (2024 consolidation).
- Township of Centre Wellington Zoning By-law No. 2009-045 (2024 consolidation).
- NHIC Make-a-map, accessed December 3, 2025.

To augment the information collected from the background review, additional information will be requested from the following agencies:

- MNR: Request information on wetlands, if present, appropriate timing windows for in-water works, and any incidental species observations available.
- Conservation Authority: Request information regarding watercourses, wetlands and any available reports for the project Location. Any fees incurred for this data will be the responsibility of the proponent.

PLANNING CONTEXT

As part of the review, the following legislation will be considered, where it applies to natural heritage, to review the development timeline prepared by MHBC and identify if they were retroactively compliant with the policies that were applicable at the time of development based on a review of historic air photos and mapping.

Greenbelt Plan (2017)

The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. Per Schedule 1 of the Greenbelt Plan, the entirety of the study area is identified as Protected Countryside, with several small areas within the Natural Heritage System. As such, the Greenbelt Plan applies to the proposal and an EIS is required to ensure compliance.

Ontario Regulation 41/24- Prohibited Activities, Exemptions and Permits

Per the HCA Web-Map, the study area is partially within the Regulation Limit due to the presence of the Fletcher Creek Swamp Provincially Significant Wetland Complex, regulated watercourse and waterbodies, including Emerald Lake. As such, Ontario Regulation 41/24 applies to the subject lands, and the EIS is required to ensure compliance.

County of Wellington Official Plan (2024 consolidation)

Per the Official Plan, the study area contains Core Greenlands and Greenlands. Core Greenlands consist of areas which have greater sensitivity or significance including wetlands, habitat of threatened or endangered species and hazardous lands. Greenlands consist of other

significant natural heritage features including, but not limited to, areas of natural and scientific interest, streams, woodlands and environmentally sensitive areas. Per the Official Plan, where development is proposed within the Greenland system or on adjacent lands, the preparation of an Environmental Impact Study is required to ensure the requirements of the Official Plan are met.

Township of Puslinch Comprehensive Zoning By-Law No. 023-18

According to the Township's Comprehensive Zoning By-Law Schedule A, portions of the subject property are currently zoned as Natural Environment (NE) and include Environmental Protection (EP) zone overlay. This is not a separate zone, but an overlay that represents natural heritage features included in the "Greenlands" designation of the County Official Plan, as well as lands to which HCA's regulations apply.

Section 4.31 Setbacks from the Natural Environment Zone states:

"No buildings or structures, including a private sewage treatment systems and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) Zone. Notwithstanding the required setback noted above or any other provision in this By-law to the contrary: Where a vacant lot existed on the day of passing of this By-law, a building permit may be issued for permitted buildings or structures, excluding new agricultural buildings and structures, provided that:

- 1) there is no other suitable location on the lot outside of the 30-metre minimum setback, and
- 2) a setback of at least three (3) metres from the NE Zone boundary is maintained.

Notwithstanding the above, the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990. Where the Conservation Authority provides written approval for a reduced setback from the NE Zone an amendment to this By-law shall not be required."

Section 13.2 Environmental Protection Zone Overlay states that:

"The EP overlay permits development of the lands within the EP overlay, subject to the following special provisions:

- Development will not be allowed in significant wildlife or plant habitat unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the habitat or its ecological functions.
- Development will not be allowed in significant woodlands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impacts on the woodland or its ecological functions.
- Erection of a building or structure will not be allowed within an HCA regulated area unless written approval from the HCA is obtained.

PROPOSED TERMS OF REFERENCE

The following list is the proposed scope of work for the scoped Environmental Impact Study.

A. Background Review

1. Complete a review of all background policy and atlases and determine the significant natural heritage features on the property (NHIC, subwatershed studies).
2. Complete a historic aerial photo review to determine approximate timelines for development of the recreational areas and sites and how they relate to the applicable policies.
3. Complete an MNR Request for Information to access available information pertaining to the wetlands within and immediately adjacent the study area.

B. Field Assessment

4. Conduct one site visit, outside of the growing season, to identify the high-level vegetation communities present within and adjacent to the property using the ELC system (MNRFP), within the Study Area and, where possible, establish the approximate limits of any wetland features based on site topography and existing vegetation.
5. During the site visit review any areas where new development or encroachment appears to be present within natural heritage designated lands to identify impacts that may have affected the form and function of the natural features when they have occurred within the period that the regulations and policies are applicable.

C. Scoped Environmental Impact Study Report

6. Summarize the Background Review prepared by MHBC and identify the applicable natural heritage Policies that were in force at the time of the site development based on a review of historic air photos and documentation of site alteration from the client, where available.
7. Describe the methods of all field studies completed, and the industry standard protocol used to complete the field assessments, where applicable.
 - i. Describe the existing conditions of the study area, integrate the background information, and communication with appropriate agencies.
 - ii. Summarize the requirements, if any, identified by the HCA, as applicable.
8. Analyze findings and prepare a map, based on the background review, which shows:
 - a. All natural features such as fish habitat, woodlands, wetlands, habitat for species at risk, and landscape level features.
 - b. All hydrologically sensitive features such as permanent or intermittent streams, wetlands and seepage areas or springs,
 - c. The HCA Regulation Limit,
 - d. The existing development limits (locations of buildings, amenities, grading etc.),
 - e. The proposed zoning limits, per MHBC,
 - f. Desktop ELC vegetation communities,
 - g. Locations of significant wildlife habitat and candidate species at risk habitat,
 - h. Other noteworthy features as needed,

-
- i. Locations of other natural heritage features from background literature searches (e.g., mammal atlas, herpetofaunal atlas).
 9. Conduct an impact assessment by reviewing the site alteration completed on site to date's direct, indirect, and induced (i.e., residual, ongoing) impacts on the natural features to the extent possible, based on the policy review, site visit and historic air photo review.
 10. Determine the total area of impact to wetlands and total area of impact to woodlands protected under policies (i.e. Conservation Authorities Act, Greenbelt Plan, County Official Plan) that were in force at the time of development., if any, by comparing the current approximate area of woodland and wetland limits to air photo interpretation of leaf-off imagery taken prior to historic site alteration.
 11. Show the configuration of the existing development on the parcel and compare to the approved draft plan limits and determine if work was completed outside of the approved limits of the proposed plan. Discuss difference in the limits of the existing to proposed plan, as they relate to limits of natural heritage feature.
 12. Provide a summary of recommendations and any additional work to be completed as part of the Site Plan Application, including confirmation of wetland and woodland limits within the site.
 13. Provide general recommendations for compensation, naturalization and buffers that may be needed to protect vegetation features (e.g., wetlands, regulation limits, woodlands) that have been impacted by the site alteration.
 14. Provide a summary of key findings, policy conformity, recommendations for mitigation, and any SPA requirements of the County, HCA and Township.
 15. Prepare a report of the EIS that includes background information, methods, existing conditions, impact assessment, compensation and mitigation measures, and appendices of field studies.

We look forward to your response regarding these proposed terms of reference. If you require clarification, please do not hesitate to contact me.

Yours truly,

ABOUD & ASSOCIATES INC.

Cheryl-Anne Ross, B. SC., F.W.T.
Ecology Lead & Wildlife Ecologist
MNR Certified Ecological Land Classification
MNR Certified Wetland Evaluation

- Urban Forestry
- Ecological Restoration
- Landscape Architecture
- Environmental Studies
- Expert Opinion

7248 Gore Rd – D14-HAS –2nd Submission Comment Summary to Deem Complete

Consultant	Comments
Township Building Department	The building department's previous comment hasn't been fully addressed. Not all buildings have been identified. There is a building near the splash pad. A building between the pavilion and the rental shop on the North site plan. A building in the maintenance yard. Any building over 10m2 is considered a building and should be noted. Permanent cabins, park model trailers, and their lean-tos, and decks are also considered buildings.
NPG Planning Solutions – Township Planner	See attached letter



July 21, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
7248 Gore Road
RE: Zoning By-law Amendment Application D14-HAS

NPG Planning Solutions Inc. (NPG) has been retained to comment on whether required information and materials have been provided regarding a Zoning By-law Amendment application for 248 Gore Road (Subject Lands). The Zoning By-law Amendment Application is required to bring the current operation into compliance. Per the documents submitted, no new construction is being proposed as part of the application.

A pre-consultation meeting was held for the Zoning By-law Amendment Application in August of 2025 and a list of requirements for a complete application was provided to the applicant.

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

- Planning Justification Report prepared by MHBC dated May 2026;
- Scoped Environmental Impact Study prepared by Aboud dated April 24, 2026;
- Environmental Noise and Vibration Letter prepared by SLR Consulting (Canada) Ltd dated February 6, 2026;
- Covering Letter prepared by MHBC dated May 15, 2026;
- Function Servicing Report and Appendices prepared by Clearford Waterworks Inc dated January 29, 2026;
- Nitrate Impact Letter prepared by Clearford Waterworks Inc. dated April 19, 2026;
- Parcel Registers and Property Identification Maps;

- Instrument No. ROS274631, Instrument No. LT009678 and Instrument No. LT007846;
- Site Plan North prepared by MHBC dated July 6,2026;
- Site Plan South prepared by MHBC dated July 6,2026; and
- MDS Memo prepared by MHBC dated July 2,2026.

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. Additional Requirements:

- a) While we recommend the Township to deem the application complete, the applicant should submit the following instruments for our review: ROS394748, 61R22573, and WC711657.
- b) Additionally, the Township may request for additional information related to stormwater management on the site. At the minimum, the Planning Justification Report needs to demonstrate conformity with Section 4.2.3.4 of the Greenbelt Plan.

3. Technical Comments:

- 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.
- b) More fulsome technical comments will be provided once the application has been circulated for a technical review.

Sincerely,



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