

J. R. Finnie O.L.S.~~~~~

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23 June 2026

John Cox
J. L. Cox Planning
17 Spencer Crescent
Guelph ON N1L 1N1

Re: Road Width for Downey Road

John,

You asked about confirmation of the extent of the Road Width for Downey Road in Severance Application B94-24. The City of Guelph's Official Plan in Table 5.1 identifies Downey Road as requiring an ultimate width of 36 metres. This is indicated on Page 201 of the City's response to the application and notes that it is from Table 5.1 in the City's Official Plan.

The original road width of the original road allowance was 66 feet or 20.117 metres. The County produced a road widening plan 61R-162, which would have provided an additional 17 feet (5.18 metres) on either side of what is now known as Downey Road. That widening was not taken, and Mr. Snyder was listed as the owner in Instrument WC513226. The widening given by Mr. Snyder was actually 5.18 metres plus 2.92 metres for a total of 8.10 metres, in excess of the 3 metres as indicated in the planning response and in Condition 13.

The road widening given by Mr. Snyder is more than the amount required in Condition 13 of the severance approval.

Yours truly,



Rod Finnie O.L.S.



August 24, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
339 Downey Road
RE: Application for Zoning By-law Amendment - Technical Review

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

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

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

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

- Email Correspondence from by J.L Cox Planning Consultants Inc., dated August 6, 2026;
- Letter Regarding Road Width for Downey Road from Rod Finnie O.L.S, dated June 23, 2026; and
- Letter Regarding Road Width for Downey Road from the City of Guelph dated August 12, 2026.

Comments

1. Application Support:

- a. A Public Information Meeting will be scheduled for the application. We will continue to review the proposal for consistency with the PPS and conformity with the County Official Plan.

2. Technical Comments:

- a. With respect to the required road widening, we offer the following comments:
 - i. Comments received from the City of Guelph dated August 12, 2026 indicate that the City has not yet received the road widening required along the property frontage per condition 13 of the Consent application. We encourage the applicant to work with the City of Guelph to ensure this condition is resolved.
 - ii. The memo prepared by J. R. Finnie O.L.S.' and dated June 23, 2026 indicated a 5.18-metre-wide strip of lands is intended for road widening but has not been conveyed to the City of Guelph. The memo also stated that an additional 2.92-metre-wide strip of lands will be conveyed to the City of Guelph to meet condition 13 of the Consent application. We note that Plan 61R-23513 shows two strips of lands that are 2.95 metres (Parts 2, 3 and 4) and 5.06 metres (Parts 5, 6 and 7), respectively instead. Please confirm if another reference plan will be provided.
- b. With respect to the 2-storey dwelling, we offer the following comments:
 - i. The applicant has provided additional planning justification for this building stating that both the PPS and the County Official Plan contemplate a detached dwelling and an additional residential unit in an ancillary building to the detached dwelling on lands within prime agricultural areas.

- ii. If the applicant wishes to consider the 2-storey dwelling as an additional residential unit, please provide an additional zoning matrix that assess this building against the relevant regulations under Section 4.2 of the Puslinch Zoning By-law. At the minimum, we have noted the deficiencies from the following sections of the Puslinch Zoning By-law: 4.2 a.i. and ii, 4.2 b.iii. and iv.
- iii. Additionally, please update the Draft Zoning By-law to provide relief for any identified non-compliances and provide planning justification for such relief.
- c. Please provide spatial information in dwg or shapefile format, preferably of the Reference Plan, that shows the extent of the lands to be rezoned to A(spXXX) and A(spXYZ) as per the draft Zoning By-law. If recommended for approval, the Township would require this to prepare the Zoning By-law Amendment.
- d. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

Sincerely,



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